

**Community Meeting on Tryp Hotel: Liquor License, Sign Variance  
Meeting Notes  
1/22/2019, 6:30 p.m., Stephen Foster Community Center**

Approximately 30 people in attendance.

Dave from Lawrenceville United introduced himself and Rachel Webber from Lawrenceville Corporation. Dave provided overview of community process.

**Presentation from Tryp Hotel project team (Josh Aderholt, Dan Zwirn, Holly Smith)**

Josh: Already went through an extensive community process. How many folks participated in those meetings? (About 5-6). Signage: As Dave mentioned, we are requesting a variance in order to have a larger sign than code standard. Maximum sign is 9 square feet. A 3 sq ft box is what we're allowed to do based on code. We'll explain what that means, but hope to share that what we're proposing is a lot smaller than most hotel signs. The vocational signs on the building now are larger than code.

Side will be on left hand side. 16 ft tall and 4 feet wide. See diagram. Not a light box. Only the letters are illuminated. Sign is a little more than 1 story tall. It starts at the top of that first floor and ends at the bottom of third floor. The other sign is a 3x3, 9 square foot sign over the pedestrian entrance on 40<sup>th</sup> street for restaurants.

Sign is mounted off the building toward 40<sup>th</sup> street. The code is a little bit small based on the scale of the building. Painted blue and dark, the TRYP by Wyndham letters will be lit. A slideshow of comparable signage is shown (Hilton Garden Inn Hotel Monaco, Residence Inn on Forbes, etc).

Over Eden & Brick Shop will be the restaurants. They'll have each of their own signs as well, but small standard size.

Liquor License: One point of clarification. We're not doing a transfer. A hotel essentially comes with a liquor license as long as you meet the requirements. No transfer like other bars/restaurants.

Holly (Food & Beverage Director): Brick Shop on the right side of the ground floor. 65 seats plus 10 at bar. There will be a barista area. 24 seats and wine retail shop. Kitchen area w/laundry and other storage also on ground floor. Main lobby includes event 108 seated, 122 theatre. Another pre-function space with 80 cocktail.

Rooftop restaurant & garden bar: 80 seats, 15 at the bar. Patio is another 80 seats. Will be seasonal, but hope to get the most out of it.

Hours – Barista opening at 6, closing at 7 pm. Breakfast @ Brick Shop 6:30-11 a.m., close during lunch, reopen for dinner at 5 p.m.. Late night menu from 11-midnight, bar until 2.

Upstairs: Lunch going through dinner until 2 a.m. Starts at 11 a.m. when downstairs is closing. No live entertainment. No band, maybe acoustic guitar or something like that. There won't be a loud rock band on the rooftop.

Liquor license is hotel. 12-25 rooms constitutes for a hotel liquor license. Same hours. Monday through Saturday, you can sell beginning at 7 a.m. Last call is still 2 a.m. Sunday is SS permit which starts at 11 a.m. and concludes at 2 a.m. Similar to every other hotel.

Brick Shop – communal tables seating 6-8 guests and at the bar we have 10 seats. Can accommodate 16-18 person tables.

Over Eden – communal tables as well; an area where there can be single diners. Traditional dining tables as well. Counter height tables as well and 15 seats at the bar. It's enclosed year round. Outside is rooftop deck. Picnic tables, dining tables. A mixture of dining height and countertop.

### **Facilitated Q&A**

Tinker Mahoney: How long does your property extend?

- Josh: From 40<sup>th</sup> St along Eden way to Almond way, using Existing building.
- Tinker: It's very narrow, people will come on vehicles and be discharged on 40<sup>th</sup> st. it does not seem like there's room.
- Josh: Nothing about the project has changed since we introduced it and talked a lot about it 2 years ago. Most of the answers you'll get tonight were what we discussed 2 years ago. If people arrive by car, they'll pull off 40<sup>th</sup> to interior of site. 5 cars to queue. People turn onto 40<sup>th</sup> street onto drive and there will be a drop off which will leave their car with valet. 100% valet parked. 30 cars and an offsite lot. All told, we'll have 100 valet parks. We have more than code requires and it'll be a nice amenity for people visiting the restaurants. All of the previous meeting notes are available on LU's website.

Owen Lampe: The big issues in Lawrenceville area parking, which you've covered. Noise, no loud entertainment. Also, trash and recycling: taking the trash out at 2 am. Please commit to taking out trash at regular business hours.

- Josh: At Over Eden, the noise will go onto 40<sup>th</sup> street. There's a cooler and storage on the Eden Way side of the building so you have 16 x16 metal coolers housing beer and products that is on the side of the residents. The noise will overflow on the already noisy traffic of 40<sup>th</sup> Street.

- Dan: The patio faces the downtown view. To your back is 9 feet high wall. Behind that is cooler and A/C and another wall behind that and another wall behind that. So you have 40<sup>th</sup> street between us and I don't think a lot of noise will be happening from Over Eden itself and that is by design.
- Holly: In regards to trash, we designed it with a compactor as well as containers. Recyclables will be in proper container and compactor and after 9 pm, no more compacting. Pretty large containers.

