

Update and Frequently Asked Questions
McKinley Road Multi-Family Planned Development
Last Updated – January 20, 2021

General Information

What is the McKinley Road Multi-Family Planned Development?

As envisioned as early as 2011, through the work of an adhoc committee appointed to study the area located east of McKinley Road, near the City's Central Business District, and later re-enforced by actions of the Plan Commission and City Council, this development is transforming the area from dated office buildings to a cohesive residential development. Redevelopment of this area with residential condominiums, close to the Central Business District, the train station, the Library and Gorton Community Center was determined to be in the best interest of the overall community because nearby residents support the vitality of the business district.

What is the status of the McKinley Road Planned Development?

The first two phases of the development are approved. The first building is complete and the condominium units are sold and occupied. The second phase of the development, the second condominium building, is nearing completion with occupancy anticipated beginning in February, 2021. The third phase of the development is planned on property currently owned by the City and has been the subject of numerous public hearings before the Plan Commission occurring over the course of several months beginning in June, 2019. On February 1st, the City Council is scheduled to consider a recommendation from the Plan Commission pertaining to a request for rezoning a 38 foot wide strip of an adjacent property and consolidating it with the development site.

Is the proposed development consistent with the Comprehensive Plan?

The Comprehensive Plan adopted in 1998 designates the City owned parcel now being considered for development with the third phase of the McKinley Development as *Public Facilities*. The Plan specifically states that the Masonic Lodge, which existed on the site at the time the Comprehensive Plan was adopted, "should be restored and renovated to accommodate the Historical Society's activities through private funding." Recent City Council decisions and decisions made by the Historical Society make this direction no longer applicable to the site. Instead, through the study of the area by an adhoc committee in 2011 and adoption of a Master Plan for this area in 2017, the City Council has designated the City owned parcel for incorporation into a multi-family residential development.

The Comprehensive Plan is a *guiding* document and does not constitute zoning.

Do buildings need to be located exactly as reflected on the Master Plan dated December, 2016?

The Master Plan is intended to guide redevelopment of the site. The Master Plan, along with the development parameters, established a vision for the site: that it would be developed for residential use, as a unified development occurring in phases, be walkable, provide publicly accessible sidewalks and green space, offer access to the Library and provide an appropriate transition between the larger and more intense uses to the west and the single family homes to the east. The plan has evolved.

Phase 3

Does the City still own the Phase 3 property?

Yes, the two parcels that comprise the phase three area remain in the ownership of the City. The City property is under contract with the developers of the McKinley Road Planned Development,

Peter Witmer and Todd Altounian. Once it became clear that the Historical Society would relocate from this site, the Council determined that given the narrow configuration of the parcel and the limited access, the greatest community benefit could result from integrating the City owned parcel into the planned residential development. The sale of the property is contingent upon approval of a development plan that is determined to be consistent with the intent of the Master Plan. The City has the ability to approve developments on City owned property as recently occurred with the redevelopment of the former Municipal Services site on Laurel Avenue.

What are the details of the Purchase/Sale contract?

Because the sale has not yet closed, the Purchase/Sale Agreement is not yet public information. However, the following information from the contract has been provided to the Plan Commission. The Agreement allows Phase 3 of the development, the City property, to be developed with up to two buildings and a total of fourteen units. The current development proposes one building with six to eight units.

Is a change proposed to the boundary of the Historic District?

No change is proposed to the boundaries of the Historic District. The third phase of the McKinley Road Redevelopment is within the City's Historic District. All new buildings in the historic are subject to review and approval by the Historic Preservation Commission.

Why does the plan continue to change?

The plans for the third phase of the McKinley Road Redevelopment have evolved over the course of many meetings in response to input, questions, suggestions and concerns expressed by members of the public, interested buyers and the Plan Commission. Revisions to plans during the public hearing process are part of the process and experience shows that projects are improved through this process despite the fact that in the end, all parties may not be completely satisfied. The changes made to date on the proposed third phase have resulted in an improved plan.

Why has the phase three building shifted north, toward Westminster?

The condominium building in the third phase shifted north to accommodate green space at the south end of the site, adjacent to the Library site, as a result of changes that occurred in the second phase. The building in the second phase became wider and slightly longer once the additional property was acquired from the Church to the south. As a result, the green space, at the urging of the Plan Commission, was extended to the east to provide a level, open foreground for the Library, a public space. The Master Plan does not preclude these types of shifts so long as the overall intent is achieved.

Why is a zone change proposed for the 38 foot wide strip of land to the east of the City property?

