

North Park Planning Committee (NPPC)
Urban Design-Project Review Subcommittee Meeting
Minutes: January 6th, 2026 – 6:00 pm
www.northparkplanning.org info@northparkplanning.org

Attendance: Jay Robinson-Duff, Jason Vance, Bob LaRose, Edgar Ramirez Manriquez, Roger McClish, Malachi Bielecki (on Zoom), Mark Spitzer (on Zoom), Cody Cocanig (non-voting), Lynn Elliott (on Zoom, non-voting)

Members of community, in-person: Jess Jackson, Jessica Steinbach, 2 others

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

Meeting Called to order: 6:05

Agenda approved (LaRose/Vance/7-0-0).

November minutes approved (McClish/Ramirez Manriquez/6-0-1, LaRose abstaining).

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

Edgar: Question on if we could follow up with North Park Main Street about the bike lockers mentioned a few meetings ago. According to Bob, those are still available if a location is available. They were originally designed to go into the parking structure, but they couldn't reach an agreement with the city. They are now in storage.

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

A. Informational Item 1: Discuss Lincoln Avenue Paper Street

Location in neighborhood discussed and shown on the map. This issue was discussed in the meetings in October and November. The “paper street” in question is part of the right-of-way of Lincoln Ave, but is not developed as a street. Discussion of “ownership” of the land. The area is not owned by the city, but the area is designated as a public right-of-way. With that designation, the neighbors don't have technical ownership, can't develop the area. At least one adjacent property owner is requesting that the paper street/right-of-way be closed, land formally transferred to them.

Proposal brought up to request that the city clarify the ownership/management situation by either taking responsibility or vacating the easement. Mentioned that the city has indicated an interest in making this area into a park. Proposal brought up that the city keep the current status of the area to preserve this possibility for the future, with the recognition that something would have to be done with the landscaping maintenance in the meantime. To this end, a fund is being set up under the University Heights Community Association (UHCA) in order to maintain the landscaping.

Neighbor asserted that the area is indeed maintained, that they and others have maintained the trail and removed debris themselves. Area is heavily used as a walkway, according to neighbors. Discussion of which properties the person who made the

proposal to remove the paper street owned. Neighbor has used the property owner's garden hose to help maintain the area.

Question on if the UHCA taking over the maintenance would make them liable for accidents happening on the land. Answer is that they wouldn't be, they would only be providing funding and coordination for things the neighbors are already doing.

Mentioned that the property owner had mentioned that they had considered putting parking in the area, that this wouldn't be consistent with the committee's goals.

Opinion reiterated that the city needs to take responsibility for the property, given the risks. Recognition that the owners shouldn't be liable for the area, given that they aren't able to build on the area. Reiterated that the city should take formal responsibility for the area, asked if this was something the city might actually do. Doesn't seem like the city would take responsibility voluntarily.

Motion to recommend that the right-of-way vacation proposal be denied, that the area be maintained by the community, in partnership with the UHCA, in the short-term, and that the area be formally made into a mini-park by the city in the long-term as identified in the community plan passes (Ramirez Manriquez/Bielecki/7-0-0).

Offered the NPPC's meetings and resources to further support coordinating the community maintenance efforts.

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

Mark: Roundabouts on Redwood at Pershing and 28th have been made more difficult to use due to vegetation, tarp on fence at golf course reducing visibility. Potential danger to drivers, cyclists, and pedestrians. Wanted the committee to discuss this in the future. Didn't think that GetItDone would be effective, but will submit a report.

V. Adjournment (7:00)

Meeting adjourned at 6:59 (Cocanig/LaRose).

Next Urban Design-Project Review Subcommittee meeting date: February 3rd, 2026

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.*



Scan to access NPPC website, minutes, agendas, and other helpful information