

Narrative Description

The proposed project is part of the West Central Park Neighborhood Center and consists of two parcels.

The property located at 110 Division St NW (Parcel No. 85003700700) is proposed to be developed as a 4,850 SF art studio and gallery with compatible business offices. This lot currently contains existing parking stalls paved with gravel reinforced by a grid matrix designed to resist compaction. The parking is shared by users of the adjacent bakery, West Central Park, and other properties within the Neighborhood Center.

The second property, located at 124 Division St NW (Parcel No. 85003700600), is proposed to be developed as a 3,300 SF flower shop with associated office spaces for the flower shop and a boardgame developer. This lot currently contains an existing residential structure that is anticipated to be removed. The proposal includes the addition of four (4) new pervious parking stalls, which are also intended to be shared by other properties within the Neighborhood Center.

We are seeking guidance on the general process steps, required documentation, and applicable City fees needed to advance the project to a building permit submittal. In addition, we would like to understand any unique requirements this project or these projects may encounter due to zoning, building, engineering, and utility regulations, as well as any considerations based on past project proposals for this site.

Below are few specific questions and topics we would like to confirm are addressed during the presubmittal review:

1. Verification that the existing and proposed parking is adequate for the development of the two identified parcels.
2. The current plan is to proceed with two separate projects and submit them for building permits independently. We would like to understand the pros and cons of submitting two separate projects versus consolidating the lots and submitting a single, combined and/or phased project.
3. Assuming the use of the existing pervious parking pavement, clarification of the drainage and infiltration requirements for new pervious pavement, impervious surfaces, and building footprints.
4. Confirmation of whether waste collection may be shared between uses and whether the use of standard carts no larger than 95 gallons is acceptable.