



Village Planning Committee Meeting Summary

Z-41-22-8

INFORMATION ONLY

Date of VPC Meeting	August 2, 2022
Request From	C-2
Request To	PUD
Proposed Use	Planned Unit Development to allow multifamily residential and commercial uses
Location	Approximately 270 feet west of the southwest corner of 24th Street and Thomas Road

VPC DISCUSSION:

No members of the public registered to speak on this item.

APPLICANT PRESENTATION:

Bill Allison, representing the applicant with Withey Morris PLC, introduced himself. Mr. Allison introduced the site as the old Embassy Suites showing photos of the site and clarified that the request is for adaptive reuse of the building for multifamily conversion with some cosmetic improvements to the façade. Mr. Allison pointed out the demand for workforce housing as well as a future Bus Rapid Transit Route on Thomas Road as catalysts for the request, which will create 200 multifamily units. Mr. Allison showed the conceptual site plan and elevations noting a proposed connection to the adjacent Grand Canal. Mr. Allison shared the results of the first neighborhood meeting as well as the plans for the next neighborhood meeting, post application meeting, with intentions to be back before the VPC in October for action.

QUESTIONS FROM THE COMMITTEE:

Christina Eichelkraut shared her enthusiasm for the project and asked about the accessibility of the units. **Mr. Allison** responded that the units are expected to be priced near \$2.50 per square foot or around \$1,300 monthly for 1-bedroom units as the renovation instead of new-build for the project will help keep the rental rates more attainable. **Ms. Eichelkraut** clarified that she was referring to the accessibility for the physically disabled. **Mr. Allison** affirmed that there would be accessible units and that he will share more information when they return for recommendation.

Hayleigh Crawford requested information about the narrative of the project. **Chair Swart** responded that the question was better directed to staff. **Sarah Stockham**, staff, relayed that the narrative had been sent out before the meeting, though the second submittal would be forwarded to the committee as soon as it is available. **Chair Swart** requested all other information in addition to narrative submittals, including information regarding Ms. Eichelkraut’s question regarding accessibility.

Adiba Jurayeva asked for the parking ratio per unit. **Mr. Allison** shared that the ratio was proposed at one space per unit given the future Bus Rapid Transit option as well as ample bicycle parking.

PUBLIC COMMENTS:

None.

APPLICANT RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.