

Community Meeting on Washington VoTech Building

12/7/2017

Stephen Foster Community Center

15 people in attendance.

Josh Aderholt – Century Group – had several community meetings 18 months ago. Since then have been working on financing and getting construction permits. We're building what we said we would build. Construction process will be about 13 months long – trying to keep it as efficient as possible. We know it's an inconvenience, but hopefully we can move quicker and we appreciate your patience. Know people care about parking. Only thing parking-related is that construction will impact sidewalk space on Almond Way. We're keeping fence set back from the sidewalk as long as possible to preserve parking.

Building has been closed since 2006. Creating a hotel plus two restaurants – one on ground level and one on rooftop. Site has 4 structures currently – removing 2 – keeping the large building and the oldest building on Eden Way. 108 rooms. 100-110 parking spaces. Don't anticipate any parking overflow. Contemplating making some parking spaces available on a Monday-Friday 9-5 basis for office users.

Q&A

Ray Czachowski: Where will parking be?

- 35 on site and also own parking across from Catalyst.

Randall Sulkin: Will the 35 parking spots on site satisfy zoning or will you have to go back?

- Need to submit change about where the parking is located, but should be over the counter.

Ray Czachowski: Owning or leasing the parking lot?

- Owning by same entity that owns hotel.
- Ray: How many spots?
- Guess that we could fit 60 if the entire lot were lined, but since it'll be a valet lot we'll be able to fit more.

Connie Cantor: So that lot won't be available for residents?

- Contemplating making some spaces available only on a 9-5 basis.
- Connie: I have tenants who already park there. Will they be able to continue?
- No, not unless you have a lease.
- Connie: When will that change?
- Rather soon.

Randall Sulkin: Contractors will park there?

- Yes. Primary use is PPS (Arsneal). Going to divide it to accommodate both. Probably means that residents parking there will get pushed out.

Connie: Timeline for those changes?

- Beginning of February leases will change.

Darren Stanchak: Timeline on demolition?

- Exterior demolition should start in a couple months. Lot of interior demo that needs to happen. Expected in the winter, which will be good for residents.
- Darren: When they took the church down, it was during the summer and all the dust went everywhere.
- That wasn't us, for the record.

Dave Breingan: Hours of construction?

- Follow city code's regulations around construction hours. Good thing is most of the work will be inside. Not as much construction because it's not a vertical development.

Samantha Litrak: Using stackers?

- Not doing that anymore.

Frank Machi: How long did permits take?

- There've been flurries of activity between zoning and permitting, then lining up bankers and investors.
- Frank: We're all partners in real estate, as neighbors. Want to thank you for hanging in there and bringing life to the property.

Andrea Lavin Kossis: Impact on sidewalk on 40th Street? Will it be shut down at any point?

- There will be periods for utilities work. Maybe even a portion of 40th Street. Trying to minimize the disruption – in addition to causing issue for people, costs us a lot of money, so no one wants that.
- Andrea: Let's make sure we're keeping pedestrian access. Could block off sidewalk earlier before they get stuck mid-block.
- That's a good point.

Megan Worbs: When can we expect to have a detailed construction schedule and timeline?

- Hadn't contemplated sharing. What would you want to know?
- Megan: Almond Way shutting down when?
- Not completely sure it's going to be shut down. If those kinds of things happen, we'll let you know. Contemplating staging area on Eden Way between Wendy's and the building between Almond and 40th – not sure how folks feel about this?
- Audience: If it makes it faster, and the city allows it, then great.

Sara Tasik: 2 sites within 3 blocks with sidewalk shut down. Have to cross the street. If Eden Way is closed along with 40th, that could make it really hard for pedestrians.

- Andrea: depending on the length of the closure, they should be providing a pedestrian passage.

Frank Machi: When are you starting?

- Construction started Monday.

Ray Czachowski: When the lot by the Catalyst building is open to the hotel, will PPS still have a lease?

- They'd prob be first in line, but they have a long-term problem regardless of what we were going to do.

Connie Cantor: What will the parking lot look like?

- Better than now. Really don't know.
- Connie: Will it be branded?
- No. Probably some simple signage to deter people from parking, screening/landscaping/street trees as required.
- Good. That will be better.

Randall Sulkin: Will there need to be staging at 40th at any point? Will 40th be obstructed in terms of deliveries?

