



NORTH PARK PLANNING COMMITTEE
URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

www.northparkplanning.org

DRAFT MEETING MINUTES: Monday, May 3, 2010 – 6:00 p.m.
North Park Recreation Center/Adult Center, 2719 Howard Avenue

I. Parliamentary Items

A. Called to order: Meeting was called to order at 6:07 p.m.

Roll call: Board Members attending: Robert Barry (Chair), Cheryl Dye (Vice Chair) Rob Steppke, Vicki Granowitz, Steve Chipp, Kitty Callen (6:09 p.m.), Lynn Elliott (6:11 p.m.)

Community Voting Members Attending*: Ernie Bonn

Others Attending to Obtain Voting Rights: None

B. Approval of May 3 Agenda: Chairman changed item 3B from Action to Information. Approved by consensus.

C. Approval of March 1, 2010 Meeting Minutes

Motion: Approve minutes, Dye/Steppke 8-0-0

II. Non-Agenda Public Comment (6:11)

New North Park resident asked for guidance from the Subcommittee. He recently purchased his home with the understanding that it was zoned residential with limited commercial, intending to incorporate law firm or retail land uses. Upon checking with the City, he learned it was zoned for residential only. He noted that his home is entirely surrounded by commercial uses and that he wishes to pursue a variance or other permit as required. The Chairman suggested he contact the City to identify appropriate requirements and processing.

Ernie Bonn noted that the Hazard Center project is going to the City Council on May 18th at 2:00 p.m.

III. Information

A. St. Augustine High School (CUP8110 and PDP3445).

Subcommittee Member Steve Chipp recused himself.

St Augustine President Ed Hearn introduced the project and project team. Architect Dave Pfeifer described the project to include a new 1500-capacity gym, a 400-seat performing arts facility, and reconfigured athletic fields. He noted that the project received its original CUP approval in 2004 and Substantial Conformance Review (SCR) approval for modified plans in 2008. However, the school felt that improvements should be made to address community concerns raised during the initial process, particularly regarding the approved project's bulk, scale and height.

The current proposed design changes include separating the gym and the performing arts center from the originally proposed single joint-use building, and centering the two buildings around an internal landscaped courtyard within the campus. The courtyard is designed with different tiers and gathering spaces for students to congregate at lunch time (as opposed to around the periphery of the campus).

The proposed design changes reduce the project's total floor area by 10,000 sq. ft. The performing arts center is proposed to be 11.5 feet below the campus height limit and the gym has been lowered such

that it is below the residential height limit across the street. The uses of the gym, performing arts center and athletic fields are unchanged. The school will submit these revised plans to the City as part of a new Substantial Conformance Review (SCR) in the spring. Fundraising has not yet begun; the soonest estimate of construction starting is 2011.

Subcommittee members noted that parking has been a major concern for residents. Questions were raised regarding the impact of removing the existing basketball practice courts, which are used for overflow event parking. Concerns were also voiced regarding using neighborhood streets for campus parking. The school indicated that the current 138 onsite parking spaces will be increased to a total of 148 spaces. The school also noted that the use of onsite parking should be increased with the reconfigured gym and performing arts center being located closer to the existing underground parking. Also, the school states that theatre and gym events would not be held at the same time, and that the entire gym would potentially be used only once a year- for graduation. In these potential situations, the school will provide a shuttle to the North Park Parking Garage for attendees.

The Subcommittee requested that the proponents return with the following information: 1) specific parking capacity numbers; 2) a parking management plan ensuring that full use of onsite spaces occurs before on-street spaces are used, and 3) more information regarding programmatic changes and the relationship to the number of events allowed per the CUP.

Motion: None. The applicant agreed to return to the Subcommittee in June with the requested information.

B. Utility Box/Cabinets Subcommittee

UD Subcommittee Member Steve Chipp rejoined the Subcommittee at 7:07 p.m.

Utility Box Subcommittee members Barry and Dye reported that this subcommittee is meeting with City and utility representatives and conducting research related to city/utility franchise agreements, city review of installation plans and public noticing, and private utility practices. The goal is to report back to the full committee, with the possibility of requesting that Council activate a moratorium pending resolution of community concerns through the CPU process, and/or that additional utility box siting criteria be adopted which address concerns related to aesthetics, pedestrian comfort and safety, historic preservation, and others.

UD Subcommittee members discussed the need to address concerns regarding all installations, not just those resulting from utility undergrounding, coordination of all utilities involved (including phone, cable, backflow devices, irrigation systems, etc), and installations that have been deactivated/abandoned. It was also noted that the issue should be evaluated in coordination with the Pedestrian Master Plan and ADA requirements.

IV. Announcements and New Business

The next open mic meeting related to the Community Plan Update is on June 7, 2010. This event conflicts with the UD Subcommittee meeting schedule. Subcommittee members discussed potentially holding a joint meeting with the Public Facilities Subcommittee on Wednesday, June 9, to avoid conflicting with the Community Plan Update event.

Adjournment: Meeting adjourned 7:33 p.m.

*Board Members have voting rights on the Subcommittee upon election; General Members have voting rights after attending three Subcommittee meetings.

For information about this subcommittee please contact Robert Barry at 619.954.5588 or rbarry53@cox.net. The next meeting of the North Park Planning Committee is August 17, 2010, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street)