Darren, 40<sup>th</sup> Street: Will the kitchen vents make a lot of noise? Smells?

- Josh: I can ask that question tomorrow and figure that out but a normal noise level. I don't think it would be an issue, nothing crazy.

Tinker Mahoney: Jacuzzi or swimming pool?

- A: No, none of that.

Janet, 38<sup>th</sup> St: Opening date?

- March 27. Scheduled. Things can still change.

Dave (LU): When are we going to have the sidewalk back?

- Josh: we have a meeting with the construction team tomorrow, so can ask that tomorrow.

Julia, Almond Way, directly near you guys. Tell me more about community space.

- Dan: It's below grade, 2 ft concrete walls, we have guest rooms right above so noise is a concern for us but we're confident it won't be an issue outside of the building. The windows will be 8ft deep and frosted. We passed it onto construction. Blinds will be coming soon.

Jake, Almond Way: what's the plan now that they've taken down fences for the parking across from the Catalyst building, and when will paving begin? Back hoes vibrate my whole house.

- We have to landscape a certain percentage of lot so we're going to have natural landscaping around exterior. Not sure of paving date but pretty soon.

Julia: Will there be trees included on Almond?

- Josh: Yes, we will be planting trees there.

Carol, Fisk: Is there a historical plaque? Is it staying?

- Josh: Yes, and we're doing a lot of things that respect history. That gentleman is Aaron Henderson and he's in attendance tonight. And he's been looking for people who have spent time there. He's looking for yearbooks and it will be incorporated in video installation. If anyone spent time there, talk to Aaron. We will acknowledge and celebrate the history of that building.

Q: You talked about hotel signs, but since the street on 40<sup>th</sup> is only one lane going north across the bridge, it's directly in front of pedestrian entrance? How many signs are you going to have that say no stopping, no parking?

- Josh: hasn't really come up, I would never even contemplate stopping there. I wouldn't expect it to be a problem with ride share. If we need to put a sign there, we will. For an Uber driver it would be a lot easier to go in and around. We haven't been encouraged by the city to have one but wouldn't want to stick one there unless we need it. We'll be planting trees there too. One of those bike share stations on corner of 40<sup>th</sup> & Eden too. If we need to put signs in later, we can always do that.

Michael Linn: we have many restaurants here? How will it stand out? Price points?

- Holly/Josh: Over Eden is shareables, you can go up with communal seating and have a snack and enjoy a cocktail w/friends. Anywhere from \$7-19 depending on the item. Downstairs: Brick Shop will be more formal. Appetizers to salad and soup and fish and beef. Vegetarian and vegan options. Appetizers \$8-16 and entrees \$17-48. One of the things we're trying to do for the neighborhood is to have an elevated fancier destination but more approachable than a lot of the fancier places in town. Something where you feel special but is slightly more approachable and somewhere you'd feel comfortable taking your mom on a special occasion. Michael Rado is a butcher by trade and he's a neighbor. He's put in a great program and using a lot of interesting ingredients. Menus not finalized yet.

Mark Nolan: Price points for hotel?

- Dan: Guest rooms – avg rate of \$180-200 depending on special events. Looking at star reports, etc.

John: How many rooms?

- Josh: 108 rooms.

Darren: parking lot lighting?

- Josh: no parking lot lighting for the offsite lot. There is lighting for the lot on site, but we designed it with your home in mind because we wanted to make sure it wasn't disruptive. I can't recall the exact specifics, but we did talk a lot about impact on your home in particular though.

John: You said you'll be open until 2 a.m. Will that be every night or just weekends?

- Holly: Patio is also open until 2 a.m. half of the restaurant will open up on garage days. Food served til 2 a.m. 2 am is last call every night, yes.

Jenna: have you thought about community members – community pricing?

- We are working with DOS for community pricing for govt pricing and other discounted pricing. It'll be in event packages. We can definitely discuss it for the menu.

- Dave (LU): We have an Advantage program you can get involved with that businesses voluntarily offer discounts to adults above age of 55 in Lawrenceville.

Dave (LU): No amplified noise for the rooftop?

- Some speakers with background music, but nothing major. Jazz quartet maybe, which might have a bass with a speaker, but no rock bands.

Q: Mass capacity?

- Rooftop is 300. Not sure how many people used it when it was a school. It had a lot of different purposes.

Aaron: plan for keeping parking lot clean?

- Dan: staff will patrol it. These guys have spent a lot of time in the hotel business.

Dave (LU): local hiring?

- Yes. Our first job fair will be mid to late February at Goodwill. Working with Quentin.

Project team thanked and excused.

### **Closed Door Discussion**

Dave: just received question about what kind of hotel it is. Tryp is a Wyndham hotel. First Tryp in Pittsburgh and I think in PA. Surprised to learn that a high percentage get occupied by families, offer bunk beds etc. in some of the rooms.

The hotel liquor license has different set of rules. There is public comment but for the sign there will be ZBA hearing, which is on Thursday at 940 at 200 Ross Street. If you wanted to weigh in on that, you can do that there.

Owen: some of our other liquor licenses have had stipulations to attach to it but does this license have that same ability?

