
Tenney-Lapham Neighborhood Meeting

Summit Credit Union Headquarters Proposal 4.7.2016



Agenda

1. Introduce Summit Credit Union
2. Provide an overview of the project
3. Present the project timeline
4. Questions and Answers

- Summit Credit Union is a member-owned, not-for-profit financial cooperative. Anyone can be a member
- Our vision is to connect people and inspire action to create member and community wealth
- We believe anyone can be financially successful. It is our goal to improve the lives of our members and the communities they live in and we are passionate about:
 - Helping members own their financial lives by making managing money easier, less stressful, less expensive, and more fun
 - Financial education that creates sustainable impacts to build strong and thriving individuals, families, and communities
 - Environmental Sustainability

Site Aerial Photo



Summit Credit Union

- Approximately 1.85 acres on the corner of North Ingersoll and East Washington
- Summit Credit Union will own and develop the land for our 140,000-square-foot headquarters
- Consolidation of our administrative functions and provide room for future growth
- 1st Floor retail branch with drive thru
- 420 stall parking structure (available to the public during off hours)

Stone House

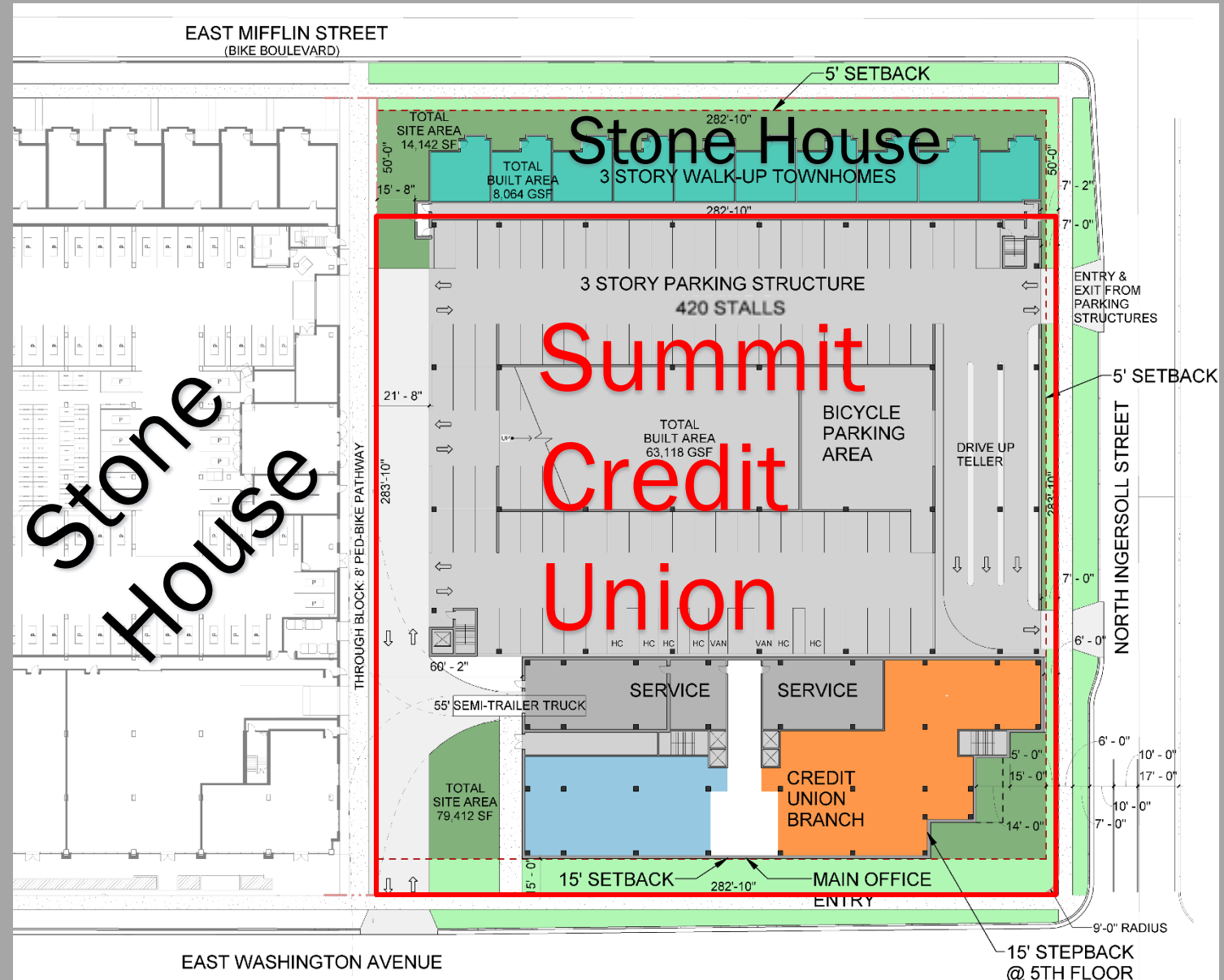
- Approximately .30 acres along Mifflin Street to the corner of North Ingersoll
- 10 three-story walk-up townhomes
- Parking within Summit Credit Union's structure (access from Ingersoll not Mifflin)

Summit Credit Union brings to your neighborhood:

- Future employment opportunities for a wide variety of jobs, ranging from entry level to executive
- Accessible, high-value financial services and financial education
- A boost to economic development
- A long-term neighbor
- Additional parking for neighborhood events
- Completed redevelopment of a currently vacant block

Site Plan

- 10 story building along East Washington Avenue with a 420 stall parking structure
- Stone House's 3 story walk-up townhomes along Mifflin Street; parking in our structure with Ingersoll access
- Retail branch on first floor
- Entrances/exits on East Washington and North Ingersoll (not Mifflin Street)
- Large area for bike parking
- Ped/bike path between buildings
- Parking structure to accommodate current and future needs of Summit Credit Union and neighborhood



■ Traffic Circulation

- No entryways/exits onto E. Mifflin Street Bike Boulevard
- Through-block Ped- Bike 8' Pathway connecting Mifflin to East Washington

■ Parking and Service Areas

- Located behind and on the side of the building
- Automobile parking 420 stalls @ 3 stalls/1000 sf
 - Maximum is 4 stalls/1000 SF
- Bike Parking 70 stalls @ 1 per 2000 sf

- **Setbacks:**

- East Washington Avenue – 15’
- Mifflin Street & Ingersoll Street – 5’

- **Façade Stepbacks:**

- East Washington Avenue – 15’ stepback above 5th floor
- Ingersoll Street – 15’ stepback above 3rd floor

- **Height: 8 Stories with 2 bonus stories with provision of:**

- Shared Structured Parking for on and off-site public uses

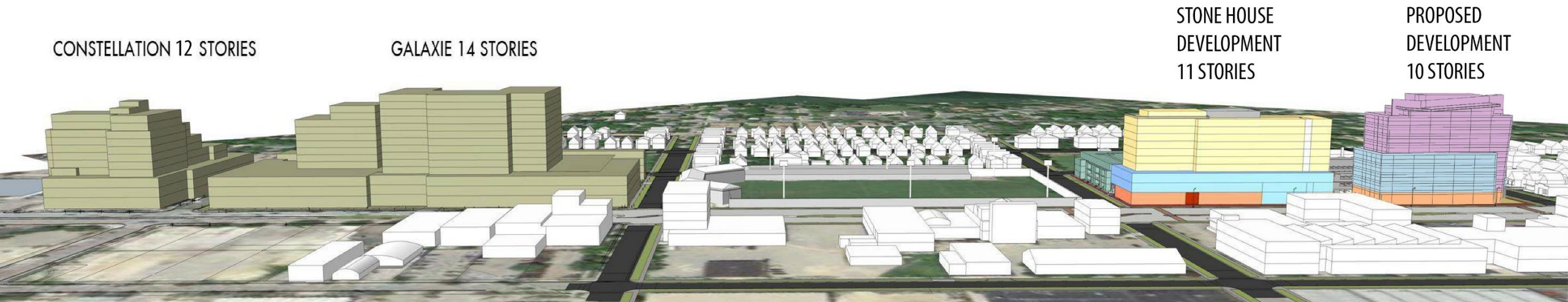
- **Request for height ordinance change:**

- Maximum allowable height is 123 feet (based on standard residential floor heights)
- Summit Credit Union is seeking ordinance change to allow for 144 feet to accommodate standard commercial floor heights

	Allowable	Proposed
Stories	10	10
First Floor Height	15'	18'
Additional Floor Height	12'	14'
Total Height	123'	144'

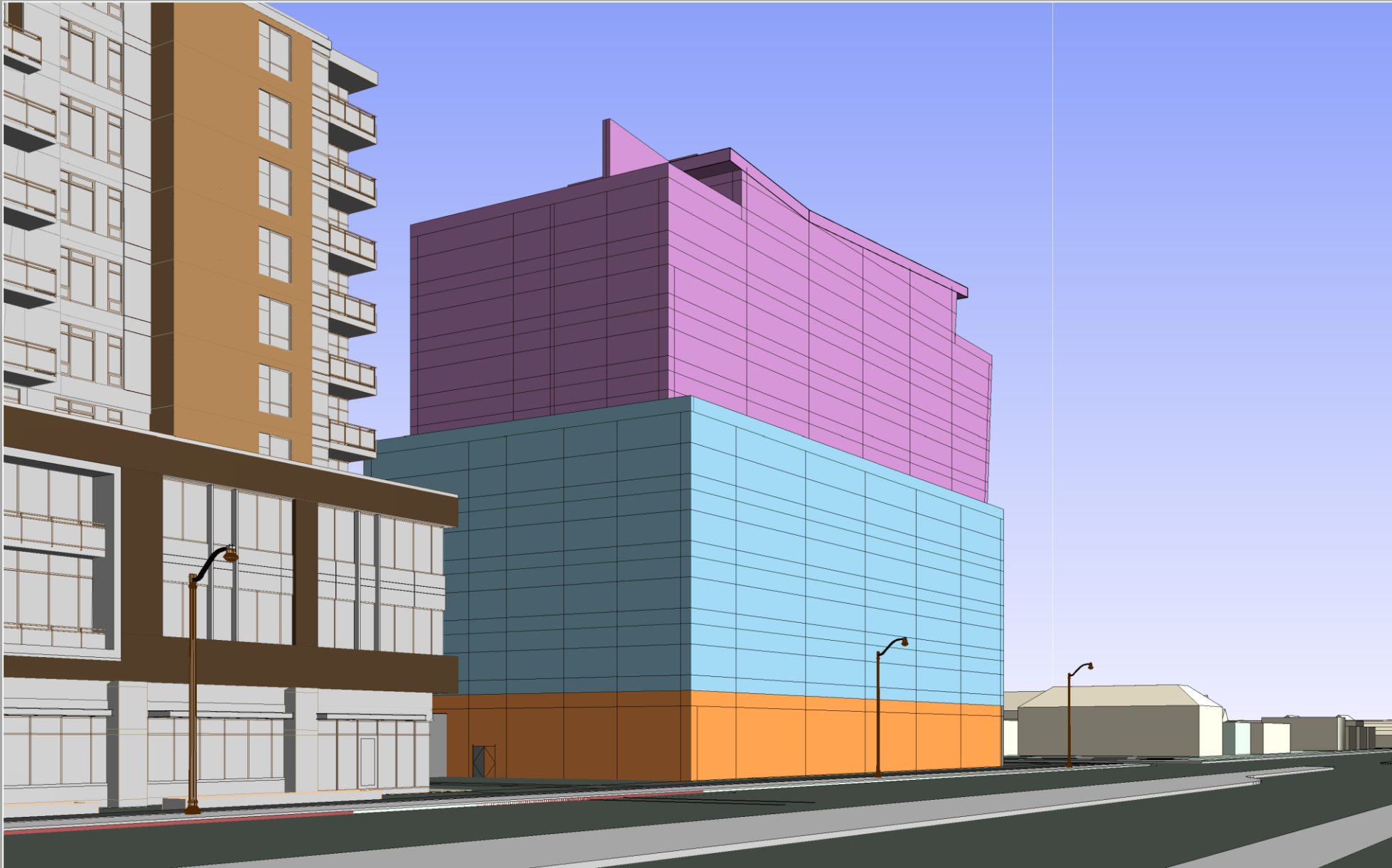
Change will accommodate standard floor heights for commercial buildings

