



Village Planning Committee Meeting Summary

Z-6-20-2

INFORMATION ONLY

Date of VPC Meeting	June 1, 2020
Request From	C-2 PCD (Intermediate Commercial, Planned Community District) (1.51 acres)
Request To	PUD (Planned Unit Development) (1.51 acres)
Proposed Use	Multifamily residential and commercial uses
Location	Approximately 750 feet north of the northeast corner of 71st Street and Kierland Boulevard

VPC DISCUSSION:

Vice Chair Robert Gubser recused himself from the meeting due to a conflict of interest. bringing quorum down to 13.

*1 speaker card as submitted in opposition, wishing to speak.
4 speaker cards were submitted in favor, wishing to speak.*

Mr. Nick Wood with Snell and Wilmer, representing the applicant went over the character of the Kierland area, the history of the specific site and went over a detailed height graphics depicting all heights of all PUD projects in this corridor. He went over the private alley way, curb cuts, deli very areas for furniture stores and ingress/egress. He touched on active open space proposed for the project and an agreement that they have made with Kierland Community Alliance on height and design.

Mr. Wood showed several color renderings of the exterior of the proposed building and highlighted the high end finished such as green roofs, other plant materials incorporated on the façade and separation between buildings. He highlighted the difference in grade between the building to the north, which results in the Optima building appearing shorter due to the change in grade. He went over the development standards tables, setbacks and street frontage along 71st Street. Mr. Wood went over parking ratios for one and two-bedroom units. He went over the streetscape along the 71st Street frontage and highlighted the amenities in this area.

Mr. Joe Lesher asked what the boundaries were for this project.

Mr. Wood shared a power point slide depicting the property boundaries and went over ingress and egress.

Mr. Robert Goodhue stated that he is supportive of Optima projects overall as they are high quality projects. However, he stressed concerns about inadequate parking. He stated that street parking along 71st Street is not feasible here and is not a solution to an under parked project.

Mr. Wood explained that the 1 bedrooms demand far less parking that larger units demand and this project is mostly one-bedroom units.

Ms. Larisa Balderrama echoed the same concerns shared by Mr. Goodhue about parking. She shared that everyone she knows, with few exceptions, owns their own car. She requested that Mr. Wood provide reports and statistics on car ownership that the committee can review.

Mr. Wood stated that he can share the parking after it has been reviewed by the city.

Mr. Eric Cashman shared that parking is an issue in this area. He stated that one-bedroom units often have two people residing in them, resulting in two cars for one unit.

Mr. Mathew Avrhami stated that he loves Optima projects but has parking concerns with this proposal.

Public Comment:

Ms. Heidi Brake Smith, shared that she has concerns about her views being blocked. She bought into Optima for the views. She shared that if these projects are to be approved she will lose what she bought in for. She also stated that she has concerns with density in the area.

Chairwoman Jennifer Hall stated that the committee takes public comment very seriously.

Mr. Tom Stern, president of the Landmark Association, believes Optima is a good project and is in support.

VPC Discussion:

Mr. Joe Lesher shared that he drove around the area prior to the meeting tonight to observe traffic patterns, among other things. He asked the applicant what is going to happen with all of the additional traffic high density development will create.

Mr. Roy Wise Asked how many parking spaces are being provided and of which, how many are handicapped spaces. He stated that parking is a big concern.

Mr. Nick Wood went over the parking ratios again and highlighted unsecured spaces. He addressed unit counts and went over view corridors. He shared that this is the last undeveloped site along 71st Street. He shared that he respects public concerns and stated that if this project isn't developed another one with

similar height and density will be developed here as this is the current market demand.