

Meeting Minutes from 10/20/2022 - Neighborhood Meeting regarding Knollwood Towers

Comments/Questions raised by residents

Responses from KWA or IPG Living

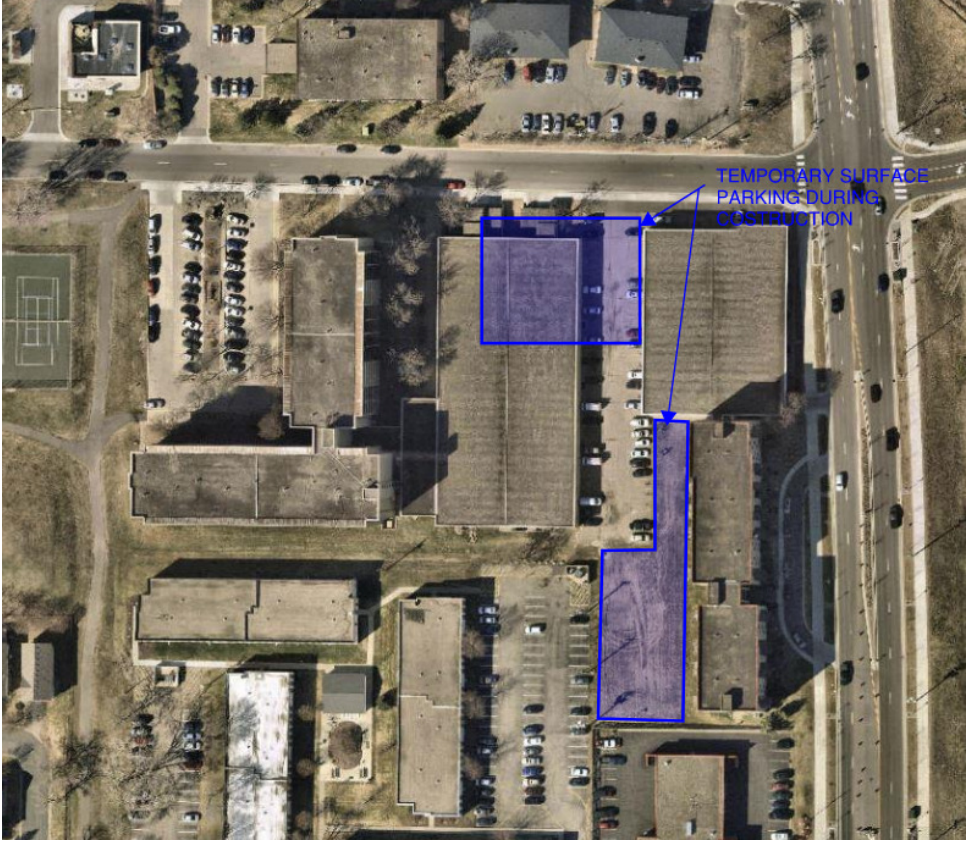
Notes Authored by KaasWilson Architects

Attendees:

- 25 Residents
- 4 Representatives from IPG
- 3 Representatives from KaasWilson Architects

- Will the proposed parking structure be enclosed or exposed?
 - Exposed but with security & access control.
- How long will residents be without parking?
 - Estimated to take about 6 months from the start of demolition to construction completion.
 - Phased construction schedule will be in place:
 - Existing west ramp to be demolished in April 2023 followed with construction of new ramp
 - New ramp to be completed around September 2023
 - Demolition of east ramp and construction start on Knollwood North to follow (Late 2023 or early 2024)
- Concern was raised for residents with wheelchairs and other disabilities
 - ADA requirements will be met in the proposed parking ramp
 - Will there be assigned stalls?
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 - Yes, management is going to work with the residents through logistics.
- Can the new ramp be connected to the existing west and east apartments?
 - KWA and IPG Living to look into this as there are some code limitations.
- Is there a trash room in the proposed ramp?
 - There will be room allocated in the design for maintenance and trash/recycling.
- Will the current residents' rent increase due to the new construction?
 - Knollwood north will be treated as luxury apartments - existing west and east towers won't be affected. They will be compared to other buildings within their specific market and building type.
 - Updates are and will be happening to improve the existing buildings
- Will the laundry be demolished or removed from the existing building?
 - Amenities won't be removed, but may need to be temporarily relocated during the construction process. None of the current amenities will be taken away.
- There was an expressed need for maintenance workers - will there be more hired?
 - IPG Living is actively searching but it's a tough position to fill. More information to follow.
- Blake Rd/Lake St intersection traffic and parking concerns.
 - The city will likely address this and run their own data. IPG Living will raise the question to the city if needed.

- Security cameras?
 - Both the new parking structure and apartment building will have security cameras installed. Locations TBD and worked through as the project progresses.
 - Lobby, Mail room, heavily trafficked areas were discussed as the primary concerns at east and west towers.
 - It was noted that this is very preliminary - as it gets closer there will be accommodations met with plenty of communication and notice to the residents.
- Code Compliance
 - There were questions raised about bringing east and west towers up to code. KWA explained that the existing buildings are grandfathered in with the old codes and since no construction is being done in the existing towers, the existing units will not be required to be brought up to codes at this time.
 - IPG explained that garage construction is priority at this time due to structural concerns with existing ramps. But plans are in place for future upgrades at existing resident towers.
- Will storage be provided in the new ramp?
 - KWA explained that design is still in progress, and there will be other storage rooms possibly available for resident storage. Individual stall storage will be looked into as part of plans.
- Can we stay in our units while construction is taking place?
 - Yes. Existing towers will remain and will not be demolished. Only existing parking ramps are being demolished.
- Potential temporary parking during construction (NOT DISCUSSED AT THE MEETING)



TEMPORARY SURFACE
PARKING DURING
CONSTRUCTION