Comparative Heights



Building	Constellation	Galaxie	Stone House	Summit Credit Union-Proposed Project
# Stories	12	14	11	10
Approved/Proposed Height	147'	158'-6"	131'-8"	144'
1 st Floor Height	15'	16'-11"	18'	18'
Height of Other Commercial Floors	15'	14'	13' / 13'-8"	14' (Avg. Height)

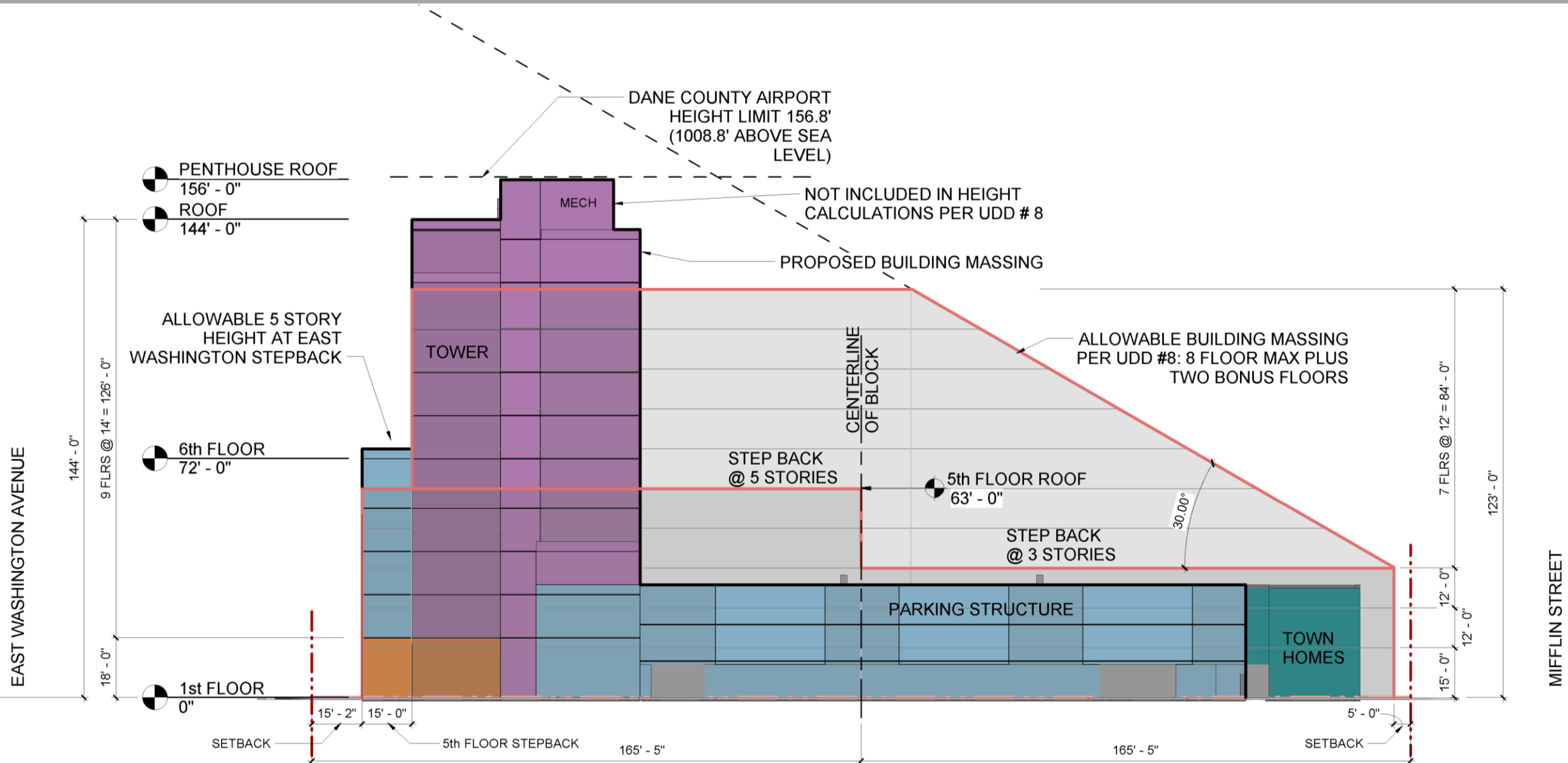




Mifflin Street View Looking South East



Site Section – UDD 8 Compliance

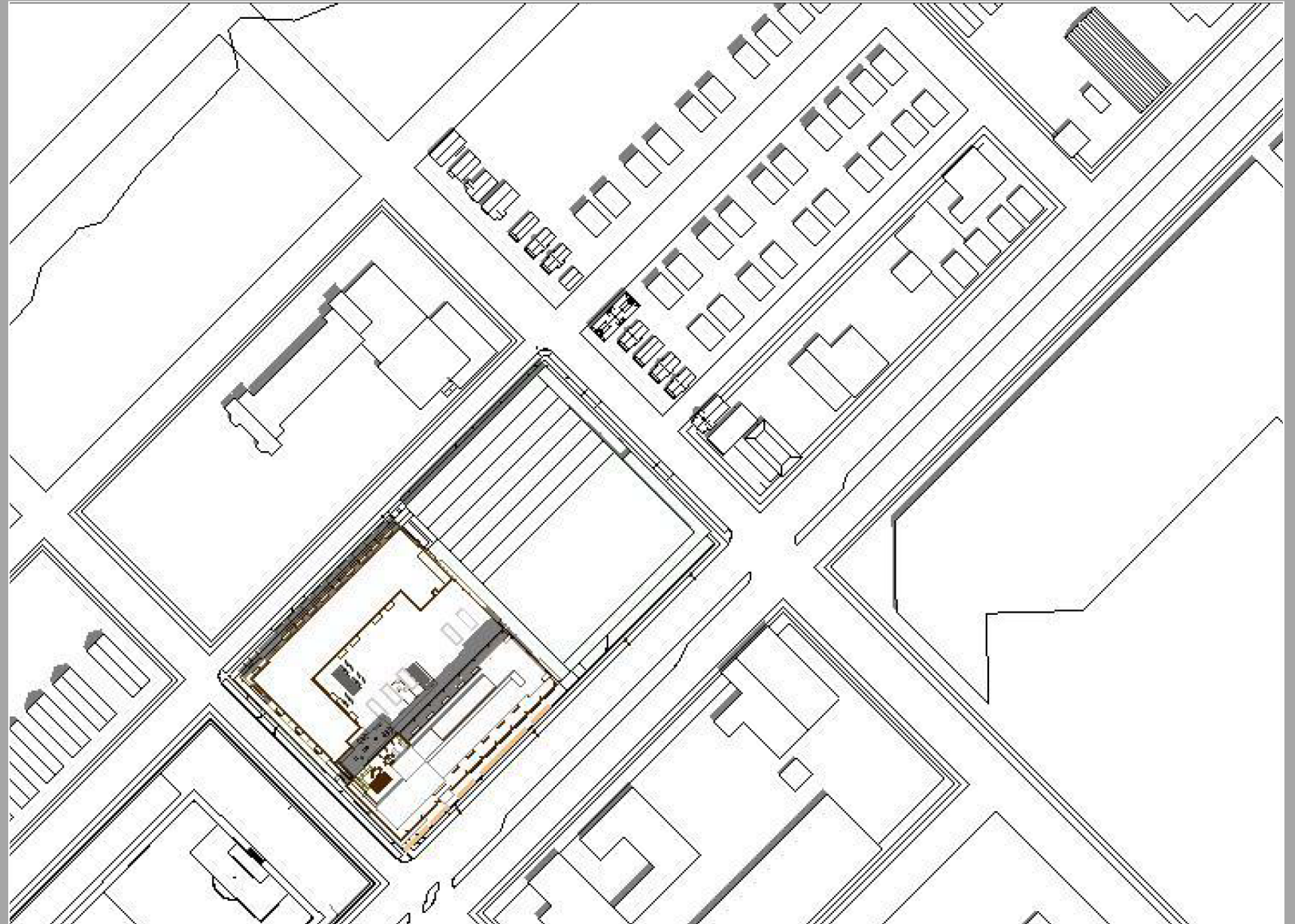


Shadow Study: Summer Solstice (June 21)

Allowable

Morning

10:00 AM

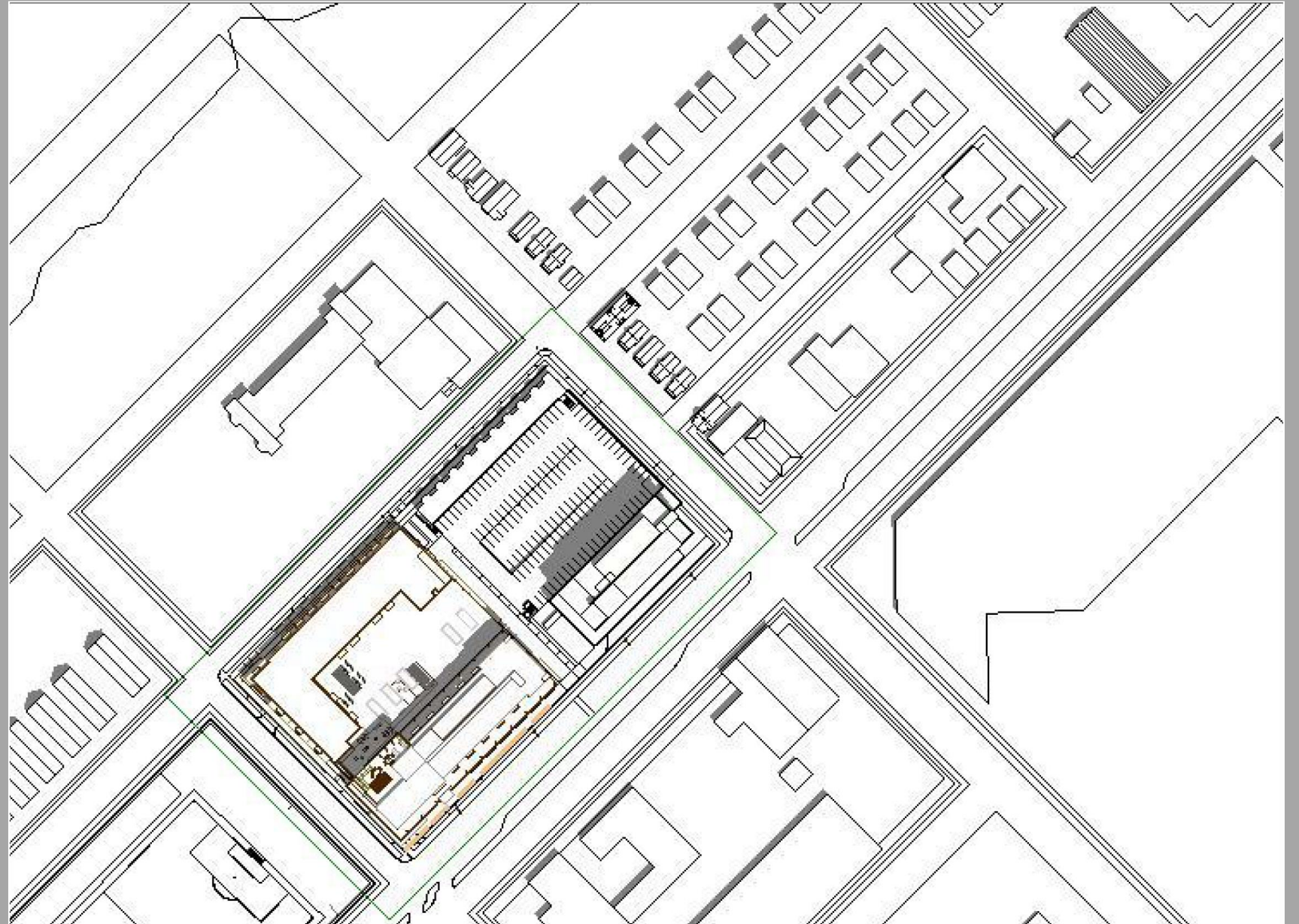


Shadow Study: Summer Solstice (June 21)

Proposed

Morning

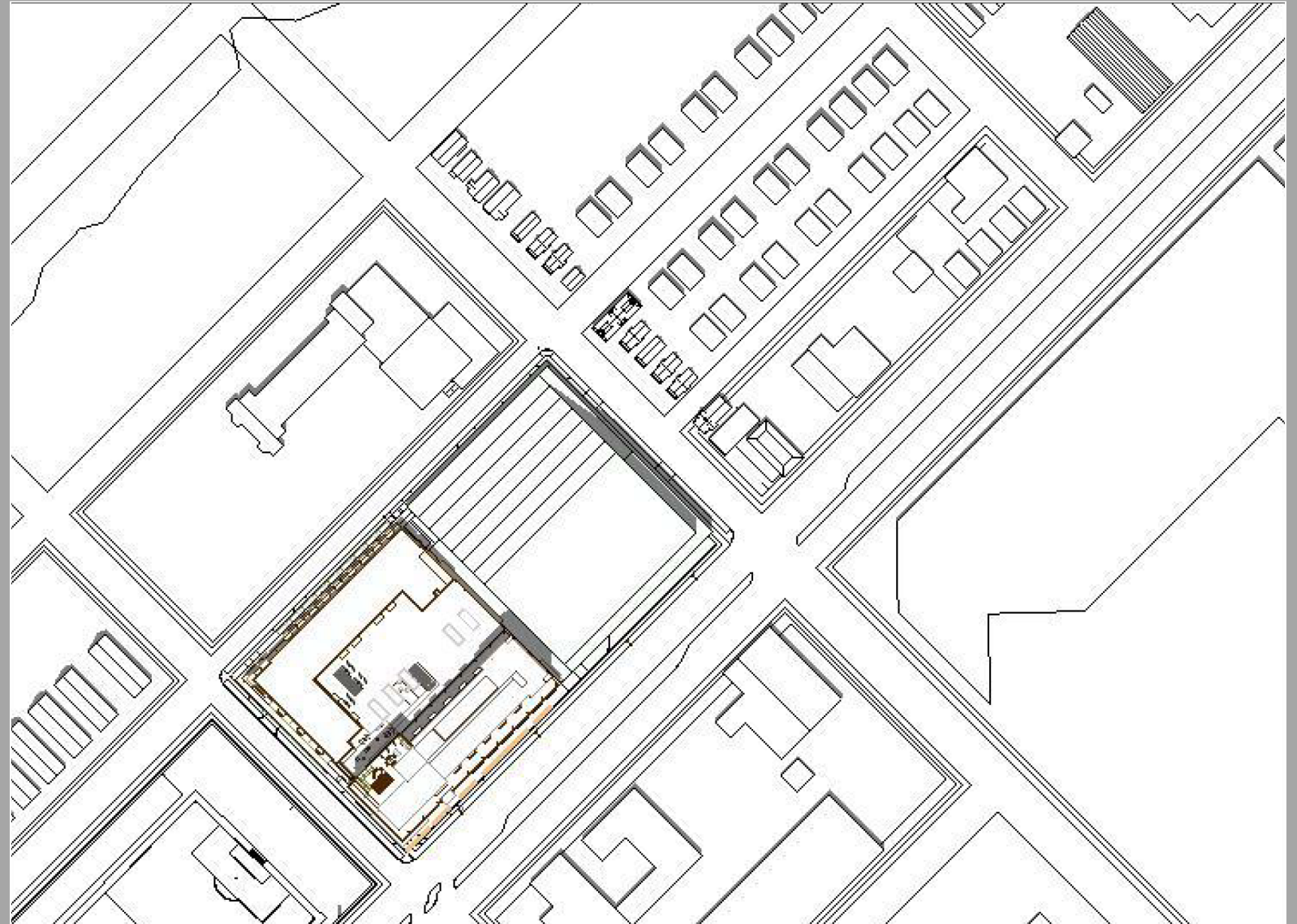
10:00 AM



Allowable

Mid Day

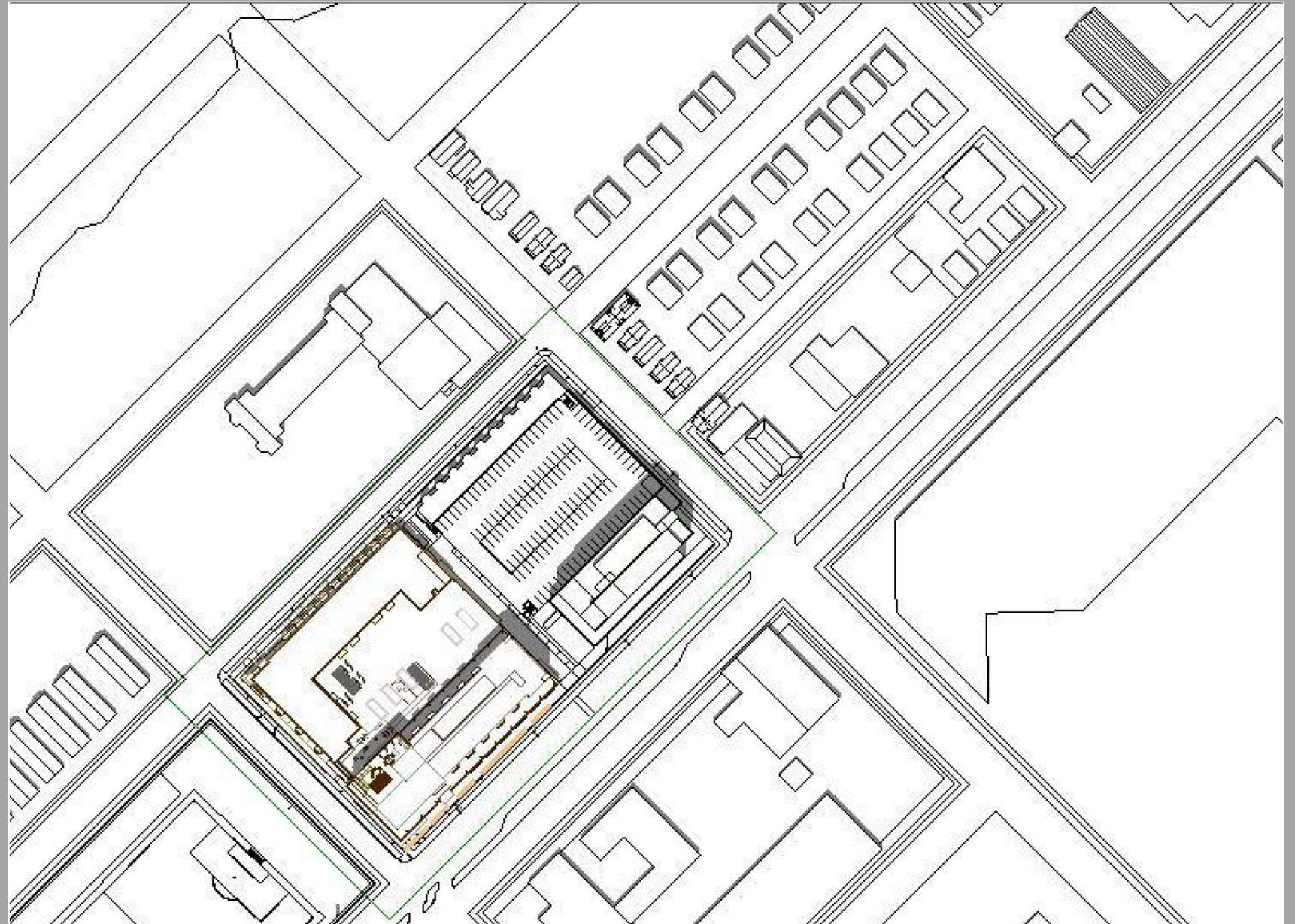
Noon



Proposed

Mid Day

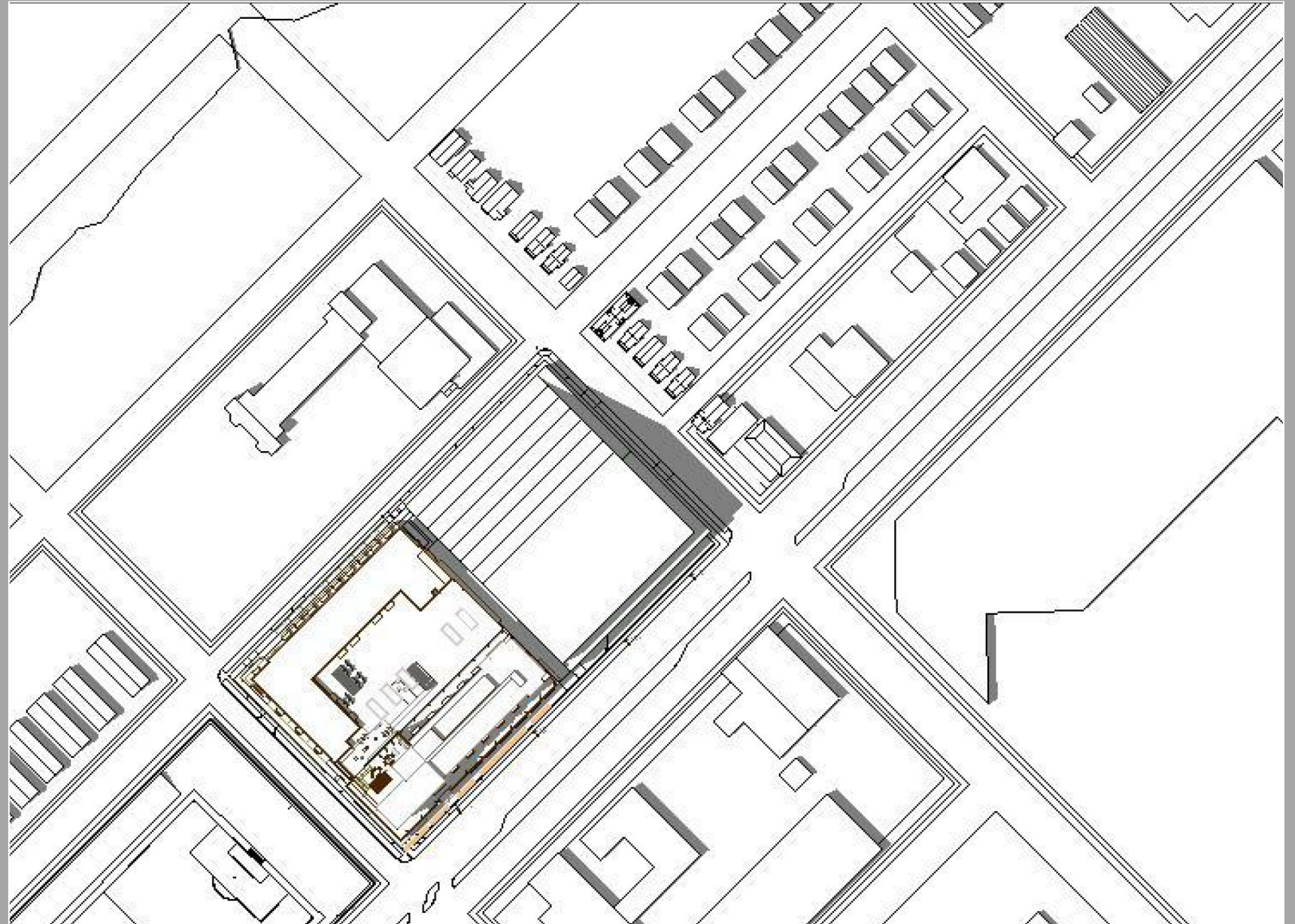
Noon



Shadow Study: Summer Solstice (June 21)

Allowable

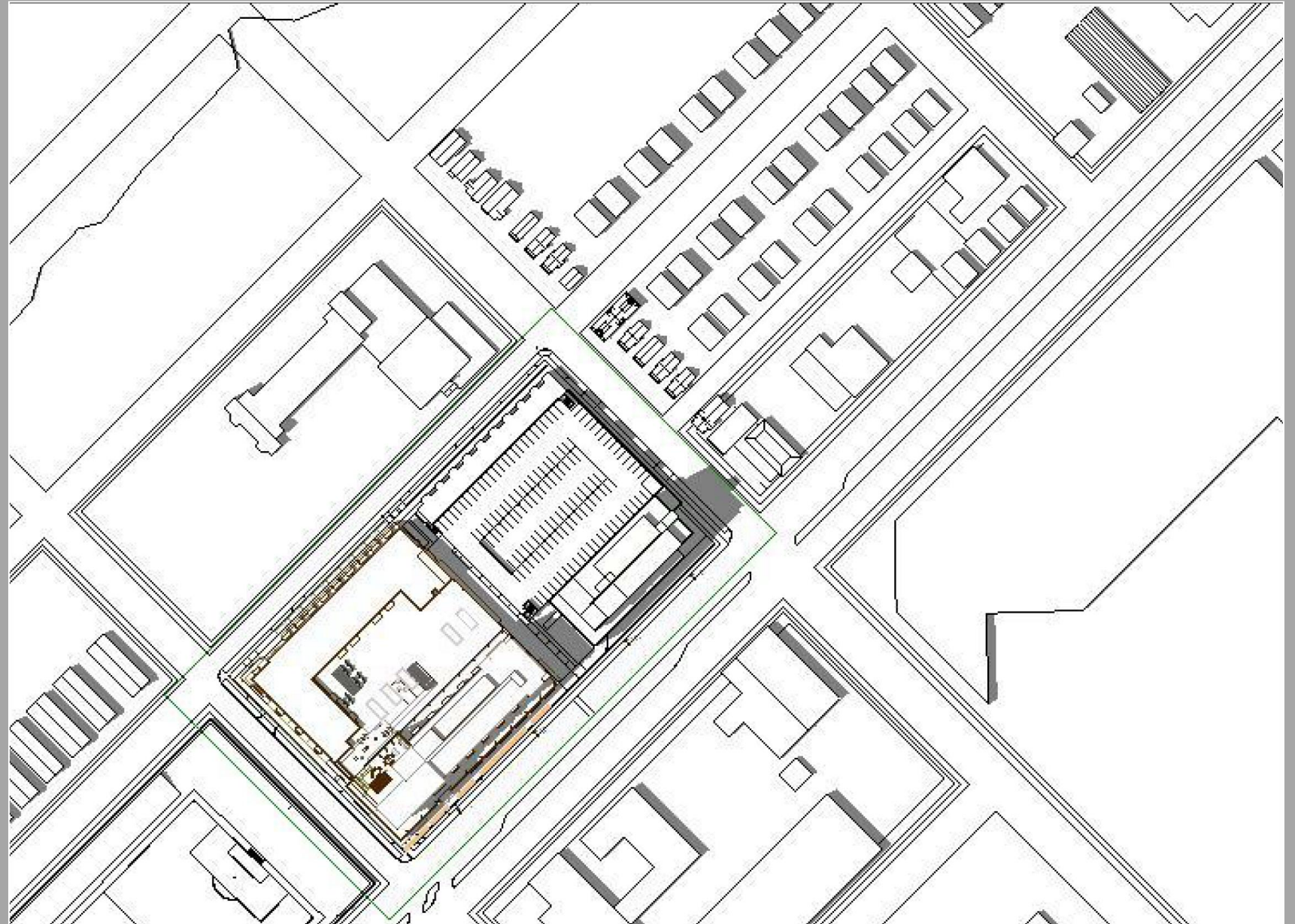
Afternoon
2:00 PM



Shadow Study: Summer Solstice (June 21)

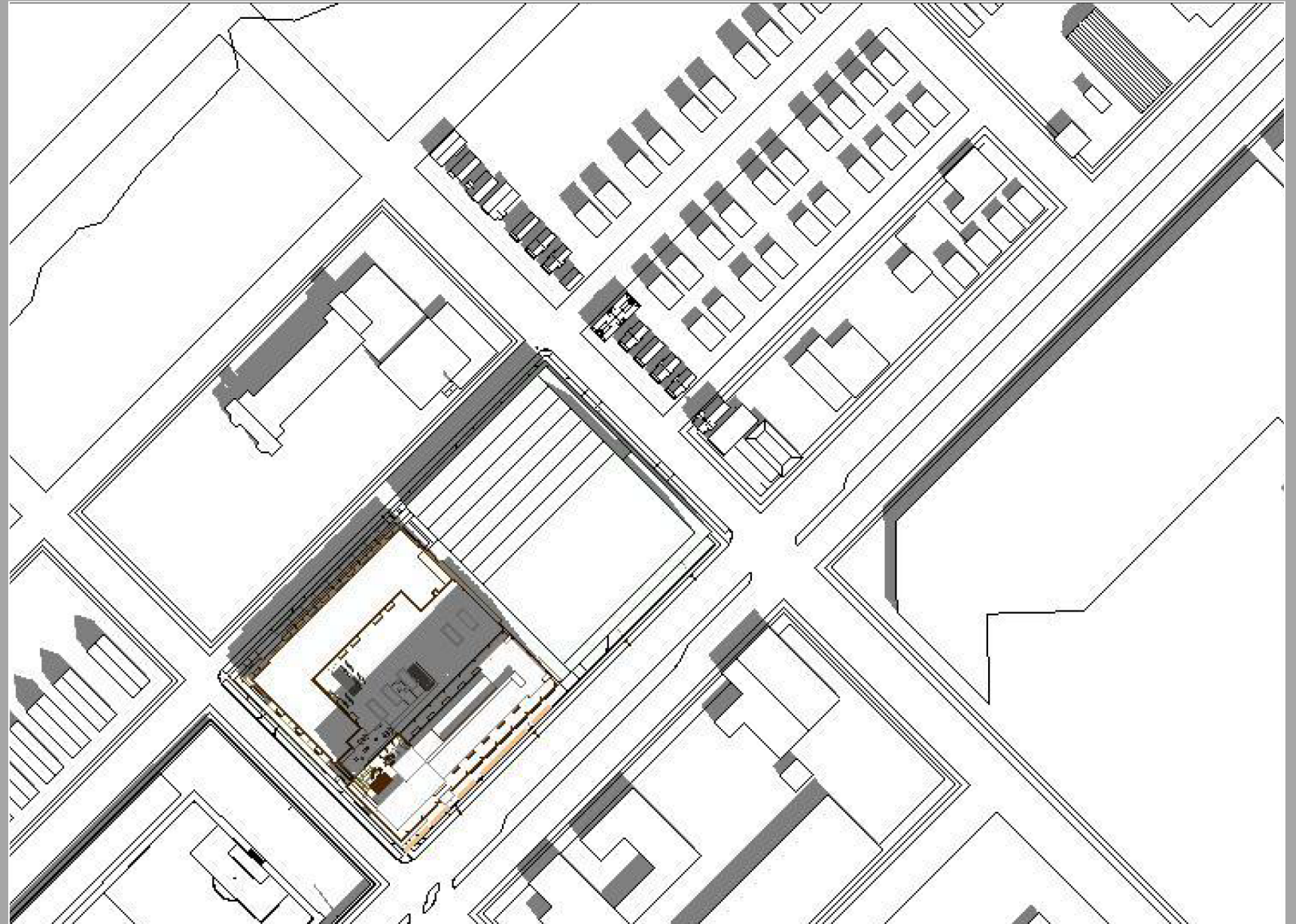
Proposed

Afternoon
2:00 PM



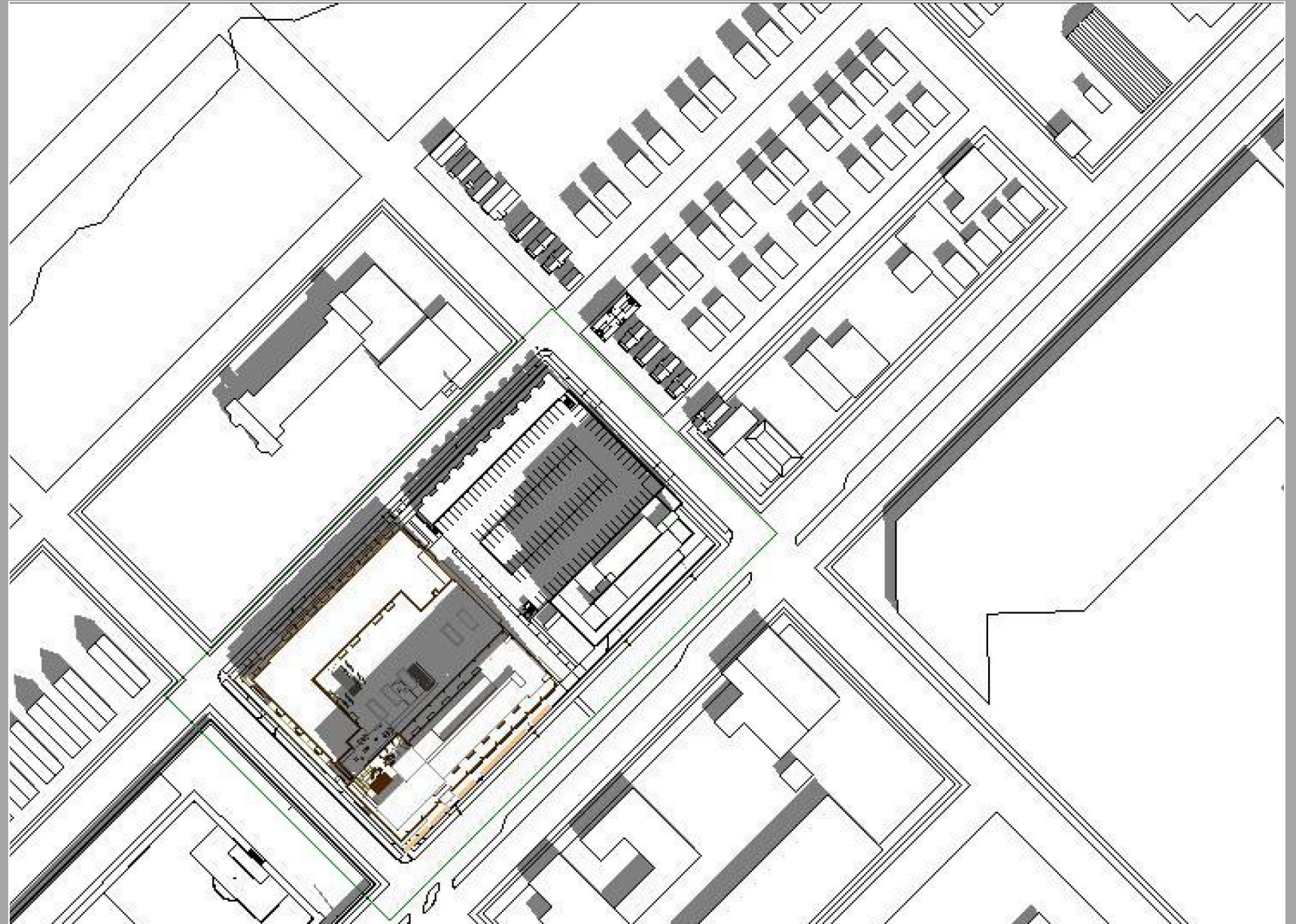
Allowable

Morning
9:00 AM



Proposed

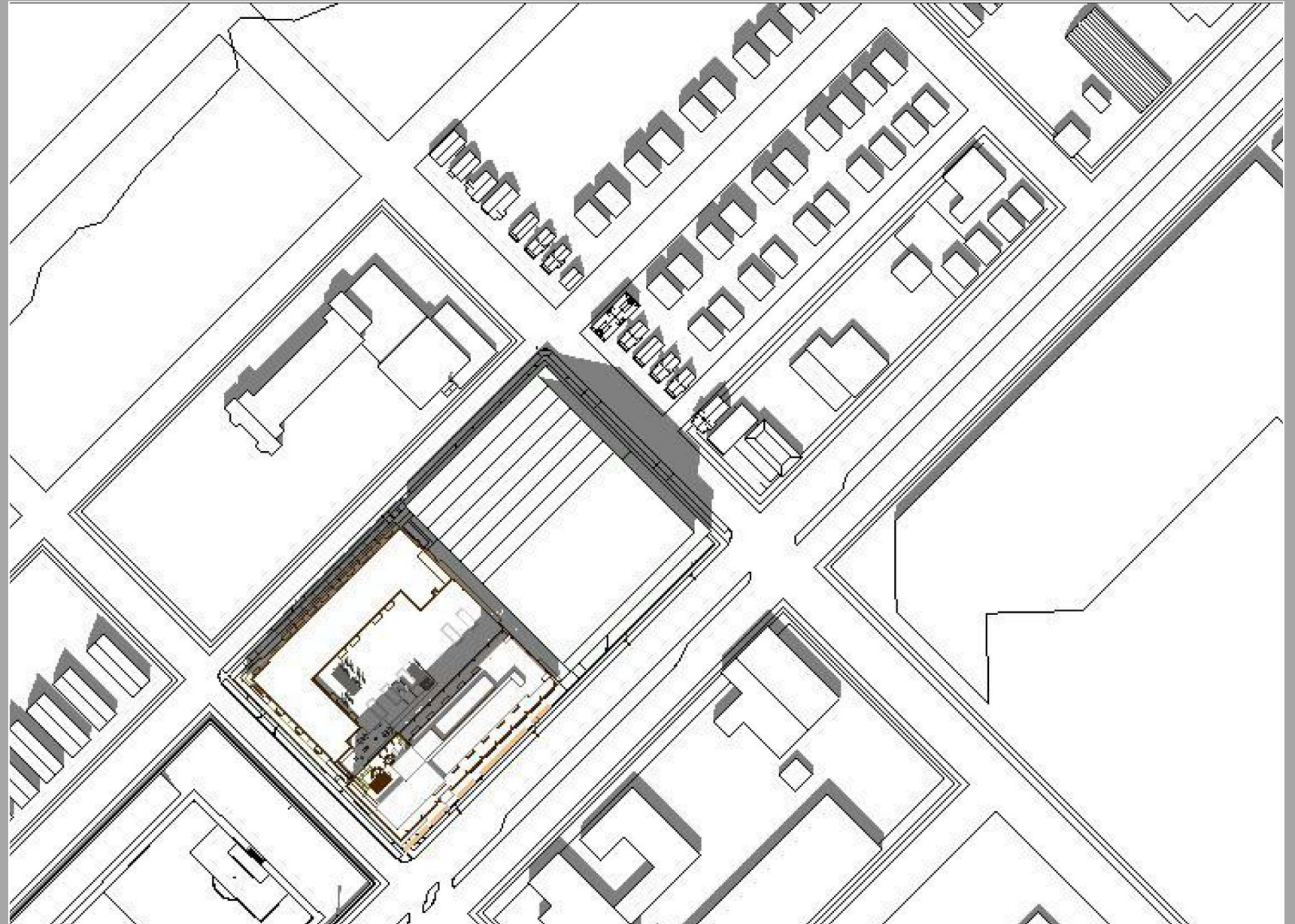
Morning
9:00 AM



Allowable

Mid Day

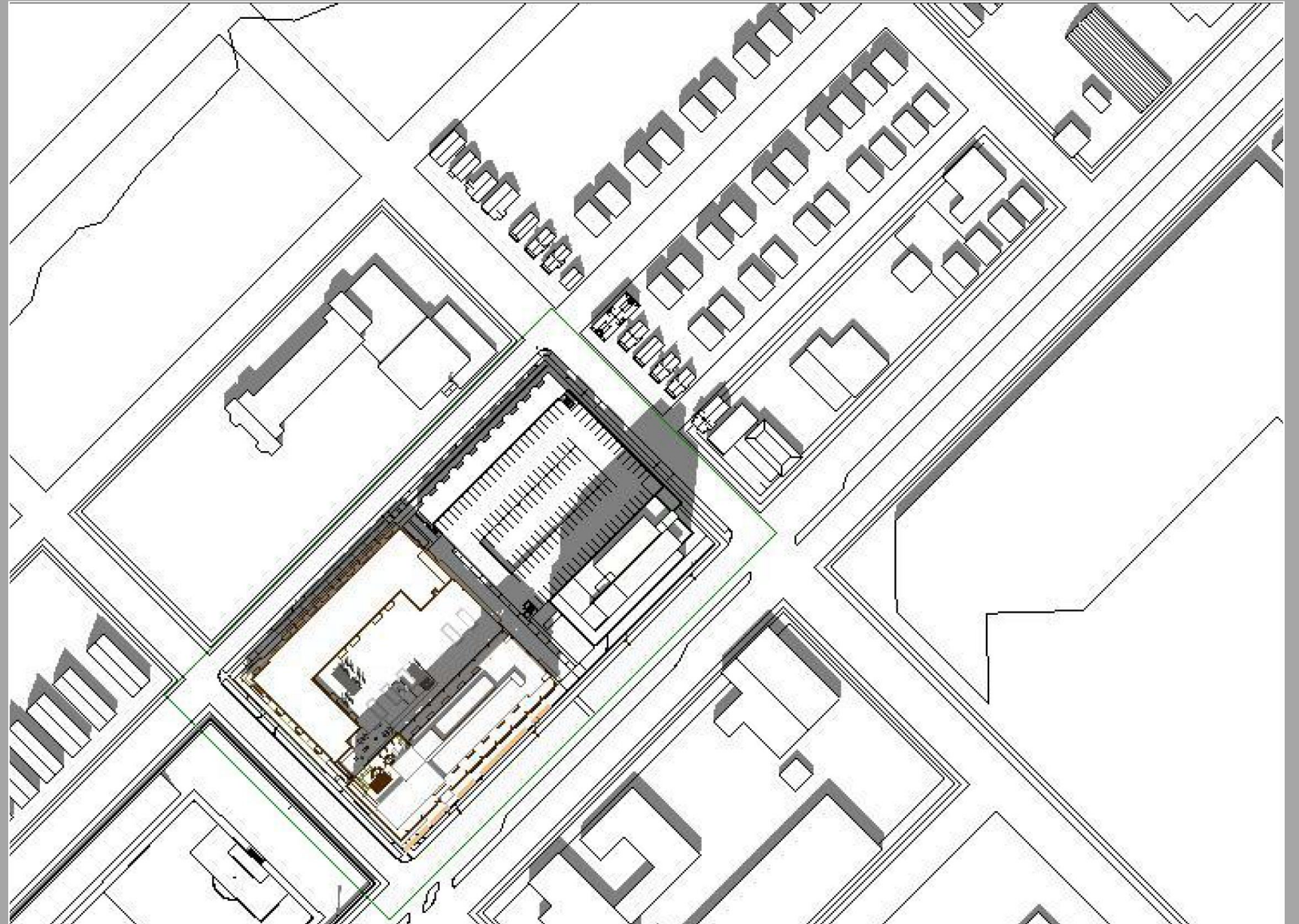
Noon



Proposed

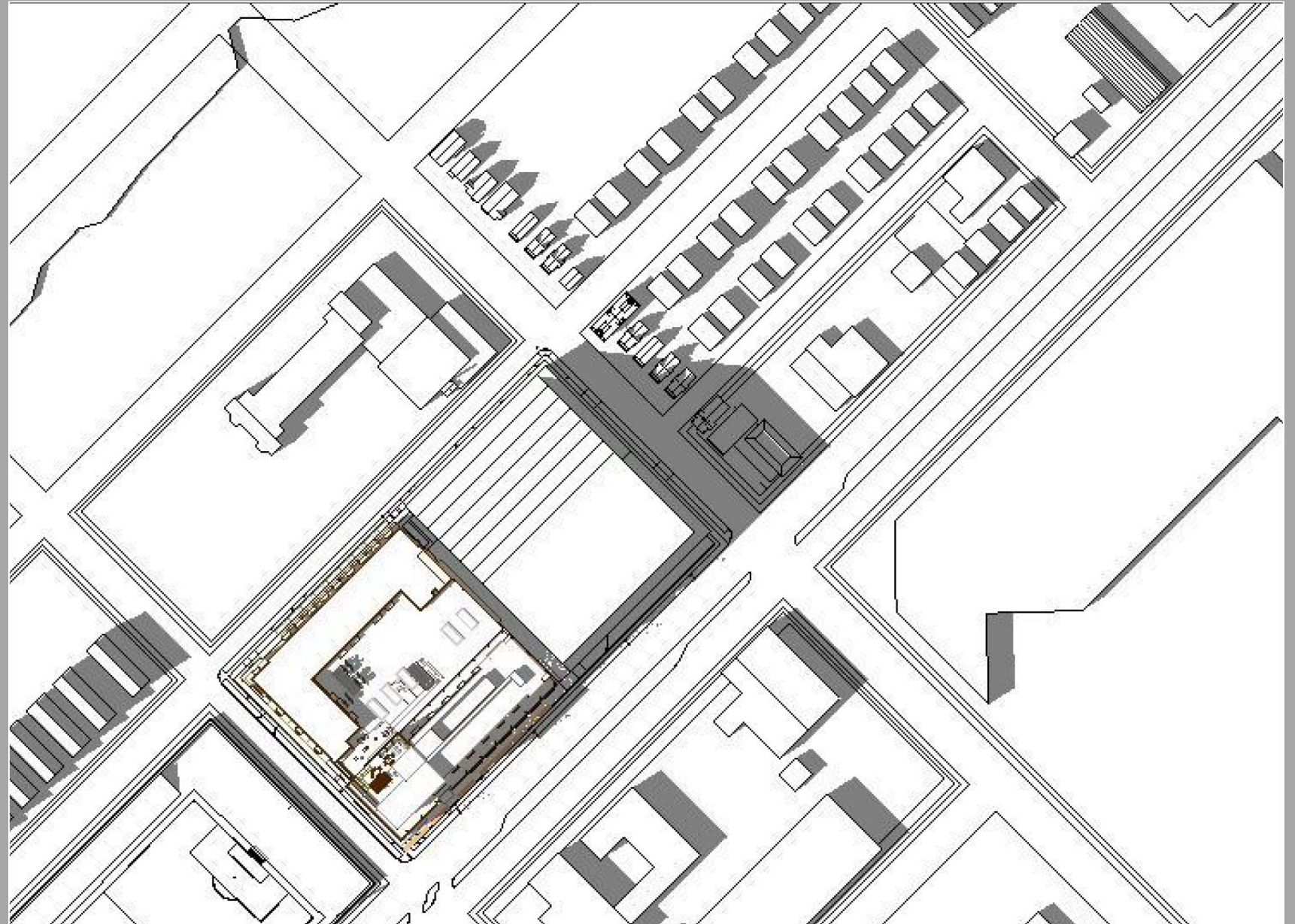
Mid Day

Noon



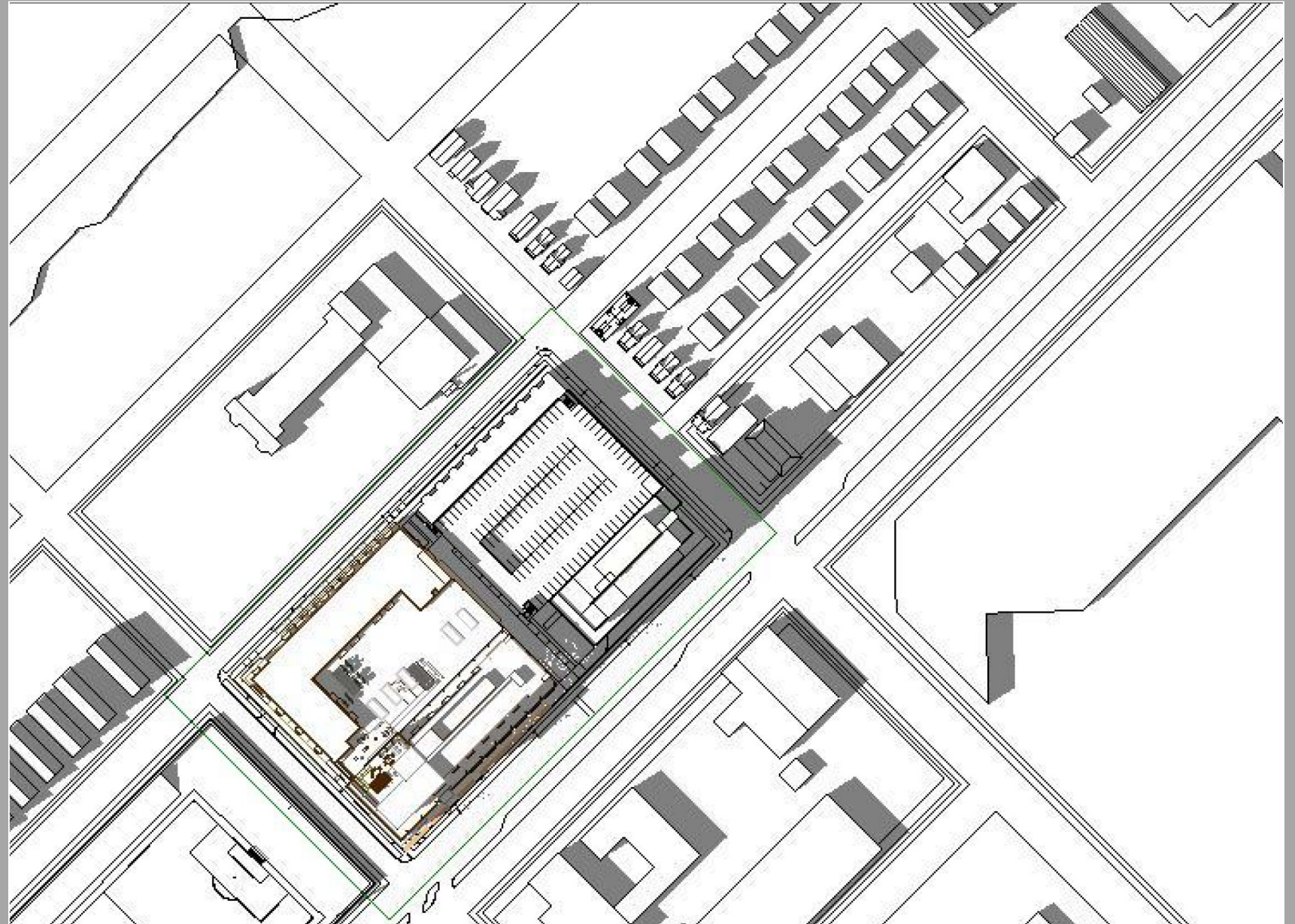
Allowable

Afternoon
3:00 PM



Proposed

Afternoon
3:00 PM



Allowable

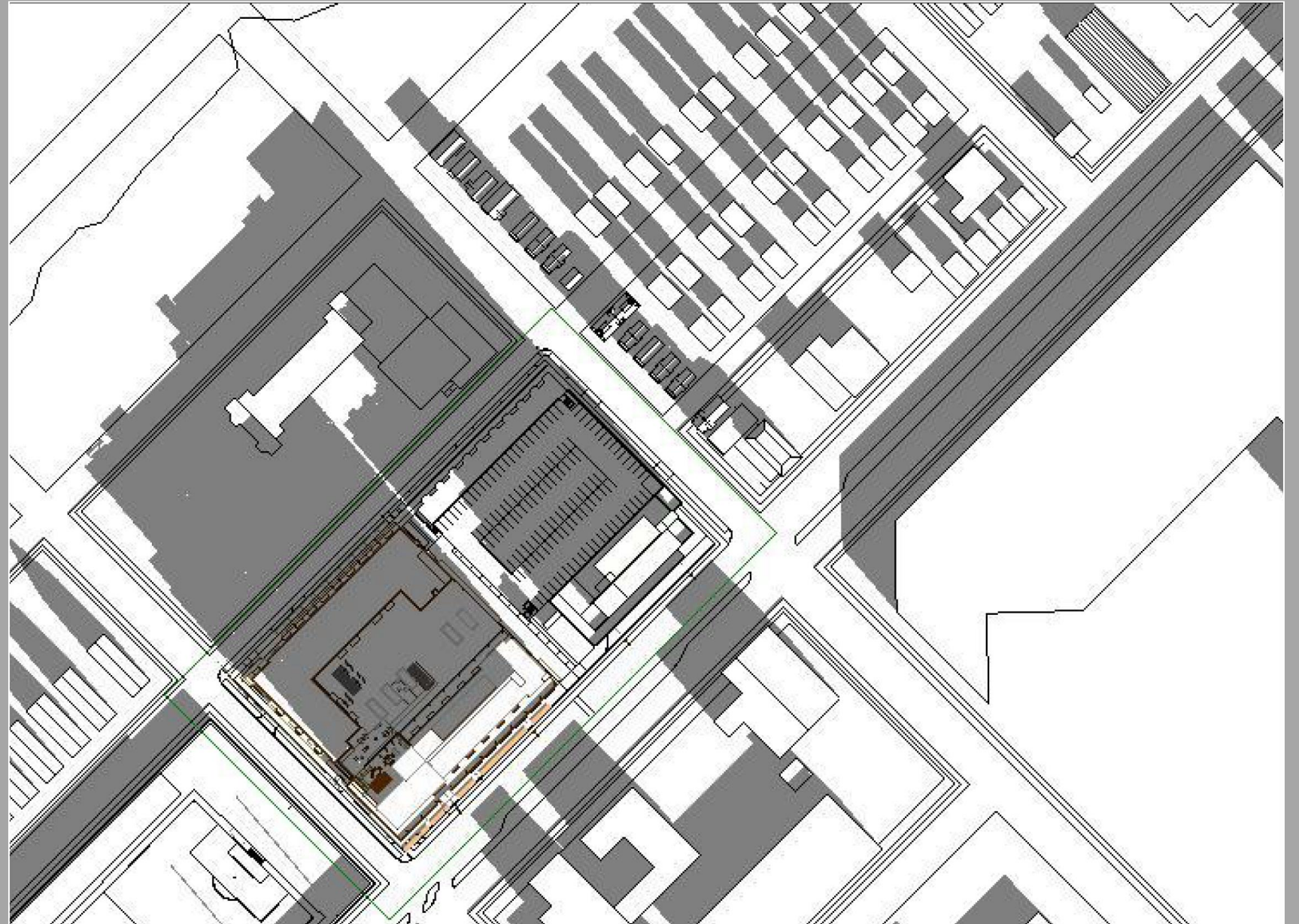
Morning
8:00 AM



Shadow Study: Winter Solstice (December 21)

