



Tenant Meeting
October 8, 2019 at 10am
Kendall Yards Community Center

Purpose: to provide a forum for business owner tenants to give feedback about how Rockwood Property Management and Greenstone Development can support business growth and development.

Developer/Property Manager attendance: Jim Frank, Greenstone
Tisha Goodman, Rockwood PM
Gil Pierce, Rockwood PM
Crystal Byers, Rockwood PM
Heidi Sawyer, Rockwood PM
Heather Teston, Rockwood PM
Melissa Owens, Rockwood PM

DEVELOPMENT UPDATE

2 Parcels on north side of Summit– Triangular flat iron building Jefferson building are in design and will start construction in 2020. Occupancy first quarter of 2021. Staging will take place across the street to limit impact to surrounding businesses.

Flat Iron Building – mixed use, bottom is retail, two levels of residential (approx. 12 units) above retail with an urban flats design

Jefferson Building – 5 stories, ground floor retail + 36 underground parking spaces, 4 stories of residential with approx. 50 living units.

“The Podium” site south of Summit and adjacent to Inlander Bldg is the prime location in KY and so the Developer is working to ensure the installation is appropriate. Greenstone is in concept design stage for a mixed use building with underground parking. Ground level retail with 5 stories of residential above. Potential for parking garage construction in 2020 with building construction starting in 2021. Meeting and event space is being considered in these buildings

PARKING UPDATE

Parking in KY is shared and reciprocal. To ensure there are multiple options for accessing KY, the BOA will continue the bus pass program for KY employees. Business owners are asked to encourage employees to utilize alternative transportation to promote parking availability.

Weekly parking surveys are still underway to monitor trends and help problem solve impacted parking times. Centennial Trailhead access is impacting parking seasonally. There is no other City maintained access to the trail so the Developer is working with the City to establish other options to alleviate peak demand.

In time, monthly parking rates will likely increase over the next 12 months to create incentive for alternative travel. A question was raised about raising fees for hourly parking customers only instead of raising parking for monthly passes since employees are greatly impacted by this price increase. In response, Jim offered that the reason for the increase is 2 fold, first to increase access to parking for customers and second, to help fund additional parking maintenance and security services that become more necessary as Kendall Yards grows.

Another question was raised as to increasing loading zones. Providing loading access must be balanced with the decrease in standard parking spaces. However, the BOA is interested in specific parking/loading issues that may exist at certain times and/or locations. Jim recommends that deliveries be scheduled prior to 10am to avoid impacted loading/unloading access. Specific parking concerns should be reported to Gil or Crystal.

The gravel lot north of the grocery store (on Monroe) is under negotiation for lease by the Developer. This would provide additional backup parking and could be made available to employees. Over time, if additional parking is necessary another parking structure could be developed. A comment was made in appreciation for the 90 minute free parking to business patrons as it greatly increases access to clientele. Jim responded that it was a battle to develop Kendall Yards without parking meters. If business owners are so inclined, please report your feedback to the City.

A business owner commented that it's the business owner's duty to ensure their employees are aware of parking requirements and locations. Parking enforcement staff are working to improve parking access to patrons. It's important that business owners stress to their employees that compliance is important to their business model.

A question was raised as to if additional parking kiosks will be installed. The BOA is pushing the phone app over more kiosks as it increases parking access without interrupting the patron's shopping / visit to Kendall yards. Additional literature will be sent to business owners this afternoon regarding the use and availability of the phone app.

RENT CONTROLLED PROGRAM DEVELOPMENT

Rent controlled living units are planned in upcoming Kendall Yards developments to promote economic diversity and provide affordable housing for people working in Kendall Yards. The rental cost will follow federal rent control standards that mandate rent be set at 30% of total household income. Rent controlled housing will be available to employees so folks that work here have the opportunity to live here. This roll out is expected to begin January 1.

A question was asked as to if employees that currently live in KY will be afforded the rent control option. Tisha suggested that business owners report specific questions and/or situations to management to help guide and develop the rent control program.

EVENTS

“Holidays at Kendall Yards” forum is under development to provide a place for all holiday events to post to one place. A handout detailing upcoming events was made available to meeting attendees, a copy of which is attached.

Praise was offered by a business owner for the fantastic job Kendall Yards employees do cleaning up after Night Market and other KY sponsored events.

KENDALL YARDS HOLIDAY EVENTS 2019

Kettle Kick Off	Tuesday, November 19th	All Day	My Fresh Basket
Kettle Kick Off	Wednesday, November 20th	All Day	My Fresh Basket
Kettle Kick Off	Thursday, November 21st	All Day	My Fresh Basket

Salvation Army's kick off to the holiday fund raising season. Bell ringing volunteers will be collecting donations at My Fresh Basket.

Holiday Celebration & Fireworks Show	Saturday, November 30th	5-7pm	Business District
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Join us on Small Business Saturday as we welcome winter by lighting up the streets of Kendall Yards with a fireworks show!

- Free Grilled Cheese Giveaway courtesy of Franz
- Holiday Lights
- Fireworks Show 7pm
- Santa Photos
- Live Reindeer
- Face Painting
- Small Business Saturday Shopping & Specials
- Neighborhood Businesses Giveaways
- Hot Cocoa & Cider
- Marshmallow Roast & S'mores Station
- Live Holiday Music by Nick Grow & Windfall Quartet

This is a FREE community event brought to you by the Kendall Yards Business District! We will be accepting nonperishable food items for Our Place Ministries to help our neighbors in need this holiday season at the Welcome Center.

Annual Artisan Festival / First Friday	Friday, December 6th	4-8pm	Welcome Center
Annual Artisan Festival	Saturday, December 7th	10am-3pm	Welcome Center

Shop local and visit our two-day holiday marketplace during the Annual Artisan Festival!

Beautiful handcrafted jewelry, ceramics, woodworks, glass and metal art, candles, body products, wearable art, photography, paintings and more will be available for purchase from over a dozen of talented vendors.