



Forum for Understanding on Economic Development

North United Methodist Church
September 21, 2014

Presentation Topics

- 1) Overview of Our Property
 - a) North Church property
 - b) Community Stakeholders
- 2) Economic Renewal Activities in the Neighborhood
- 3) Understanding Our Call and our Role
- 4) Potential Development Concepts
- 5) Open Questions
- 6) Next Steps for North

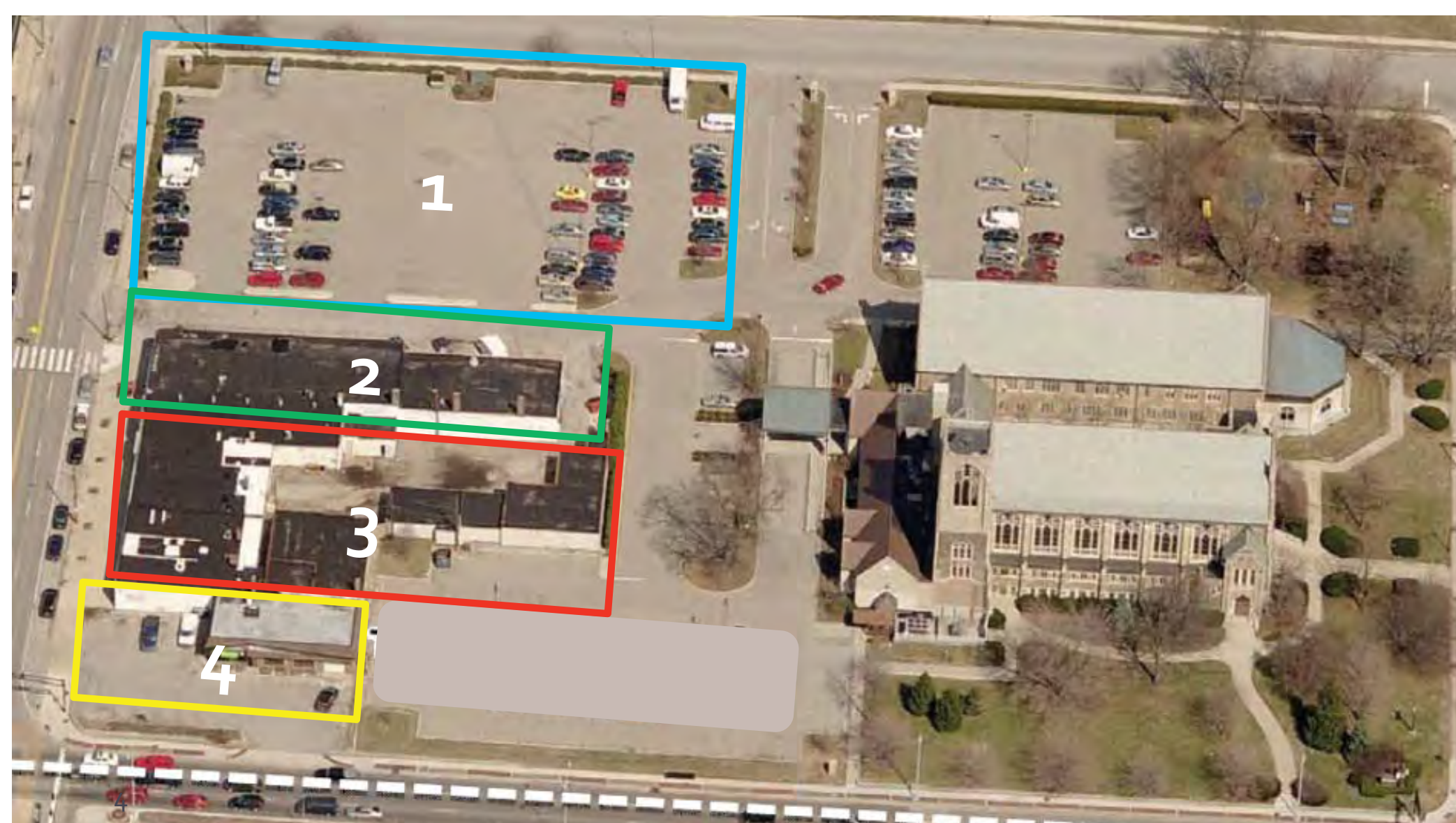
1. Overview of Our Property

North Church Property/Community Stakeholders

Property Ownership

1. Standard Grocery (1980's)
2. Ace Hardware

3. Erber properties (2009)
4. Sierra Flowers



Aerial View Today



Stakeholders and Interested Parties




**Mapleton-Fall Creek
Development Corporation**

CROWN HILL
HIGHLAND VICINITY
HISTORIC MERIDIAN PARK
MAPLETON-FALL CREEK
MERIDIAN-HIGHLAND
WATSON-MCCORD



**Butler Tarkington
Neighborhood
Association**

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Stakeholders: Illinois Street Merchants





12 Storefronts

Approximately 10
property owners

5,580 sq ft of
Storefront

Three storefronts are
vacant or under used.