- Dave: not sure, need to do a little bit more homework. For most of our Conditional License Agreements (CLAs), we've done those with inter-municipal transfers, which makes it approved by city council too and PLCB adopts what city council does. If it's not inter-municipal, we essentially have to protest the liquor license to get a CLA. It sets up an adversarial relationship. Even if both parties are mutually agreeing on the conditions, there's no way to do it without protesting, and that would trigger a hearing. You're essentially saying the liquor license shouldn't be given. Other ways we've gotten agreements apart from the Conditional License Agreements away from that are conditions through zoning, but we're past that here. We also do good faith agreements, which obviously wouldn't have the

enforcement of the Liquor Control Enforcement, but are still things we can put on our website and point to.

Jenna: a lot of complaints about pedestrians moving from one place to the next. We didn't bring that up, but only way you can get to extra lot is down 40<sup>th</sup>.

- But that's valet though. People won't come back.
- Dave: In other instances, we've asked the owner to think about incentives for folks not to drive – e.g. offering discounts for folks showing they arrived by Uber or showing their bike helmet - we can encourage this with Tryp too.
- The 100 parking spots is for the entire hotel. Offer valet to restaurant guests too.
- Dave: That's right. They're required to do 60 for parking. They're providing way more than what they're required to.
- Not to put us down the rabbit hole on parking, but if parking does become a problem, we can come to LU, right? Rite Aid lot is right across the street and that seems like an opportunity.
- Dave: if there are any issues, we can take it to them on your behalf. For parking solutions more generally, what we've been pushing for on Arsenal 201 is for some land to be dedicated to shared parking garage that could serve thunderbird, hotel, expansion, etc. We have not gotten very far on that. We have not received a lot of political support from that idea. Even though the developer is interested, so that's a frustration we share. A parking enhancement district would add RPP and change hours of enforcement to better reflect hours. Have evening enforcement like dynamic pricing, etc. Looking to advance that in 2019 after get through Inclusionary Zoning. More info on that this year.

I think in a previous meeting they mentioned a shuttle from the airport to avoid traffic?

- Dave: Didn't know that. We can follow up w/ Tryp.

Michael: Smoke's dumpster is still overflowing and causing issues. Some of these things never get addressed.

- Dave: Thanks for bringing that up. Haven't heard that complaint in a while. We will follow up. Also encourage folks to use 311. There's a tool called Building Eye to see every building permit and what's going through planning, but can also see all enforcement actions taken on a map.

Mahoney: 40<sup>th</sup> & Butler: is it possible to get a traffic sign for pedestrians? Slow down the lanes for people crossing and have an all-way pedestrian crossing. That is gonna need pedestrian crossing somehow. And I think the school would be leveraged. We could be an example for downtown. Pedestrians are more important than cars. Anything we can do along those lines?

- Dave: totally agree. Pedestrians should be prioritized over vehicles. It is a really dangerous intersection. 2 years ago or so, Councilwoman Gross

dedicated money to study 40<sup>th</sup> and Butler and 40<sup>th</sup> and Foster. They worked with City Planning and DPW. Results of that study frankly were disappointing. We were advocating for very aggressive measures. Pedestrian scrambles, etc.

- Andrea (City Planning): With the pedestrian friendly interventions, we were told that the actual volume didn't warrant that. However, possible to get new counts with new development to see if pedestrian volume will allow it.
- Dave: 40<sup>th</sup> & Foster interventions were a little bit better but frankly still pretty disappointing. No funds for those two intersections dedicated yet in Capital Budget for this year to my knowledge. The city is focusing more on 40<sup>th</sup> and Penn but that whole corridor is a problem, and that will be something LU continues to advocate for. Attend those capital budget forums in the spring because that makes a difference.

Mahoney: if we say parking should be on one side of the street, we could get that done. Force of that is continuous 311 parking complaints. Petition per neighborhood per street and put on the books and signed. I offer that as possible solution. Long range is Butler Street should be an AM/PM street. In Detroit, AM you get into town and PM you leave. Butler Street is a major traffic street, so should look at that with 2 lanes going out or in.

Dave: Wanna get back to the hotel. Any additional comments/questions? Things to follow up? I heard questions about entertainment, hours, benefits for neighbors, etc. Anything else?

- Darren: Concern about valet drivers being careful. Dangerous section there.

Owen: the event space will be a useful thing. Wonder if there will be opportunities for the community to use it – could be another space besides Teamsters.

- Rachel: they did say previously that they were interested in hosting community meetings, etc.

Dave: Aaron, want to share anything about the history?

- Aaron: they've been cool to work with. I've done a bunch of interviews. If you know anyone who went there, let me know. I've been striking out finding yearbooks from post-70s yearbooks when it became co-ed. Co-ed times to represent both men and women in that part of the project. Sometimes people were just there part time, etc or on suspension etc. Anyone who was there between 70s and 90s, let me know.
- Might be a good idea to check with Lawrenceville Historical Society.

Dave: overall, how do folks feel about the hotel? Any concerns about the sign variance? (Attendees noted that the hotel is a good thing for the neighborhood. No concerns about the sign variance.)

Meeting adjourned.