

WCNA Association Meeting
August 16, 2021

Board: Brandon, Tyler, Greg, Cindy, Ben, Ryan, Kelly, Andy
25 neighbors in attendance @1905
Guest speakers: RTM ventures, and Kevan Biggs
Call to order:1910

Kevan was introduced and the update started.

North of the tracks, phase two. What is phase two going to look like? Designs on slides provided by Weigand.

5 levels. Retail on the first level. There will be 505 multi-family units, and they will have Juliet balconies. A mix of steel and stone, with muted colors with brown and red brick.

The apartments were to provide sort of a soft trans from West Central to the commercial of phase one. Building A will wrap around the garage, while building B will free stand and face Broadway. Behind the first layer of apartments, A will have a fully enclosed courtyard, and rent will be 1k up to 1.8k. Building B will be affordable senior living. No apartments in building B will be assisted all will be have to be able to live alone.

Applying at the state level for varied rates, we will have a nod in November if they get approved for the funds for rent spread.

Updates to come for Lavina from north curb south.

Question asked: Why did you have to build a new building with all the other space.

A: 70% pre-leased for phase one. Spot on for filling phase one. Some tenants required new space and not reclaimed for lease.

Question: planning any apartments in old buildings?

A: Doit Best took the planned apt spaces in building 26 for headquarters.

The parking garage will be 1100 spots.

Traffic pattern for the garage. Neighbors worried about Jackson St.

road developed south of tracts, down from union to new street to garage, and center of the garage to the new street to Lavina. Jackson will be reconfigured to a private street and make a turn in to Union to facilitate daycare drop off. How it will merge with Union and Jackson?

Work with Jackson, two way to Union one way to the north. On-street parking to the west on Jackson, and Lavina will be widened and on-street parking to the north added about 10 spaces.

Question asked: Were the apartments that were built for a community, a walkable community?

A: Live, work, play, and learn to be all on one campus

Timing of building site work commenced on 10/1/2021, garage to be erected 12/1-5/31/2022 garage to open 6/1/2022.

Market rate apartments 6/1/2022- -2024 age-restricted affordable apartments 9-1-2022 – 7-31-2024.

How has the timeline held for phase one? On-time and on budget.

All underground utility work has been completed last month. New roofs to finish next month. Windows to start in the next 60 days. All in, dry by winter.

Due to increased funding, we have made a few pinches, but rooftop spaces have been a go for building 26 and 19.

If no major hiccups or surprises are encountered contingency funds will be able to be used for upgrades.

Phase one completion time will be finished fall of next year little over a year for all tenants to space. 280 million for phase one and 106 million for phase two.

15-20% three years ago over the last 4 to 5 years. 40 – 50% property value increase 3 years ago. A 100 square foot complete and ready to go home now is 190 to 200 a square foot.

Home and garden tour: 10 to 11 homes, the castle has now been added. Greg: update: we need volunteers.

Kelly has done a fantastic with the website. She has redone the complete website, it is now a one-stop-shop.

3 hour shifts morning and afternoon both Saturday and Sunday. Free ticket and an invite to Friday night party. West Central quartet music, dash in providing Hors D'oeuvres, free wine.

It takes about 140 volunteers to fill all positions. We need the last 35 to 40 more people.

We have done well. Our sponsorships 2nd highest year with 14k in sponsorships.

Saturday night big band night. Salsa dancing and lessons Goodnight Gracey to close. We will have a food tent and 8 trucks. Mad Anthony's with beer truck. Really pushing for the before and after, for example, 903 Berry and 1103 Garden.

Kelly will be doing pocket sites app and Greg will be doing brochures.

Steve Miranda great neighborhood block party.

End of August gates to come down pouring sidewalks

Reducing speed by 5mph at Washington and Jefferson entryway.

Crime update we have been hit really hard with porch pirates, and an uptick in car break in's.

End 2018