Challenges in Area

- ▶ There has long been interest in commercial redevelopment at 38th & Illinois, which has been suppressed by:
 - Lack of adequate commercial density
 - Many absent property owners; lack of reinvestment
 - Narrow retail offerings
 - Aging structures with decades of deferred maintenance
 - Environmental Issues
 - Crime
 - No catalyst for action



But Opportunities As Well

- ▶ Despite its challenges, 38th & Illinois has inherent strengths:
- Located on three traffic arterials
- Centrally located and positioned to serve North and South neighborhoods
- Higher residential densities (Tarkington Towers, City View, 40 North)
- Extensive study and planning done
- Tarkington Park redevelopment
- Façade Improvements
- Great Places 2020



2. Economic Renewal Activities in the Neighborhood

Tarkington Park/Façade Improvements/Great Places 2020

Tarkington Park Master Plan



Tarkington Park

Overall Plan: View Southwest March 2014



Tarkington Park Phase One: \$5 million



Illinois Street Façade Grants



Great Places 2020 Designation

- ▶ Modeled on Super Bowl Legacy Project
- ▶ “Transform strategic . . . neighborhoods into dynamic centers of culture, commerce and community”
- ▶ Planning team and resources provided
- ▶ Priority for City grants
- ▶ Philanthropic, civic and private partners will make significant social and capital investments



3. What is Our Understanding of Our Calling and Our Role in This Neighborhood Revitalization?

Guiding Principles for New Development

Any development on our land should do the following:

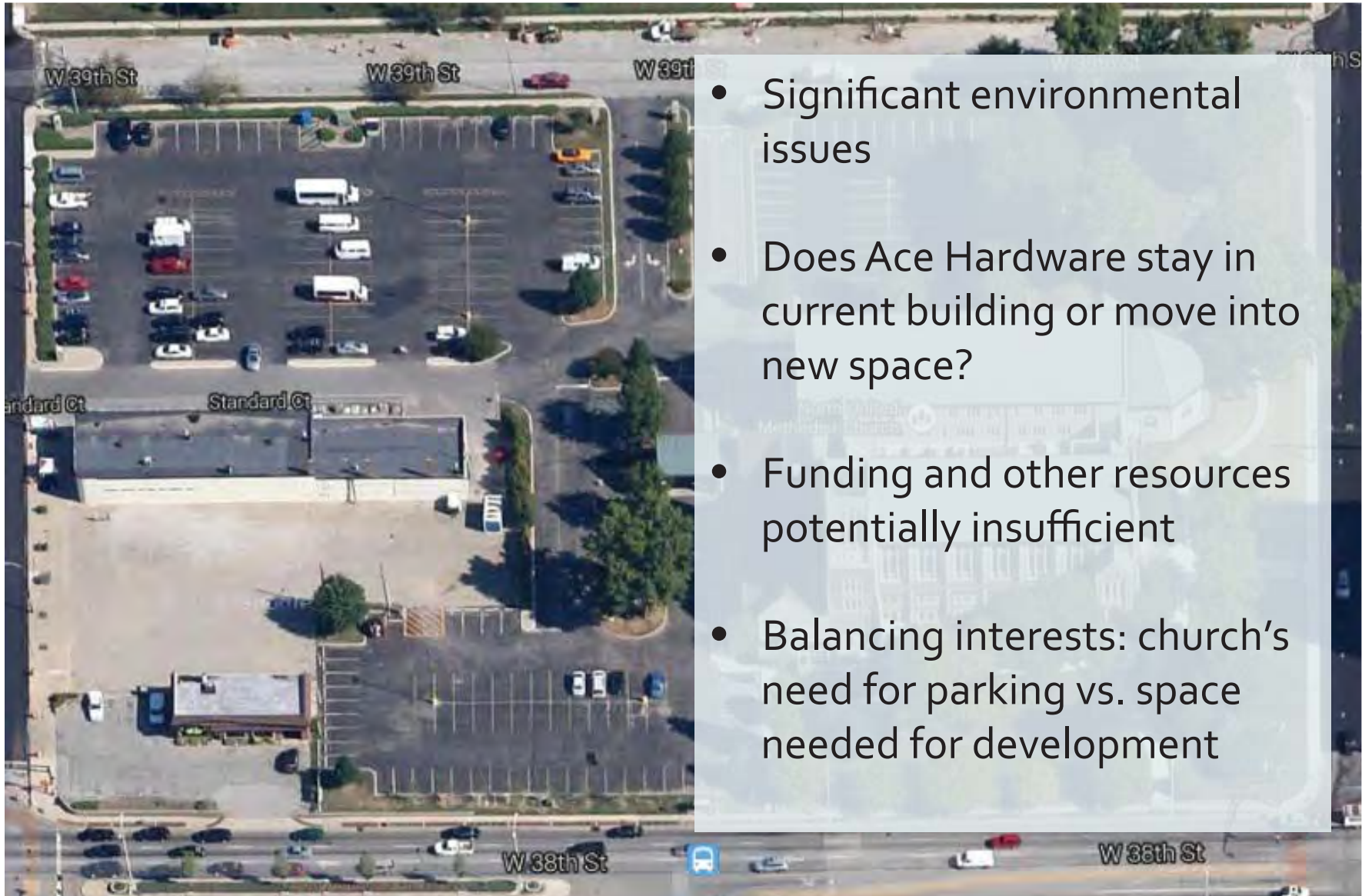
- ▶ Align with and extend the vision and mission of North Church and its ministries.
- ▶ Enable the mission of helping people develop to their fullest potential.
- ▶ Create partnerships to develop the entire neighborhood.
- ▶ Serve as a visible witness to community renewal.
- ▶ Balance the needs of the Church with the needs and best interests of the community.
- ▶ Ensure continued access to the Church for all persons (multiple entrances, accessible parking, compatible uses).
- ▶ Include retail or commercial space as well as mixed housing to strengthen both the economic and resident base of our neighborhood.
- ▶ Mitigate any financial risk to the church and generate a long term revenue stream and/or economic return to the church.

