

5.03: Consider Landscape Plan Association with a Site Plan Application for Parkview East; Case of PSD, LLC

City Planner Anderson presented the staff report.

Board Member Stodola asked if the developer could put shrubbery in along the perimeter.

City Planner Anderson replied that the City is trying to stay clear of shrubbery installations on the boulevard area for maintenance reasons.

Board Member Lewis inquired about the ratio of parking spaces to apartment units.

Community Development Director Gladhill stated the number of parking spaces are more than the City would require and there are tuck under garages in the apartment building. He stated that the applicant feels that they are meeting the parking needs from a marketing perspective. If the issue becomes a storm water question, the Board will be addressing it.

Board Member Lewis stated that the planting proposal seems unimaginative to him and talked about the back wall of the parking stalls. He indicated that there was no photometric plan included in the proposal.

City Planner Anderson agreed and stated that plans for internal landscaping and photometrics have not yet been received from the applicant.

Community Development Director Gladhill stated that currently the architectural plans don't match up with civil engineering plans.

Board Member Hiatt asked if an internal landscaping plan can be required as part of their proposal.

City Planner Anderson replied that it is not specifically required as part of the proposal but that it is reasonable to ask what the intentions are and the City will be reaching out to the applicant.

Board Member Hiatt stated that the City should make sure the applicant is aware that we are expecting an internal landscaping plan from them and that suggested addressing the landscaping along the back wall of the garage.

Community Development Director Gladhill asked the Board if they wanted to continue the trend to prescribe the plantings in the boulevard area for a consistent look and the Board's desire with regard to reducing the parking lot size.

Board Member Hiatt stated that the Board could not take the number of parking spaces below the code for minimum parking spaces.

Board Member Lewis stated he was not proposing that the Board force the applicant down to the minimum number of parking spaces, but that it seemed to him that there was inordinate amount of

parking. He would like to know if the parking is appropriate for the size of the building and he would like to see more imaginative landscaping.

City Council Liaison LeTourneau stated he would like to know about any economic reasons for having that much parking.

City Planner Anderson confirmed the Board's general consensus to explore the question of parking and if there is an ability to shrink it and to offset it with landscaping.

Board Member Valentine stated that it would be useful to look at landscaping to provide drainage and a way to handle storm water management.

City Council Liaison LeTourneau stated his concern is any storm water that makes it back into the river and he would want to think about it before we asked them to re-engineer.

Board Member Valentine stated he was not talking about major re-design of their storm water system but trying to create more pervious and impervious area.

City Planner Anderson stated that the Staff Review Letter can be revised and general advisory comments added regarding the parking lot and the storm water plan and stating that the City feels this is an issue worth exploring. He stated that the Board is identifying a best management practice that could be implemented on this site.

Community Development Director Gladhill will forward the Board's comments on the aesthetic components of development plans to the Planning Commission.

City Council Liaison LeTourneau stated that the Board should be focused on the exterior development plan and that the garage issue does need to be addressed.

Board Member Lewis felt that it was important to look at the overall development plan.

City Council Liaison LeTourneau stated that the Board is making judgements without an internal concept.

Chairperson Stodola stated that the review process is new to the Board.

City Council Liaison LeTourneau stated that the feedback from the Board is very valuable.

City Planner Anderson stated he is looking for recommendation with regard to the landscape plan. He summarized the Board's wishes to explore with the project developer the quantity of parking on site and if there are opportunities to shrink that and offset it with additional green space and to consider as an advisory comment opportunities within the two largest islands for additional plantings of some sort. He stated that Staff is looking for a recommendation to approve the landscape plan contingent on compliance with the Staff Review Letter and upon exploring the quantity of parking and additional plantings raised by the Board.

Board Member Lewis added the issue of taking some of trees that are being displaced in the current plan and placing them in the back of garages.

City Council Liaison LeTourneau asked about the tree species along Ramsey Parkway being consistent with what is on the North side of the parkway.

City Planner Anderson stated that the North side is a park and it will look different.

Motion by Board Member Hiatt and seconded by Board Member Valentine to support Staff's recommendation of Option 1 with exploration with the developer the quantity of parking on site and if there are opportunities to shrink that and offset it with additional green space; an advisory comment to consider opportunities within the two largest islands for additional plantings of some sort; and to look at relocating landscaping to the South side of the enclosed parking structure.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Hiatt, Valentine, Bernard, and Lewis. Voting No: None. Absent: Board Member Bentz.