

North Park Planning Committee (NPPC)
Urban Design-Project Review Subcommittee Meeting
Minutes: October 7, 2025 – 6:00 pm

www.northparkplanning.org

info@northparkplanning.org

Attendance: Malachi, Roger, Jason, Lynn, Holden, Edgar, Bob, Johanna (Z, Neil (Z, Mark (Z, Jay (Z, Krishna (non-voting)

Members of community, in-person: Jess, Jessica, Doreen, Georgia St.3
Chad, North Park Main Street

I. Parliamentary Items (6:00-6:05)

Meeting Called to order: 6:02

Agenda (Elliott/McClish/7-0-0)

September minutes Elliott/McClish/7-0-0)

II. Non-Agenda Public Comment, Announcements, Event Notices (6:05-6:15)

Roger: According to Adams Avenue Business Association, Una Mas was approved for their liquor license.

Lynn: Main Street putting on Putt-tober on October 23rd. Fundraiser for beautification projects for North Park Main Street. At bars and restaurants throughout North Park.

Holden: Oct 11 UHCA native plant and pickling party at Joint use field at Betrnle Fall Festival 18th atJUF Bernie

Nov 9 Taste of University Heights

III. Action and Informational Items (6:15-6:45)

- A. Informational Item 1: Update on status of “Red Space into Community Space” petition
Summary of petition, issue given to meeting. Can be found on website, social media.

Petition was presented to UHCA meeting, received interest, signatures, social media publicity. KUSI/Fox News reached out to ask for statement.

Currently have 82 signatures. Will discuss continuing outreach at the Communications meeting. Support voiced from meeting attendees.

Request for Chad to comment on bike racks in neighborhood. Currently there are locker-style bike racks that were supposed to be installed into the parking garage. Ready to be installed, but waiting on insurance. Request sent to the city to exempt us but have not received yet. Sign-ups are open for when they are installed, spots will be free.

Question on if the liability issue would be similar if they were installed on the street. These bike racks are different from the ones on the street and so have different liability rules.

Plan right now is not to install them on streets, but if that was explored in the future, NPPC could support that.

- B. Informational Item 2: Presentation and discussion of “Georgia Street Trail - Maintain Public Right of Way” petition regarding PRJ-1135649

Subcommittee was not asked to make a recommendation on this petition, but committee wanted to bring this to a discussion. Option but not requirement of taking action today. One property is apartment building, other is single-family homes.

Surveyor approached by property owners on either side of paper street. They were required to maintain the area, concerns and calls about fires, unhoused people in area. Erosion and water drainage problems have required maintenance and building by the landowners costing money, given that the city is not currently maintaining it. Land would be in a much worse condition had these measures not been taken. Tree had fallen onto one of the properties, which cost landowners money for removal. Steep slope with possibility of falls, especially during rain, have caused concern that landowners could be sued. People have been using area as a trail. Petition would be that area is officially included in property parcels given that they are maintaining it anyway. Cannot be turned into a street, would already contain easements.

Development plan would be to keep the area as green space and parking spaces, built in a way to prevent erosion. Would not be the plan to build more buildings. Other resident voiced concern that not everyone in the area may have heard of this, wanted to further publicize it. Reached out to city manager and was told to come to planning committee.

Other resident: City would have to find that there is no present or prospective use, which is not true. Used currently for access, is identified in the community plan as a pocket park. Maintenance wouldn't be improved by vacating the pocket street. Would have to find that there is no detrimental impact, but there would be to access to maintain pipes.

Surveyor's response: Maintenance ought to be done by city, but is not. If there was a plan in place for maintenance, that would be good. Easements for access are present and would be maintained.

Board Comments: Belief that the location is an "attractive nuisance". Area is not being maintained by city as it should be. We should reach out to the city to try to get them to pick up more maintenance.

That surrounding area needs green space. Sympathetic to risk that the landowners are taking on, but also knows that city is resource-strapped. Petition gained signatures rapidly, which is why it came before the committee.

Clarification that there is currently an application for the vacation of right-of-way, a petition to back that has circulated. Was included in this meeting.

Reluctant to have public land given away, given that there is a need for public green space, and that it is included in community plan. Can be brought up before North Park MAD about any possibility of assistance.

Petition circulating is in opposition to the vacation of the right-of-way. City currently is not recommending that the right-of-way be vacated.

Clarification on if vacation is necessary for land to be made into a public park. The current proposal is to vacate the land into private property rather than the public ownership.

Idea to make it into part of urban hiking network. Volunteers maintain that. Clarification on if liability issues would be allayed due to the land being private and closed off, or because it could be made safer. Would be because it would be private property. Potential idea that a part of it could be kept owned by the city as a walkway, that would be maintained by the city.

Comment that simply including a 15-foot stretch down the middle wouldn't accommodate the need to navigate slope when traversing. Would preclude building a trail with switchbacks.

City municipal code provides for a hearing process. City will be asked for timeline for input. May come before next subcommittee meeting. Won't come to full board meeting this month due to time concerns.

- C. Informational Item 3: Discussion of potential quick-build traffic calming and placemaking project at Ray Street and North Park Way

Pushed to next meeting due to time concerns.

IV. Unfinished, New Business & Future Agenda Items (6:45-6:55)

Items B and C will be revisited.

Chad: Request to put Alma Rodriguez from Queen Bee's request for support for project.

V. Adjournment (7:00)

Meeting adjourned at 6:56.

Next Urban Design-Project Review Subcommittee meeting date: November 4, 2025

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Acting Chair, Jay Robinson-Duff, at urbandesign@northparkplanning.org or (203) 964-7388.

*** 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 UDPR Subcommittee voting rights by attending three UDPR 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.*



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