Opportunities



- Catalytic investments happening soon in neighborhood
- Broad coalition of engaged stakeholders
- Funding and other resources potentially available
- Land aggregation fairly complete on the block

Challenges



- Significant environmental issues
- Does Ace Hardware stay in current building or move into new space?
- Funding and other resources potentially insufficient
- Balancing interests: church's need for parking vs. space needed for development

Design Standards and Characteristics

- ▶ A 3 or 4 story structure(s)
- ▶ A mixed use development, with main level retail and parking, upper level housing.
- ▶ 80-90, 1 and 2 bedroom units.
- ▶ A flexible housing mix of subsidized, market rate, senior, etc.
- ▶ A distinct urban feel
- ▶ An interesting, vibrant façade, utilizing color, balcony and bay elements and small overhangs
- ▶ Visually a good neighbor to the Church (hiding trash containers, HVAC, etc.)

Urban Design Elements -- examples



Urban Design Elements -- examples



4. Requests for Information: Potential Development Concepts

(Illustrative only – subject to further discussion and analysis – no decisions or recommendations have been made)

Developer RFI Review Team

- ▶ Alan Archibald
- ▶ Todd Daniels Howell
- ▶ David Frick
- ▶ Ron Gifford
- ▶ Tonya Lengar
- ▶ Ann Mackey
- ▶ Darren Cushman Wood
- ▶ Eric Steele

Advisors:

- ▶ Michael McKillip (Midtown)
- ▶ Wendy Ponader (Midtown)
- ▶ Jim McQuiston (NUMC)

Process To Date

- ▶ Sent RFI to multiple developers (local and out of town)
- ▶ Received 4 proposals
- ▶ In person presentations from all 4 developers – August 25 and 26
- ▶ Final proposals submitted August 29
- ▶ Review Team met this week – September 16
- ▶ Narrowed proposals to two (2) developers – will schedule follow up conversations with both
- ▶ Goal: identify one (1) developer – begin discussions to determine if we want to create a formal relationship