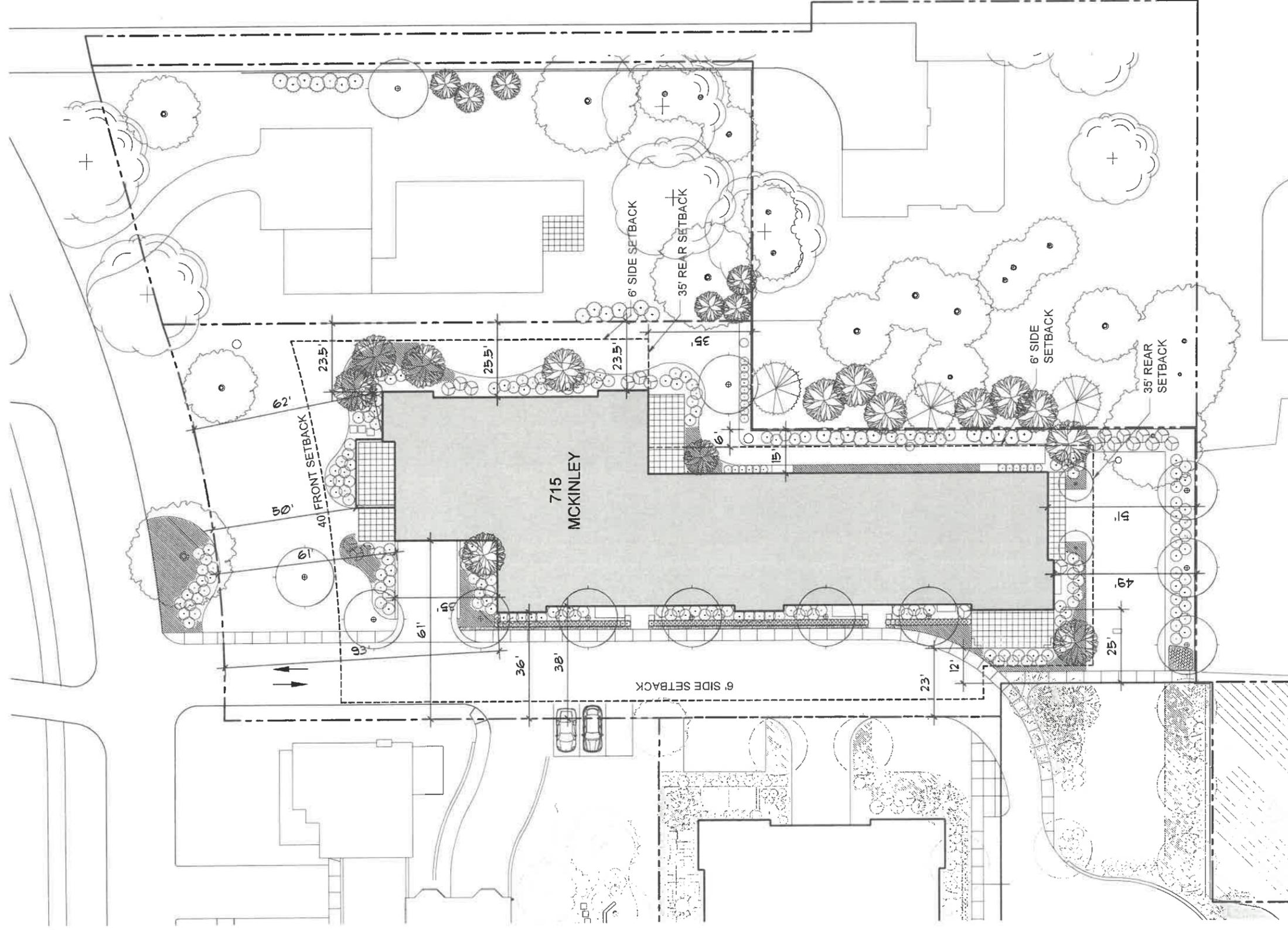
Adding the 38 foot wide strip of land to the development site allows the proposed building to be reduced from a three story condominium building to a two story condominium building to provide for a proper transition from the larger buildings to the west, to the single family homes to the east. The remainder of the 373 E. Westminster property will be redeveloped with a new single family home which will require review and approval by the City's Historic Preservation Commission. (See attached site plan.)

Will the rezoning of the 38 foot wide strip of land establish a precedent for zone changes in other areas within the Historic District?

No, each request for a zone change is considered based on the specific facts of the property proposed for rezoning, the pattern of zoning and uses in the surrounding area and the trend of development. The narrow strip of land proposed for rezoning in this petition is currently part of the property addressed as 373 E. Westminster. The 38 foot wide strip of land is proposed for rezoning from R-1, single family residence to GR-3, General Residence, consistent with the zoning on the adjacent property.

How does the north/south alley factor into the project?

The alley is currently owned by the City. The ownership and responsibility for the alley will be transferred to the developer, and ultimately to the condominium association, if phase three of the project is approved. The alley will become a private street. Historically, the alley has served as a cut through from Westminster to the Library, winding through the former parking lot behind the Historical Society. As part of the development, the alley will be widened, improved and landscaped. A public access easement will be put in place over the private roads, both the east/west and north/south roads, to ensure public access.



MCKINLEY ROAD DEVELOPMENT
PHASE 3 SITE PLAN
March 9, 2021
SCALE: 1"= 30'

Witmer & Associates
Architecture and Interior Design
witmerandassoc.com



PROPOSED PHASE 3 BUILDING



WESTMINSTER

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