

Revised Land Use Statement 3/23/2018

PD- 36 Amendment: Highland Park Presbyterian Church

Highland Park Presbyterian Church (HP Pres) proposes to amend Planned Development District 36 for religious and educational uses. The request provides an updated Detailed Site Plan to reflect renovations and new structures. HP Pres plans to conduct extensive renovations to the existing church and educational facilities. The church plans to demolish the existing Hunt Building, which is a three-story multipurpose building that includes a multipurpose room, offices and gymnasium. The church will replace the Hunt Building with a newly configured three-story building above an underground parking garage that will provide at least 129 parking spaces. The new building will serve the same purposes as the existing Hunt Building.

An addition is planned for the front of the church to the east of the sanctuary. This space will extend the building face to the existing sanctuary setback and will provide additional meeting and connective space from the west side of the church to the east. The new construction will be respective of the historic architecture of the church and designed to protect the existing tree canopy.

The existing footprint of the church will largely remain the same, with the exception of the new addition to the north. No additional sanctuary or worship area will be created, nor will the sanctuary be renovated at this time. The current church layout is disjointed and does not facilitate a sense of community that is desired by the church members. The existing space lacks the functionality required to support the church's mission and long term goals. Moreover, most the church space is in need of updating for security and mobility purposes. The renovations will simplify the church layout and create better circulation.

Parking has long been a problem for the church, and proposed solutions such as shuttling and valet do not provide sustainable long-term solutions for the church, school and programs. Due to the lack of dedicated parking space, congregants and visitors are currently required to park on residential streets and walk lengthy distances to attend church or programming. This is problematic for mobility impaired members, members with small children and visitors that all express that a lack of parking is a barrier to attendance.

The underground parking garage would not only serve the church for Sunday worship services, large events such as weddings and funerals, and weekday programming, but staff from the Highland Park Day School and the Hillier School would also be required to park in the garage during the school week. This would make on-street parking more available to parents as they pick-up and drop-off their children at the Day School.

DeShazo conducted a comprehensive traffic study and a revised analysis based on the new plans, which concluded that an underground parking garage would be a beneficial addition to the church and neighborhood. The garage will increase safety, especially for pedestrians, and reduce the number of conflict points that currently exist.

Pursuant to the suggestion of the City of University Park, HP Pres wishes to adopt the city's suggestion of a Development Agreement for Shannon Lane and the homes located at 3909 University Blvd and 3908 McFarlin Blvd. This Agreement will include all utility or construction work in the public rights of way of Shannon Lane, McFarlin Blvd, or if necessary other public rights of way. The agreement will also provide for temporary construction staging, construction logistics or equipment, and the closure of Shannon Lane. The Agreement would also allow for 3909 University Blvd and 3908 McFarlin Blvd to be used by the contractor, architects, sub-contractor, or the property owner.