



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING

AGENDA: Monday, November 1 – 6:00 p.m.

Zoom Meeting Link:

https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj

I. Parliamentary Items

A. Call to Order (6:01pm)

Board: Tyler Renner, Aria Pounaki, Jessica Ripper, Peter Hill

Public: Ernestine (Ernie)

Attending: Steve Oechel, Randy Walsh, Jake Waltemire, Pat Sexton

Members:

B. Modifications & Adoption of the Agenda Pat listening only

C. Approval of Previous Minutes: August 2, 2021

MOTION: To adopt the August 2, 2021 Minutes. Pounaki/Renner (6-0-0)

D. Announcements - None

II. Non-Agenda Public Comment (2 minutes each) - None

III. Information Item - (6:15 pm) – Project No. 67219 at 3090 Polk Avenue

Presentation from John Allen, Founder & Principal of Streamline Development Group on Project No. [674210](#). Demolition permit to do a complete demolition and removal of existing religious facilities and related buildings at Missiongathering Church at 3090 Polk Ave. 12,133 sq. ft. Base Zone RM-3-7. Contact: john@streamlinedevelopmentgroup.com

Public Comment:

- **Steve:** Why not go as high as possible to maximize density along the transit corridor? What limits you on the number of floors in the structure? What is the estimated monthly rent?

Response: Above 8 floors requires a shift to a Type I concrete structure and scale, which is above financial feasibility. Those project types tend to make sense in downtown and Bankers' Hill. In addition to financial reasons, eight stories is stark although it could potentially be done.

Complete Communities is based on FAR, but bonuses don't allow you to get more than 10 stories.

- The project includes different unit types, but generally at a lower price point than the Fenton Boulevard project at a blended rate below \$350 per square foot. Studios at approx. \$1,900, 1BR up to \$2,595, and 2BR \$3195-3595.
- **Randy:** Can you talk about Complete Communities? How do the mechanical lifts work?

Response: It's an RM zoned site, and the community plan allowance would have allotted 72 units max. density. This program brings that up to 137 units in 8 stories with street tree and mobility requirements.

It's a puzzle lift, so you drive in on grade with one car stored above and one car below allowing for 3 cars per stall. You access the lift with a key fob and your car is available in 30 seconds. It's a hydraulic system serviced twice a year with high reliability.

Committee Comment

- **Ernestine:** Is there any commercial? What is the unit mix/number of bedrooms? How much regular parking is there?

Response: No, we could have asked for an incentive to provide commercial, but it doesn't make sense because there isn't enough foot traffic.

The project is a mix of 490-500 sf studios, 533-584 sf 1 BR/1BA urban, and 587-694 sf 1 BR/1BA standard, up to 804 sf 1 BR/1 BA/den, and 888-1127 sf 2 BR/2 BA. The project has 119 parking spots, 115 that use a lift and 4 that are on grade handicapped spots. Not all parking spots accommodate EV vehicles, but could be converted if needed. Approximately 8-9 spots will be reserved for smart cars.

- **Aria:** Is there bicycle parking? Are you replacing the Irinic church and was it considered historic?

Response: Yes, there will be 58 spaces for bicycle parking.

The church was deemed potentially historic, so we consulted with an attorney and the city, which confirmed that religious nonprofits are exempt from local designation because they need to have fair utilization of property and be able to repurpose. The cost of fixing code violations, fines and fees, back due mortgage payments made it infeasible to retain the property.

- **Jessica:** How many affordable units does the project include and at what level of affordability?

Response: The project will include 11 units under the Complete Communities program, four for households at 50% Area Median Income (AMI), three at 60% AMI, and four at 120% AMI. They are equally spread in relationship to the unit mix in the development.

- **Peter:** Is this project ministerial or discretionary? Are the affordable units on site or bundled.

Response: Ministerial. All the affordable units are located on site.

- **Ernestine:** Is existing parking on the street parallel or angled?

Response: It's currently at 90 degrees along both street frontages with one handicapped space at the corner.

- **Aria:** At 137 units, only 8% are affordable at 11 units. How are you able to do that? Was there any thought given to adaptive reuse or appropriating or preserving elements of the facade?

Response: The affordability calculations are done off the base zoning rather than the end zoning.

The church was the driving force behind demolition, and it was recognized that adaptive reuse was not the highest and best use of the site. When looking at the old facade, the type of product needed did not align with adaptive reuse and the location of the building in relation to right of way would have created conflicts

- **Pat:** Are there any protections to ensure that neighboring residential isn't affected by below grade parking shining lights in bedrooms?

Response: The only area visible to neighboring properties will be screened so there is not any issue.

- **Ernestine:** Are you widening sidewalks?

Response: We'll have a wider right of way, five-foot sidewalks with street trees on either side.

- **Tyler:** What is the timeline?

Response: We anticipate breaking ground by May 2022, followed by construction for 2 years and lease-up within 10 months of completion.

IV. Adjournment (6:55 p.m.)

Next Urban Design-Project Review Subcommittee meeting date: Monday, December 6, 2021.

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Tyler Renner, at urbandesign@northparkplanning.org or (714)408-5069.

*** Subcommittee Membership & Quorum:** When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.

Community Voting Members: North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.

North Park Planning Committee Due to COVID19 meeting restrictions, meetings are currently being held online via Zoom on the third Tuesday of each month, at 6:30 pm. **The next scheduled NPPC meeting is on November 23, 2021.** For details and information, see <http://www.northparkplanning.org/>

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2. For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed