

purchase price reduction is related to the one-quarter acre that is being moved from one developer to another.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Riley, Johns, LeTourneau, and Williams. Voting No: None. Absent: Councilmember Kuzma.

7.03: Adopt Resolution #15-04-093 Granting Preliminary Approvals for COR Parkview Addition and Parkview East

7.03:1 Preliminary Plat for Major Subdivision

7.03:2 Preliminary Site Plan for 121 Unit Apartment Building

Community Development Director Gladhill reviewed the staff report, described the proposed project, and recommendation of the Planning Commission, Environmental Policy Board, and staff to approve the Preliminary Plat for Major Subdivision and Preliminary Site Plan for the Parkview East Apartment Complex. It was noted the developer will need to satisfy the contingencies of the Preliminary Plat and Preliminary Site Plan approval and secure Final Plat and Final Site Plan approval.

Councilmember Shryock asked whether the back of the garage stalls will face the road or parking lot.

Community Development Director Gladhill displayed a site plan, noting the series of three garage buildings, totaling 16 stalls, that will back to Sunwood Drive and be visible until other buildings are constructed along Sunwood Drive. He also presented exterior elevations and described views from the amphitheater and Ramsey Parkway. Community Development Director Gladhill stated the Environmental Policy Board (EPB) had recommended additional landscaping to soften the rear view of those garages.

Councilmember Riley stated a lot has been made of the number of parking stalls but it appears the real intent is to avoid an expansive asphalt parking lot by constructing tuck-under garages and detached garages to house vehicles inside and reduce the number of outdoor stalls.

Community Development Director Gladhill reviewed the Planning Commission's focused discussion on the Design Framework language relating to minimum and maximum parking stalls. He stated the Planning Commission decided that in this circumstance, all parking stalls should be counted. Community Development Director Gladhill stated they have the right to go above two stalls per unit through a CUP.

Matt Kuker, PSD, LLC, stated the parking in this situation is different because of the next door park and successful concerts that result in a flood of parking that may create issues for tenants resulting in having to offer a rent reduction or satisfy their parking need in another way. They tried to shield the parking as much as possible as it is not feasible to construct parking underground. Mr. Kuker stated the majority of units have two to three bedrooms so there may be more than two drivers per unit. Based on their experience with other similar projects, he and his

partner support a higher ratio of parking. Mr. Kuker stated he thinks this project will bring a lot of traffic to The COR and be beneficial to everyone.

Mayor Strommen stated the Council may want to discuss parking ratios in the future to assure they are reasonable, provide adequate parking, and meet the resident's needs.

Councilmember Shryock stated support for considering the park area when designing this project. She stated she is comfortable keeping the additional parking as proposed but wants to encourage residents to park on their side to assure parking is available on Ramsey Parkway for visitors and those who want to use the park.

Mr. Kuker stated another option would be to sign the park side of the road for three hour parking.

Mayor Strommen stated she finds it reasonable to address the concern of creating a sea of parking through landscaping and the concern of providing adequate parking for park users through signage.

Councilmember Shryock stated she does not have a problem with the profile of the garages as they contain architectural features. She encouraged breaking up the visual aspect through intermittent green plantings such as trees rather than only low landscaping such as bushes.

Mr. Kuker stated he will work with staff to assure the landscaping is adequate and appropriate.

Councilmember Johns supported the comments of Councilmember Shryock to address the view of the garages with softscapes and incorporating as many trees as possible. She asked staff to address the spaces between the road surfaces and asked if there will be medians and sidewalks.

Community Development Director Gladhill stated along the street, the Design Framework is prescriptive of plantings, grassy boulevards, and sidewalk widths.

Councilmember LeTourneau agreed the City will struggle with parking requirements and assuring resident's needs are met as the community develops. He stated he appreciates the great spirit of cooperation with PSD, LLC and understands this is a market driven project. Councilmember LeTourneau stated he also appreciates the input of the EPB in how they want the interior to be occupied with green space. He noted the stormwater management piece is unique and sets a new standard to collect and use runoff from asphalt surfaces for irrigation so they can rely less on the aquifer while creating a better aesthetic value.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to Adopt Resolution #15-04-093 Granting Preliminary Plat and Preliminary Site Plan Approvals for COR Parkview Addition/Parkview East, with required revisions as outlined in the Staff Review Letter.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Williams, Johns, Riley, and Shryock. Voting No: None. Absent: Councilmember Kuzma.