

Community Meeting on 153 51st St (Los Lobos)  
Meeting Notes  
11/30/23 6:30-8:00PM @

0:00-4:37 Introduction and ground rules

4:37-6:55 Community process overview

6:55- Developer Presentation by Jeff Cambell and Ron Sobol

- Jeff is a principal and an architect with Rothschild in the Strip District
- Ron is from Los Lobos Management
- Lobos have owned the warehouse for 20 years and it was used for construction equipment storage, but now they want to use it for townhouses
- Project is early in development
- They've met with the city and know it does not require any variances but it does have to go to planning commission and do a development activities meeting
- Planning to finalize site plan after meeting
- The parking will only be from the back and have one car per house
- The townhouses will be rentals only - Their estimate of rent was \$2000 a month
- Brick against the side that faces Spirit to help block out sound
- Design of facade supposed to be inspired by old and new architecture in Lawrenceville
- They plan on committing to the planning process around the end of this year

Q&A

Q:How long is the construction going to take?

A: Don't have a contract on board yet. My experience is usual townhomes take 8-9 months to construct. My guess is 12-16 months ideally. The plan is to do them all at once

Q:Are any of these low income housing?

A:They are not. These are all privately funded so right now Lobos is funding all this. There's no subsidy involved at all, so there's no Affordable Housing component to this.

Q:Where should residents expect all the construction staging to go?

A:Typically I'd turn to contractors which we don't have yet. My guess just based on my experience would be they'd probably build the 51st St building and probably be able to stage everything on site while they build that building but it will get a lot trickier when they get to the back 2 buildings and that's a question where a lot of times what will happen is that there will be maybe an offsite location that's nearby that they can use for staging.

Q:Hi, my name is Micheal Boyle. First, Good luck. Congratulations. Huge supporter. I think this would be a fantastic use for what is a very ugly piece of Lawrenceville's history. Looking at the site plan, are there garages that you enter from the rear, or are those parking spots?

A: No, those are garages. So there will be a garage in the back of each unit

Micheal: It sounds like cost is a large consideration. To get down to the \$2000 mark you've got to sharpen your pencil, so as a resident I hope that they don't end up looking cheap.

A: I completely agree and we're committed to that. Ron's been the one who's brought in some of these materials that are longer lasting.

Q:Any reason you decided to do the curb cut there instead of the existing "A" that connects to Harrison St.?

A: We did look a lot at that, and one of the reasons is the existing telephone poles that are there are very complicated telephone poles so it's not like they're just in a line, and bring

those down meant starting to add guy wires across the street in a way that got very complicated. So we felt like bringing this into more of a midblock helped to break that up a little bit and also it is more of a centralized location. If we brought it off it one of the ends it does mean that traffic is trying to go all the way down the block.

Q: Hey I'm Alex Peppers with city planning. So there's steps going up onto the stoops in the rear. Is it zero step entrances for wheelchairs? Are the interiors designed to be visitable for wheelchairs.

A: I think where we'll end is there will be stoops in the front of every house but that the drive in the back is going to have a slope that goes up to it so that you can have those zero entries when you come in the back. I think we're required to have some zero step anyways because the project is so big.

Q: My name is Howard Wolff. How much living space do each one of these have?

A: Right now the entire building is 1800 square feet and that's without the garage, and that's on three floors.

Howard: How long will the demolition of the old building take?

A: I'm not sure, but whatever requirements our contractors will follow.

Q: Are the curb cuts on 51st?

A: This is on 50th.

Q: There's some reason you didn't put it on 51st?

A: Yes, two reasons. The RIV zoning promotes pedestrian connectivity. Secondly, there would be better lighting because there aren't homes directly across from the street.

Q: How many bedrooms will the units be?

A: 2 in each one.

Q: Can you give other examples of properties that Lobos manages in Lawrenceville?

A: We don't have too much in Lawrenceville. I have a three unit on 37th Street, I have a house on 41st Street, and then in Bloomfield I have more.

Q: You've managed something close to this scale though?

A: We have.

Q: In bloomfield or somewhere close?

A: In the Strip we have not too much, maybe 20 units. I have another hundred or so in bloomfield. Apartment building though, not too many townhouses. And then Lawrenceville maybe 3 or 4.

Q: What changes will they need to make to sewer lines?

A: I can't answer that to be honest. I think we will be able to keep things relatively consistent. We are adding more taps so we have more storm water usage, but that is something that will get reviewed as something that is a part of this whole process. Typically, in my experience, it's not like we have to redo a whole sewer line or anything like that. I think currently there is one in both streets and we would just have to cut into the street and provide lines to there.

Q: When are the next hearings?

A: If we were to propose something radically different I think we would come back. The next public presentation if everything goes smoothly would be to the planning commission in a briefing and then 2 weeks later there'd be a public hearing where everyone can voice their own opinions and then the planning commission can vote on that. That will be 3 or 4 months from now.

Q: What else is going to be developed along 51st?

A: At the end of 51st Street is the former Sears Outlet. Folks may remember it went through an extensive process right here

in this room. 3 or 4 community meetings. The firm who owned it sold it around the time of quarantine and they leased it to Amazon. In response to community meetings with Amazon and an outpouring of negative response from the community, LU and LC began actively opposing the Amazon warehouse and organizing against it. Those plans have not moved forward, but Amazon does have a long term lease on that site so they are still under lease there. They're not operating a last mile distribution center. To do so they'd have to come through a process, and I think we made our intentions pretty clear to them which is why it hasn't come through that process.

Q: Howard Wolff again, If it's one car garage per unit, where are the other people going to park?

A: It's a zoning problem that's unfortunate is that the city wants this type of development of single car homes. They want to encourage more bicycles and walkers and this is their way to do so.

Dave: If residential permit parking were to happen, which it currently is not, would they be eligible. The answer is they would be, but what we heard from residents on that side of Butler is that they don't want RPP