

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Demolition and Removal of Brick Structure, 1334 5 th Ave.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Uptown Partners City Planning Hill District Consensus Group Hill Community Development Corporation Hill District Collaborative
Parcel Number(s): 0002-G-00051	
ZDR Application Number: DCP-ZDR-2023-00370	
Meeting Location: Zoom	
Date: 10/21/2024	
Meeting Start Time: 6:00pm	
Applicant: Tricia Henning (Orbital Engineering)	Approx. Number of Attendees: 13
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Registered Community Organizations (RCOs) Hill District Collaborative: We defer to Uptown Partners' rejection of this project. Uptown Partners: We first heard of this project in May of 2023. We do not approve of surface parking lots being created in the community, and we are dedicated to protecting the corridor for any further demolitions. Extension of the parking lot also violates the Uptown Public Realm zoning code. In summary, we do not support this project. Hill Community Development Corporation: As of today, this project is still under review. The project was first submitted in September of 2023, and the DRP Committee reviewed the materials and determined more work was needed to align the project with the Greater Hill District Master Plan. A follow-up conversation is scheduled for December 2024. The earliest voting by Hill District residents would occur during the first quarter of 2025. The Hill CDC only endorses projects that have completed this process. Applicant (presentation by Jon Kamin, attorney to applicant) This project was initially submitted about a year ago, and part of the reason it was stalled was that our demolition contractor was not aware of the process required for demolition of buildings within this particular zoning district, so they had to go back and go through the correct process. The property at 1334 Fifth Ave is in horrible shape, and my client is interested in demolition because debris was falling from the building onto the vehicles parked alongside it. The applicant/owner of the building also owns the adjacent parking lot. There is structural deterioration of the building and scaffolding along the front. No one is allowed to park near the building to avoid debris falling from the building. There are also visible cracks in the façade that go through to the interior of the building. We are proposing to create a landscape buffer along the existing frontage of the building on Fifth Ave, in the form of a second lot. While parking is permitted as a right in this area, parking would just be an interim use after demolition. The first step would be to get
--

the demolition approval. The next step, would be to have the demolition performed. The third step would be to have a separate lot created and to create a landscape buffer to be used as parking as of right. The final step would be to with Uptown Partners and the Hill District to determine what would be the best use of this property moving forward. We're not sure if we will do office, mixed-use, or housing, but we know that the building is in poor condition and needs to come down. We believe that the pieces of this lot together make for an attractive development site in the future. We anticipate all of the steps listed would be a multi-year process. We did commit to start the DRP process with the Hill CDC in December.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
I would like to inquire as to why the Hill District Collaborative or the Hill District Consensus Group were not contacted regarding this project? -- Yes, we would like to collaborate in the future and I can provide our contact information so that we can move forward with further conversation about the future of this space.	I believe this was an oversight on our part, but we'd be happy to continue this conversation with both groups.
	I'd also like to mention that we have contracted with an accredited contractor to perform the demolition. Our next step would be to get onto the Planning Commission agenda, as demolitions in public realm districts require Planning Commission approval.

Planner completing report: AJ Herzog