

Development Activities Meeting Report (Version: 10/16/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 610 Wood Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): PDP staff, applicant
Meeting Location: PDP Conference Room	
Date: 11/21/2019	
Meeting Start Time: 8:35 a.m.	
Applicant: RW Sleighter	Approx. Number of Attendees: 6

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Exterior façade improvements and ground floor retail space. A goal of the investments is to improve the marketability of the office spaces. They will have to go before Planning Commission for approvals.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Has the Urban League (existing office tenant) already moved out?	Yes.
Are there any other office tenants?	No.
Which windows are you changing?	Restoring ground floor windows that were bricked in. Other window replacements won't change style.
What is the size of the upper story floorplates?	Believe they are 6,400 sf.
What kind of retail will go into the ground level space?	They've heard people want a grocery store, but they've heard from some retailers that the downtown population is still too low.
Is the space too small for a grocery store?	It depends on the type of grocery store. They were in discussions with GetGo that would not include gas sales, but that is no longer being pursued. Smaller convenience style stores could fit in there.

Questions and Comments from Attendees	Responses from Applicants
Would a grocery store use one or two floors?	They would likely retail on one floor and store on another. The basement would work for this.
Are you going to replace the sidewalks?	Going to start by cleaning them off, then addressing hazards. There's been some issues with homelessness but the Cultural Trust is helping to monitor this situation.
Will this remove the alcoves? Improve accessibility?	No on both. Accessibility will be improved in a later phase of work.
Timeline for the project?	Once they start, it will take 60 days.
Are you going to shut down the sidewalk? This is an important intersection and it could be dangerous for pedestrians if the sidewalk is temporarily closed. You should think about overhead protections and lighting that would allow it to be maintained. Think about the students.	Looking at overhead scaffolding.
The project looks like it will be a real improvement. The block has needed some investment.	They want to see something new and creative there. This is where visitors come first.

Other Notes

None

Planner completing report: Derek Dauphin