Proposed

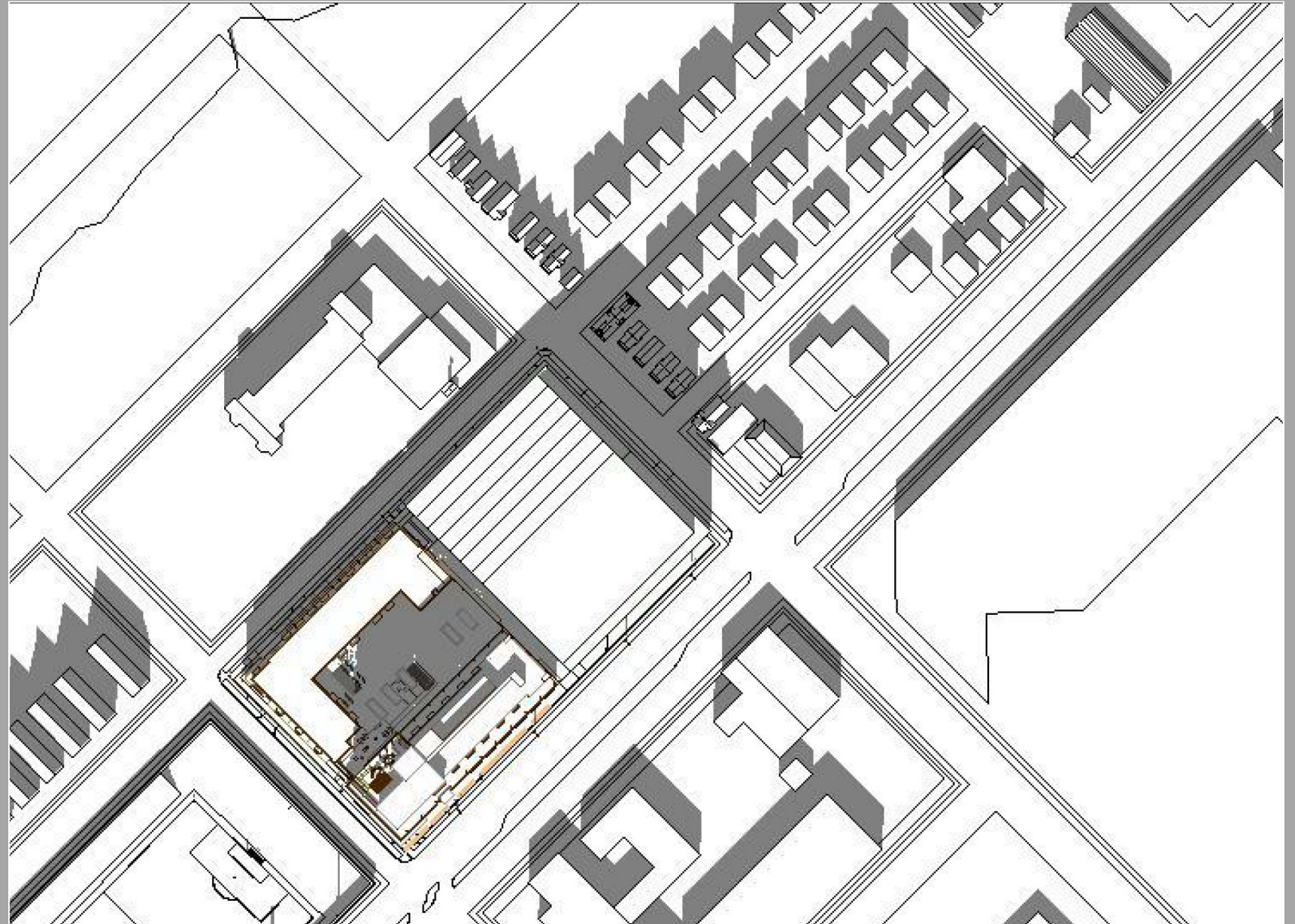
Morning
8:00 AM



Allowable

Mid Day

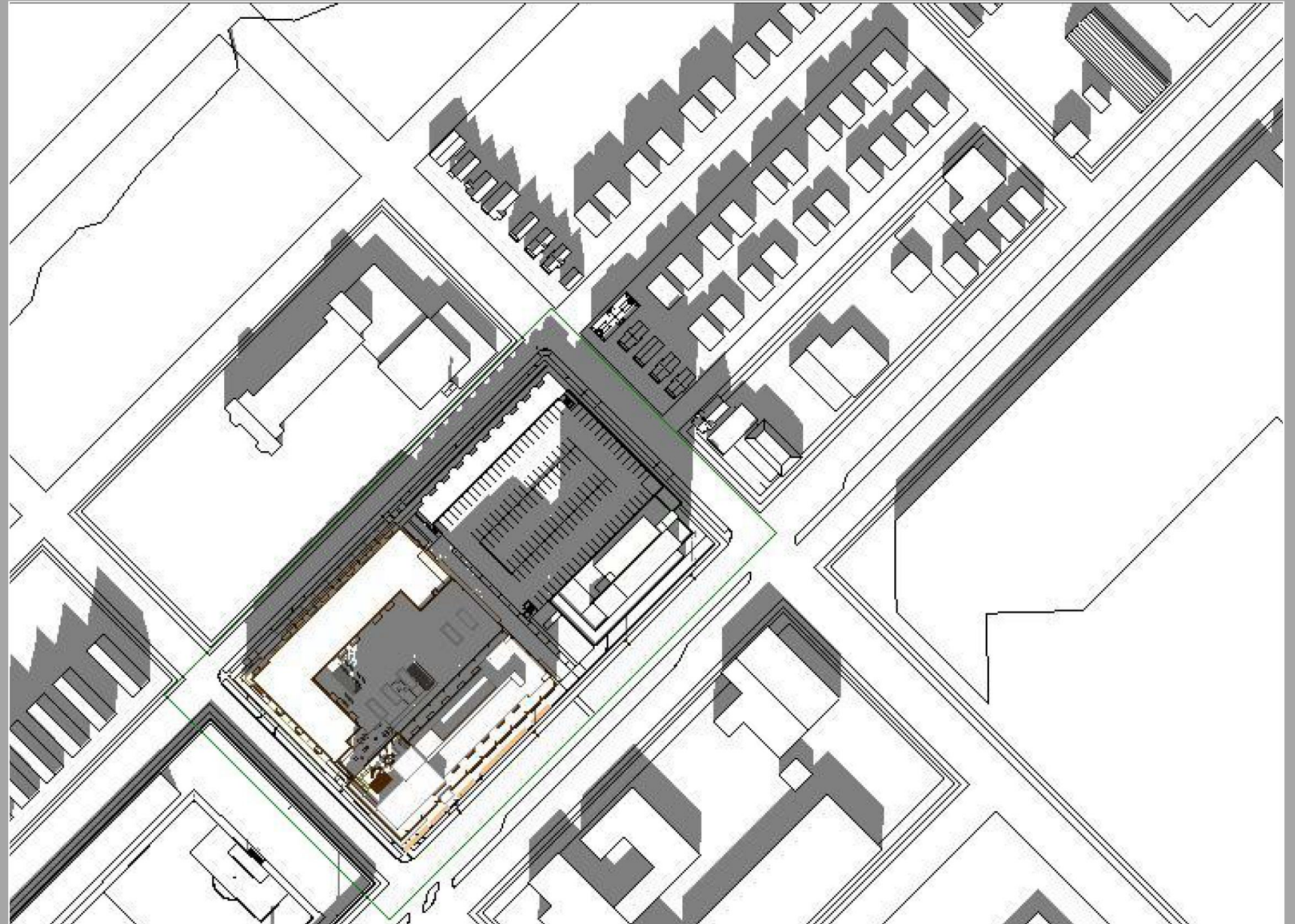
Noon



Proposed

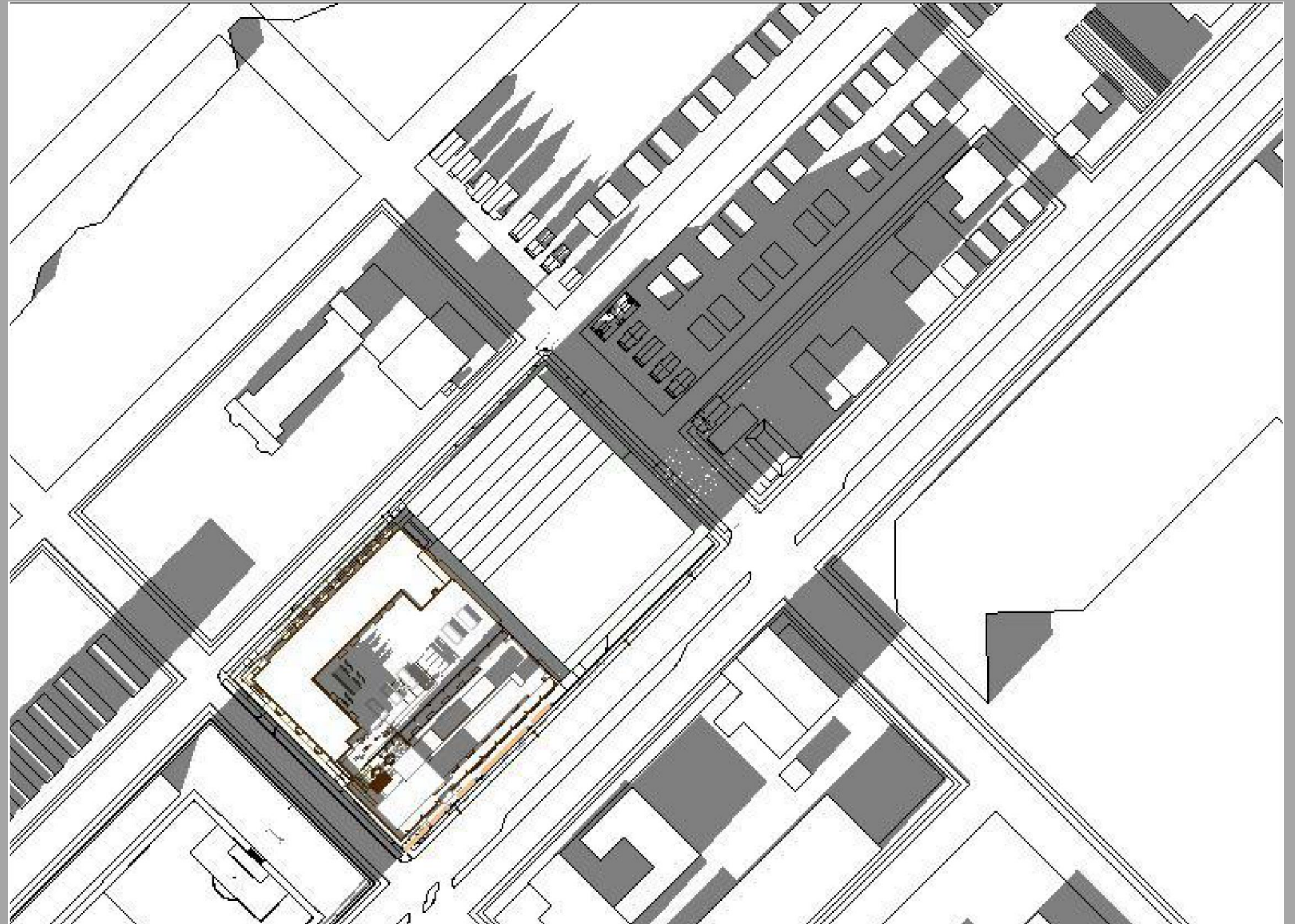
Mid Day

Noon



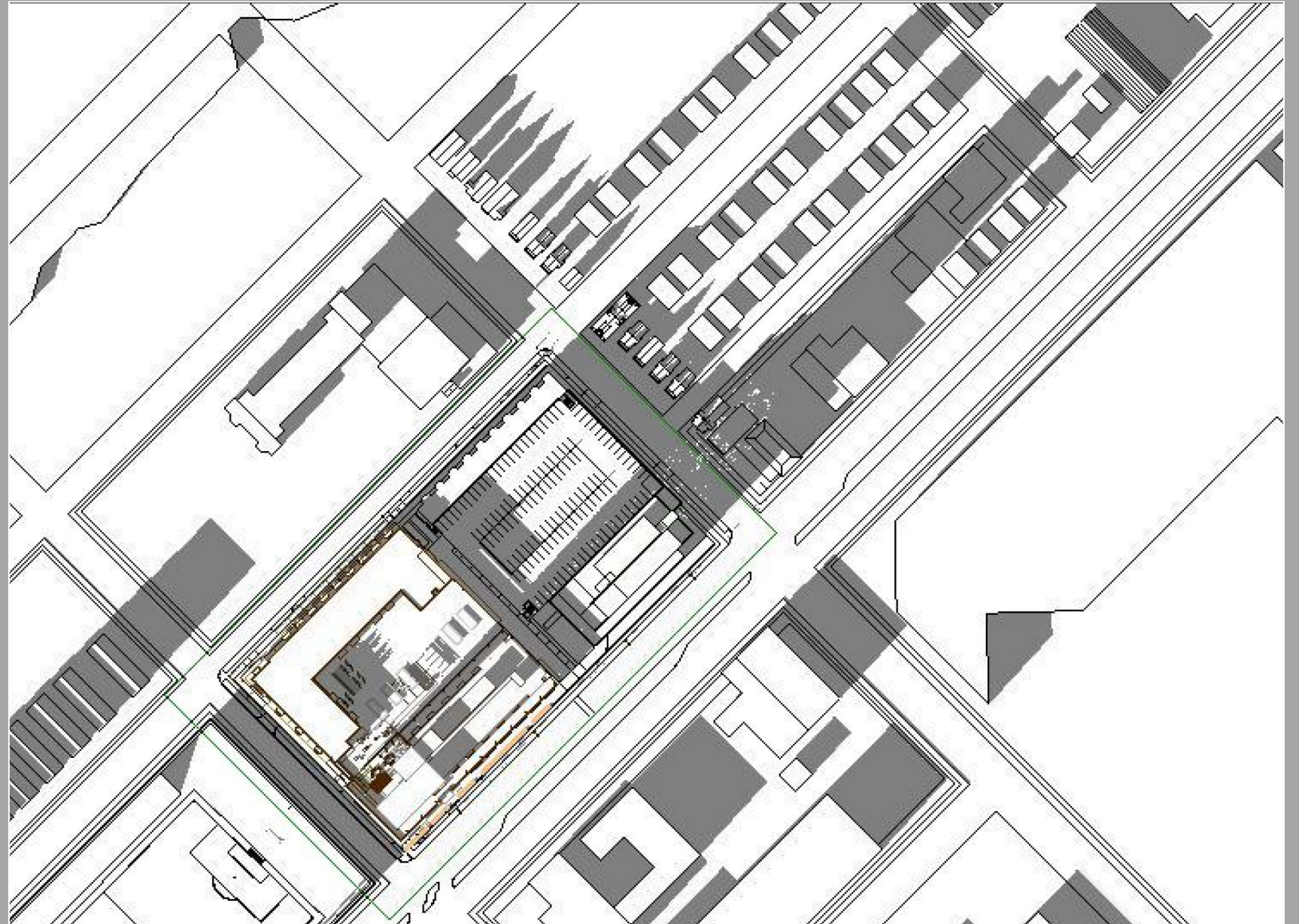
Allowable

Afternoon
4:00 PM



Proposed

Afternoon
4:00 PM



Task	Timeline
Solicit feedback from neighborhood	June 30, 2016
Height ordinance change approval	June 30, 2016
Obtain government approvals	December 31, 2016
Close on purchase of site	2017
Construction	TBD

- Summit Credit Union is excited to become a long-term neighbor and integral part of your vibrant neighborhood
- The project brings many benefits:
 - Future employment opportunities for a wide-range of jobs
 - Accessible, high-value financial services and financial education
 - A boost to economic development
 - Additional parking for neighborhood events
 - Completed redevelopment of a currently vacant block
 - And...
 - An updated ordinance to accommodate commercial buildings

Thank You!

Q&A

