

## **Former Hobby Lobby at 101<sup>st</sup> & Elm**

### **Agenda** **October 18, 2018**

1. Email points.
2. Is the Code for occupancy load of an assembly spaces of this nature 15? Meaning 3,333?
  - A. HomeChurch, formerly Grace Church, was at 3,000 members at one time, now 450-500 per Tulsa World article. What happens when its momentum carries it to more members?
3. What is the Code requirement for parking for an assembly use like a church?
  - A. Hobby Lobby has 290 parking stalls
  - B. Stage has 169.
  - C. Vandever Acres has 303.
  - D. For 450 members, there clearly will be spillover to Stage's parking. Although Stage currently operates only from 1:00 to 6:00 on Sundays, this use would restrict them from expanding their hours in the future.
  - E. What happens when the congregation expands?
4. Does the construction type of the building allow a change from mercantile to assembly?
  - A. Does it allow for a mixed commercial/assembly use?
5. What is the Code requirement for HVAC tonnage for an assembly use? Does the building comply?
6. Is sound being addressed?
  - A. When the church grows, will afternoon or Wednesday services impact Stage and others?
  - B. Current calendar on the Church's website shows a number of youth events between 6:00 and 8:00 PM. These are prime traffic hours for restaurant and retail tenants.
7. Will this use increase the problems that exist with the homeless at this intersection?
8. Loss of this 50,000 square foot box will have a major impact on the retail mass that cannot be replaced on any of the four corners; further limiting the revitalization of this intersection.