- There's no new construction. Once we bring down, we should have room for deliveries without blocking 40th. Might have to block it partially.

Darren Stanchak: Main entrances?

- Main entrance/exit from 40th. No ingress/egress to Almond Way.

Megan Worb: Traffic studies that were done, not just for you but for the region. What's going on with those? Almond Way needs a mirror and a stop sign.

- Andrea Lavin Kossis: City Planning did a study of 40th Street & Butler and 40th & Foster. Findings were disappointing b/c there's not much we can do at 40th and Butler, but there's more we can do at 40th and Foster. Arsenal development will have to do a Phase II traffic study – not sure when, probably 2018.
- Dave Breingan: We've had fits and starts trying to get other things from that study – the shared parking facility at Arsenal 201, the Foster and Willow Street extensions. Have brought these things up a lot, but without much result to date.
- Megan: Mirrors at Almond Way & Eden. Stop sign at Eden & Almond would be great.

Elaine Kovac: What's the method for demolishing since so close to houses?

- Carefully. I'm not a contractor, but the people we're using are people who've done a lot of projects. Fully bonded and insured.

Dave Breingan: Who is the contractor?

- Franjo
- Dave: And if residents have any issues with construction hours starting too soon, etc., who would be the contact?
- Josh: I am. I live in the neighborhood so I have a different level of accountability.

Frank Machi: Speaking of traffic flow, that was the worst area when it was a school. All the buses coming in and out was terrible.

- True, it wasn't always an empty building.

Connie Cantor: Keeping the plaque?

- Yes, and there's an older plaque inside we might move outdoors.

Darren Stanchak: Project have a website?

- Not there yet, but plan to. Going to do something inside the building to celebrate history – more about people and stories as opposed to architecture and the building itself. Opportunities to tell your story on film or call in – will be incorporated into the hotel. Looking for former teachers or students.

Connie Cantor: Doing anything like Ace Hotel with the gym?

- Gym is in one of the buildings that will be removed.
- Connie: Just the restaurant?
- Smaller conference room space (2,000 sf or so).
- Connie: Coffee shop?
- Yes. Not sure what kind, but it won't be Starbucks.

Megan Worbs: What should we expect long-term in terms of communication?

- I hope in about 6 or 7 months we'll have hired a GM, who will become point of contact.

Randall Sulkin: Franchise and not a management company?

- We are managing.

Dave Breingan: Rooftop structure?

- Yes. Other than that, on the ground level we'll be re-leveling that area and screening walls.

Dave Breingan: Environmental factor on lot?

- If it's a building, it needs all kinds of remediation, but it can exist as is as a lot.

Frank Machi: When you know there's construction around a particular area, as a resident, you just avoid it. That's what I recommend.

- Darren Stanchak: hard to avoid when you live next to it.
- Josh: I feel you and appreciate your patience.

Dave Breingan: Traffic flow?

- Similar to our plans by Trans Associates. Valet to Catalyst lot. Will go out of the site onto 40th, turn R onto Foster then enter lot. To get back, will most likely go up 41st St (Trans will have opportunity to suggest alternative route) then R on Butler, R on 40th. Valets will not go through the Ways (Almond, Eden, Banner).

Parking entrance?

- 3 curb cuts now. 2 on 41st and 1 on Almond. Probably going to keep that way.

Megan: Will get Trans to do again?

- Yes. Will submit with an amendment at zoning.
- Megan: Willing to share?
- Yes, happy to share proposed paths.

Kaley Sechman: New to the area, just bought home on Almond Way and we parked in the no parking zone, until we got a notice. Any tips for where to park?

- Ray: No permit parking below Foster. Fills up with employees. Need permit parking. Will the hotel provide employee parking?
- Josh: Should have enough parking to accommodate parking for employees. We're also working with Goodwill to hire local residents so that our employees will hopefully not be driving.
- [Conversation about parking in the neighborhood and potential solutions]

Darren Stanchak: flag pole?

- I don't see it in the plans in my mind's eye, so I don't know what's happening with it.

Next steps: Josh to share recent site plans. LU to share with email list the most recent plans, notes from previous meeting, Josh's email contact, any major construction updates: e.g. street closures, sidewalk closures, demolition. To be added to the list, email Dave@LUnited.org.