

North Park Planning Committee (NPPC)
Urban Design-Project Review Subcommittee Meeting
Minutes: March 3rd, 2026 – 6:00 pm
www.northparkplanning.org info@northparkplanning.org

Attendance: Jay Robinson-Duff, Malachi Bielecki, Jason Vance, Johanna Mall, Edgar Ramirez Manriquez, Roger McClish, Cody Cocanig
Members of community, in-person: 1

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

Meeting Called to order: 6:16

Motion to table discussion item 2 to let UHCA weigh in later passes (McClish/Bielecki/7-0-0).

Agenda approved as amended (Bielecki/Cocanig/7-0-0).

February minutes approved (Bielecki/McClish/5-0-2, Cocanig and Robinson-Duff abstaining).

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

Community member (Arthi): Wanted to pitch idea for a piece of land on east side of Park Blvd, next to Plumeria and Sicilia Fine Jewelers in a patch of grass that doesn't seem to belong to either business. Proposal would be to have a public bulletin board. There are bulletin boards in coffee shops, but one outside would be more accessible/obvious to the community. Idea would be to have anyone be able to post, including local businesses.

The first step would be to see who owns the property, which would also affect what the overall process would be. According to information online, the land is privately owned and has its own address. Point made that if this location didn't work out, other locations, like Trolley Barn Park, could be explored.

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

A. Action Item 1: Leading Pedestrian Intervals within North Park

LPI is when the pedestrian cross signal turns on before the green light for cars going the same direction to prevent conflicts and improve safety. Jay put in a GetItDone request for 30th and University, which had pushback from the city based on the protected turn signal. Other intersections in the area have protected turn signals and LPI. Question on if there were other 'no right turn on red' intersections without LPI—if this is the only one, then that is a point for this one having it.

Last month it was mentioned that we could come up with a list of potential intersections to request LPI at. We also could advocate for LPI to be considered when new traffic lights and signals are installed. Mentioned that LPI additions could be low-cost, which would be a positive given the city's budget issues, and that it could potentially be included in this year's budget proposals. Whitburn already mentions LPI in his budget proposals for this year.

Proposal that we could submit a letter for University and 30th specifically, then work on compiling a list of other intersections over time.

Motion that a letter be drafted and sent to the full board emphasizing our support for LPI as a pedestrian safety measure, the specific immediate ask for LPI at 30th and University, the suggestion that the city install LPI on new traffic signals, and the request that the city install LPI at any 'no right turn on red' intersections where it is not already present passes (Bielecki/Robinson-Duff/7-0-0).

B. Discussion Item 1: The Scope and Objectives of UD&PR

Brought up that it had been unclear lately what the different scopes of the UDPR and PFT subcommittees were. Descriptions read from our website, it seems that we have been mixing the scopes between the two subcommittees substantially. Mentioned that following the election each subcommittee, including Communications, could work to define their scopes. Also brought up that development reviews don't come before us anymore, which has affected what business comes before the subcommittees. Proposal that the UDPR committee get involved with the city's Neighborhood Homes for All program, which aims to promote medium-density housing, as well as other city programs.

C. Discussion Item 2: Solutions for Triangular Traffic Islands: Monroe & Mission
Discussion item tabled to allow UHCA to weigh in later.

D. Discussion Item 3: Permitting Bottlenecks and Streamlining Solutions

Have heard from people working on the AARP quick-build project that the permitting process is a pain, that the process in other nearby cities was easier. Logan had mentioned that they were planning on having a retrospective to consider how the process could be streamlined. City council is also considering a proposal to allow non-profits to pay for public improvements. We could engage more on how these processes work and what changes might be made in the future. When the rule changes go to full council, we could write a letter of support.

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

The bulletin board proposal will be revisited in the future.

V. Adjournment (7:00 pm)

Meeting adjourned (McClish/Vance/7-0-0).

Next Urban Design-Project Review Subcommittee meeting date: April 7th, 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.*



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