Potential Development Concepts

FOR ILLUSTRATION ONLY: NOT RECOMMENDED OR APPROVED

Ace Hardware At Present Location





Ace Hardware At Present Location



Ace Hardware at Present Location



Ace Hardware Incorporated into New Plan

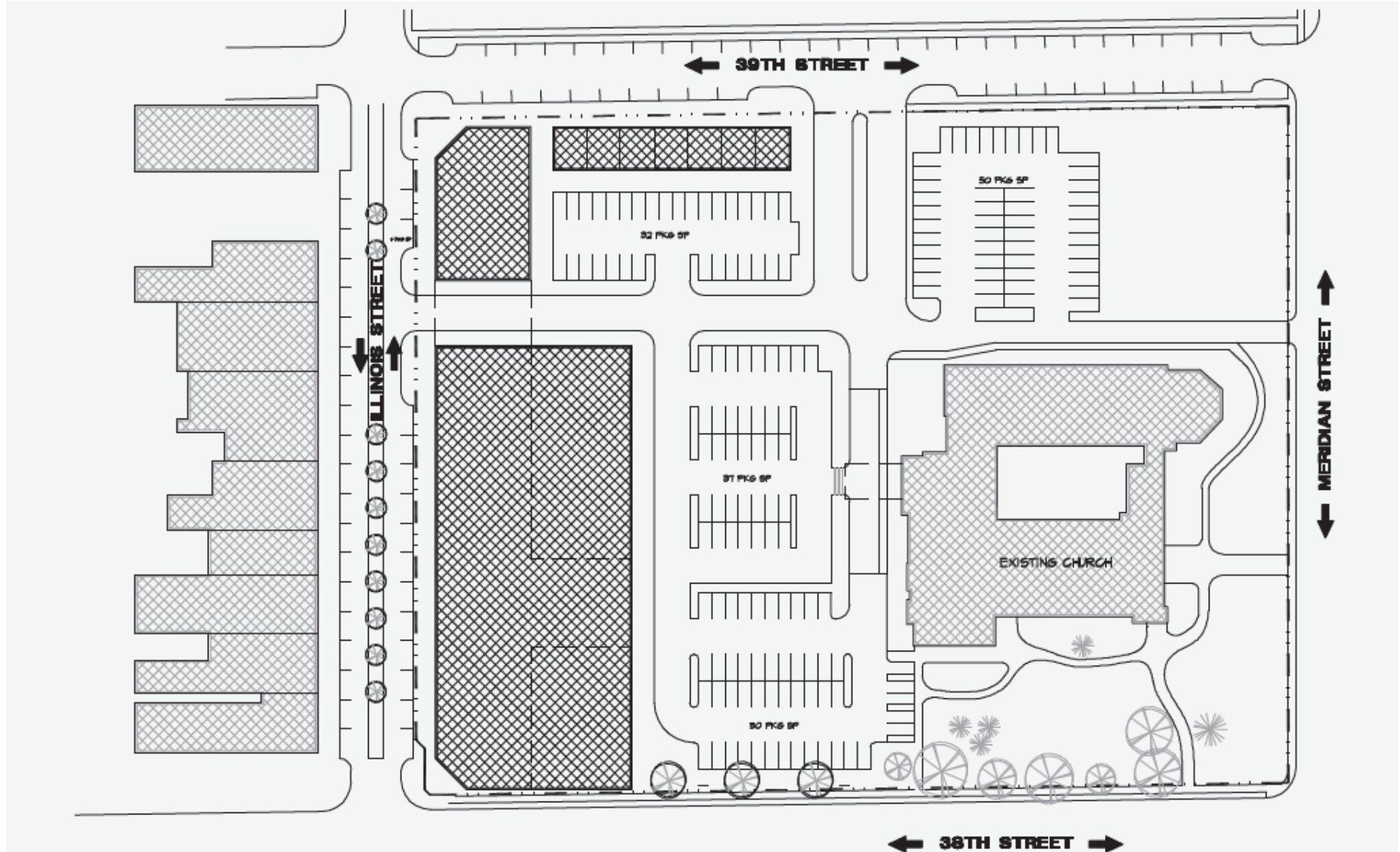


Looking East from Illinois Street (Ace on the left)



