



Village Planning Committee Meeting Summary

Z-1-18-8

Date of VPC Meeting	February 12, 2018
Request From	R-5
Request To	R-5 HP
Proposed Use	Historic Preservation (HP) overlay zoning for Sacred Heart Home for the Aged (now Garfield Commons)
Location	Northwest corner of 16th Street and Portland Street
VPC Recommendation	Approval
VPC Vote	15-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Eva Olivas declared a conflict, stating that she has a contract with the owner of the property. She excused herself from the room for the duration of the discussion.

Kevin Weight of the Historic Preservation Division presented the recommendation for approval of the Historic Preservation overlay. He informed the committee that the Historic Preservation Commission approved the request earlier the same day.

Committee members were interested in knowing whether the designation makes the property eligible for Federal funds, whether the proximity of the freeway was deleterious, and the reasoning for the designation including the vacant parcel in addition to the building. Additionally, there was a query as to whether this designation would assist the overall historic district designation for the Garfield neighborhood.

Mr. Weight responded that there are opportunities for tax credits for certain types of restorations to a historic property, the adjacent freeway does not affect the designation. An affordable housing development is being proposed on the vacant portion of the site, to be developed through the Low-Income Housing Tax Credit program. Development of this type of development on a parcel with historic preservation designation adds preference points to the application for tax credits. The housing proposal will be required to comply with the Historic Preservation review standards.

MOTION: Dominique Medina moved, with a second from **Veronyka Lockhart**, to recommend approval of the request.