

COCINA47 / 7TH CHURCH OF CHRIST SCIENTIST

FACT SHEET

Overview

The 7th Church of Christ, Scientist, a 1942-era Romanesque church, at the northwest corner of 47th & Pennsylvania, was purchased in 2020 by JH Investors, associated with DRAKE development, the developer of the Jack Henry Building next door to the west.

Drake Development has submitted plans to the city for a "Cocina47" development, a 9-story project that would build six floors of luxury condominiums above three levels of restaurant space. (see images below) The developer plans to demolish the Seventh Church of Christ, to make way for the new structure. The proposed project will have **no** on-site parking. The lack of parking shifts the brunt of the parking onto adjacent neighborhoods and private property owners.

The 9-story tower substantially exceeds the mandatory maximum height limit of the Plaza Bowl Overlay District Ordinance. This is an ordinance. The height limits are requirements, not recommendations or guidelines. Adoption of the Plaza Bowl Overlay District Ordinance was a top priority of the Midtown Plaza Area Plan, resulting from 3 years of community engagement. The Plaza Bowl Overlay District Ordinance ensures that the future expansion and operation of this resource would continue in a quality manner, respectful of the current design of the Plaza. It enables future developers and current owners to reasonably rely upon and predict what heights and uses will be allowed for future buildings.

A maximum height of 45 feet is specified in the Plaza Bowl Overlay District Ordinance for this Church Site. Renderings provided by the developer show a proposed height of 149 feet to the main roof, and 157 feet to the parapet surrounding the roof. The developer bought the Church Site fully knowing of the Plaza Bowl Overlay District Ordinance. Allowing one developer to exceed the height limits of such the District opens the floodgates for other developers to ignore the Overlay District.

Please save these two dates, and participate in shaping the future of the Plaza:

- Tuesday, June 7, at 9:00 a.m. via ZOOM, hearing before the City Plan Commission on this redevelopment proposal.
- Wednesday, June 22, at 1:30 p.m. on the 26th Floor of City Hall, hearing on the ordinance authorizing the redevelopment before the City Council Committee on Neighborhood Planning and Development.