Rendering by James McQuiston

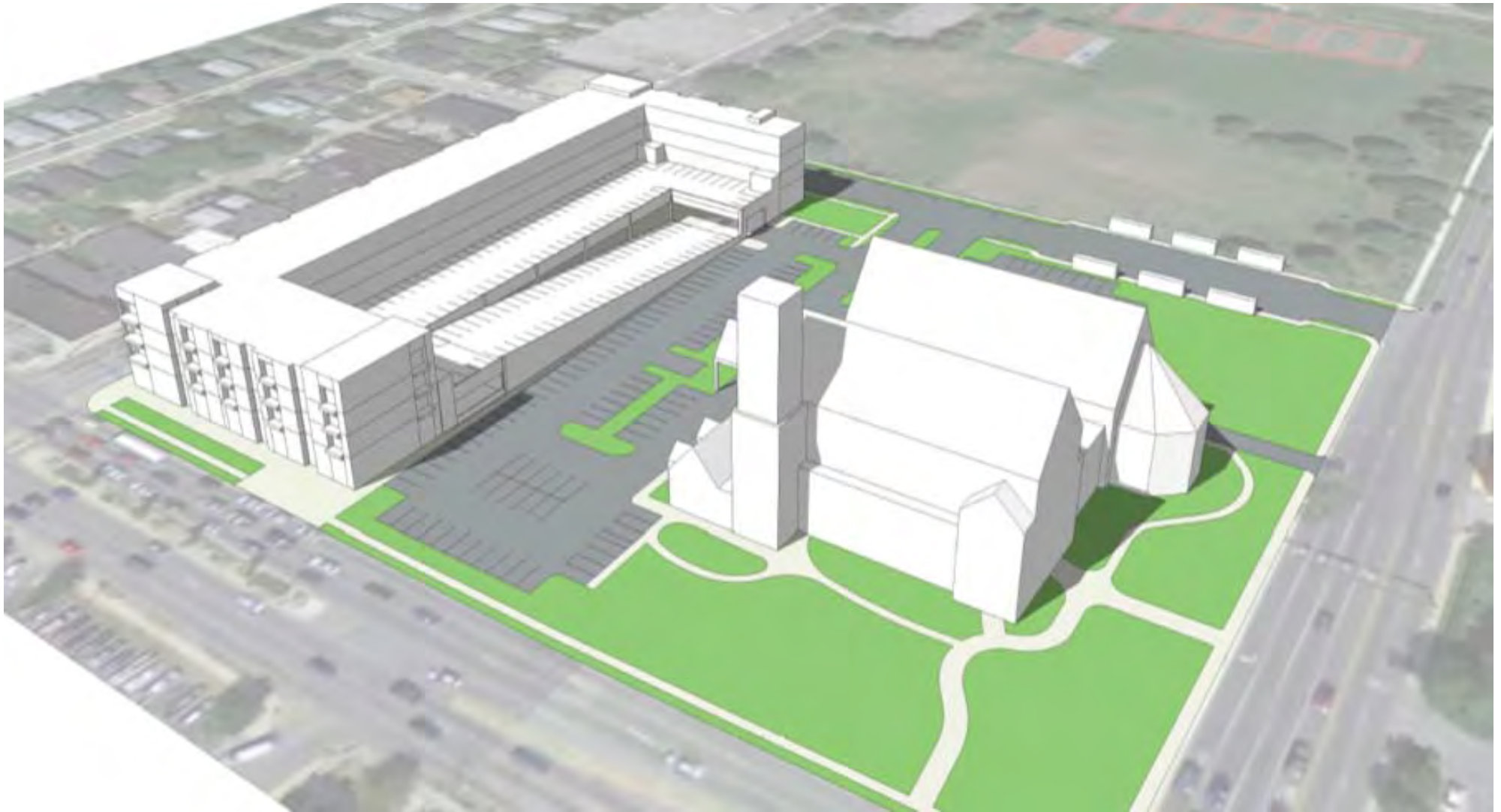
Large Anchor Retail Tenant



Structured Parking (Parking Garage)



Structured Parking for Anchor Tenant



5. Open Questions to Resolve

Design Considerations



Open Questions

- ▶ Is the proposed development catalytic for continued economic growth and opportunity in the neighborhood?
- ▶ Are the proposed uses consistent with our guiding principles?
- ▶ Is the design compatible with the church?
- ▶ How will parking issues be addressed?
- ▶ How should the church's role be structured in the deal?
- ▶ Do the economics of the proposal make sense for us?
- ▶ How open are we to new structures, new vistas, new parking patterns, new neighbors?
- ▶ How willing are we to rethink our perception of this block and its uses?

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6. Next Steps

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Timeline

Board of Directors meeting this week

Meet with two remaining developers –
recommend 1 for further discussions

Refine proposals – determine if a formal
relationship should be formed

Continued engagement with congregation
– make recommendation to Board

Church conference if recommendation to
proceed with development agreement

Questions - Discussion