



Village Planning Committee Meeting Summary
Z-64-21-8
INFORMATION ONLY

Date of VPC Meeting	December 7, 2021
Request From	A-2
Request To	PUD
Proposed Use	Multifamily residential
Location	Southwest corner of 48th Street and Washington Street

VPC DISCUSSION:

This item was heard concurrently with Item No. 4 (GPA-CE-2-21-8).

Committee member Abbott returned during this item, bringing the quorum to 15 members.

Nick Wood, representative with Snell & Wilmer, stated that Banyan is a national developer that this proposal is to address the alarming need for new residential units in the city. He provided an overview of the locational context of the site and surrounding land uses and stated that this site is appropriate for residential due to its proximity to light rail and the freeway that connects to the airport. He provided information regarding the proposed density, building massing, parking and unit mix. He then presented the proposed building elevations, noting the visual interest that the architecture achieves throughout the development.

Christina Eichelkraut stated that this site is indeed appropriate for residential, but noted its proximity to Ability 360, a local organization that assists people with disabilities, as well as to nearby law offices and government resources for these populations, as well as the light rail station down the street. She asked if this development will include subsidized or affordable units for people who do not drive. She also asked staff if there is a city process to facilitate the inclusion of affordable units.

Wood replied that this will be a market rate project. **Sofia Mastikhina**, staff, stated that the Housing Department likely has resources to help connect developers with state and federal grants and subsidies to facilitate affordable developments.

Vic Grace asked if the units will be ADA compliant. **Wood** replied that the development will be required to comply with all ADA requirements.

Blake McKee asked staff how much industrial land that is vacant is left in the village and expressed concern with converting these land uses to multifamily in general, however not specifically with this proposal. **Mastikhina** replied that this information can be pulled from the city's databases and that she will request that it be compiled by the city's GIS team.