



## Village Planning Committee Meeting Summary

### Z-4-21-4

<b>Date of VPC Meeting</b>	April 5, 2021
<b>Request From</b>	C-2
<b>Request To</b>	WU Code T4:3 MT
<b>Proposed Use</b>	Multifamily residential
<b>Location</b>	Northeast corner of 3rd Street and Clarendon
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-0

#### **VPC DISCUSSION:**

*No speaker cards were received on this item.*

#### STAFF PRESENTATION

**Stockham**, staff, provided an overview of the case as detailed in the published staff report including background, the proposal for the development of the site for multifamily, and the policy analysis completed by staff. Staff is recommending approval subject to 13 stipulations focusing on streetscape enhancements, bicycle parking and a repair station, dedications of right of way and easements, all site access being from the alley, on-site pedestrian pathways, standard aviation, and standard archaeology stipulations.

#### APPLICANT PRESENTATION

**Amy Malloy**, of Evolve Ventures LLC, introduced herself, Evolve Ventures LLC, and her team including architect, civil engineer, and landscape architect. He provided an overview of the project which utilizes the Walkable Urban Code to propose a three-story multifamily project that will activate both street frontages with porches, patios, and a publicly accessible amenity area at the intersection. The supported by the Midtown TOD Plan, the three story height is a transitional intensity as distance from light rail increases. She stated that the project will utilize the alley for access as encouraged by the Walkable Urban Code and will complement the 3rd Street Promenade and help implement its vision by creating a public gathering space with a bicycle repair station. She concluded by explaining that if approved, they will target to begin construction in Fall of 2021 with completion in Spring of 2022.

## QUESTIONS FROM THE COMMITTEE

Vice Chair Bryck stated that he like the project including its scale and aesthetic. He asked about what alley improvements are being required, where retention is located, and how heavily the 3rd Street Promenade weighed on the decision to develop here.

- **Malloy** responded that alley access will require land dedication and an additional 5 feet of pavement, that retention is underground, and that the team felt the project would be a natural fit with the 3rd Street Promenade and staff's guidance toward utilizing the Walkable Urban Code.

**Rodriguez** asked for clarification on the specifications of the existing alley and the improvements being requested by the city.

- **Malloy** introduced her colleague William Paluch. Paluch stated that the existing alley is 15 feet and an additional 5 feet would bring the total right of way to 20 feet and terminating at a 28 foot curb cut onto Clarendon. He added that the alley terminates north of the site and the future of the alley is uncertain. The project will underground electrical utilities.
- **Rodriguez** stated that excess pavement is problematic to heat island

Rodriguez stated that low water use trees are good but noted that native trees do not do well in urban environments. She asked that lighting also be designed to be considerate to neighbors.

**Jewett** stated that the articulation of the roof toward the north would permanently reduce or eliminate the viability of solar and that a simply shift in the rooflines would keep this option on the table. **Malloy** thanked Jewett for the comment and stated that they will evaluate options for adapting the design.

## PUBLIC COMMENTS

**Robert Warnicke** introduced himself as the President of the La Hacienda Historic District and expressed his support for this project for the following reasons: it is not a PUD; it utilized WU Code and is located in a TOD District; it doesn't seek to maximize its height potential; it does not create a superblock; and it complements the character of the neighborhood.

## APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.

### Motion

**Jewett** motioned to approve the request as recommended by staff. **Matthews** seconded.

### Vote

**10-0-0**; motion passed with **Mahrle, Benjamin, George, Jewett, Matthews, Procaccini, Searles, Vice Chair Bryck, and Chair Kleinman** in favor; none in dissent; and none in abstention.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.