

**Whittier Housing Issues Committee Meeting Minutes**  
**March 19th, 2019, 6:30-8:00pm**  
**Black Forest Inn, 1 E 26th St.**

**Attendees:** Stephanie Brown (Committee Chair), Matt Barthelemy, Morgan Appleberry, Nate Rastetter, Ahmed Haneui, Larry Ludeman, Stewart Herman, Stormy Peterson, Michael Perez, Josh Christianson, Kirk Pennings, Mary Gazca, Greg Schmidt, Jesse Oyervides, Kevin Chavis, Wendy Darst

**Staff:** Kaley Brown

**Minutes:**

Meeting called to order at 6:38pm by Stephanie Brown, Housing Issues Committee Chair.  
Agenda & Code of Conduct are reviewed.

Agenda **amended** to reorder topics and include discussion on solar easements.

February 2019 meeting minutes reviewed. **Minutes approved.**

**Motion** to approve agenda with proposed amendments. **Seconded. Approved.**

**Development at 28th and Garfield**

- Team at Yellow Tree has come to Housing Issues once before and once with a small group
- COW requested changes - no vote tonight b/c project is still malleable within reason
  - COW feedback:
    - They want a building with less footprint but a taller building
      - Partial 6th level with more setbacks at ground level and 6th floor
    - Pulled back sides 1.5 ft. on the whole footprint, but would still need two side variances
      - Q: How did this impact the cost of the project? A: Significantly - more exterior skin and more setbacks increases materials costs, hundreds of thousands of dollars most likely - more than 5%
- Yellow Tree - small sites already within the neighborhood fabric
  - They don't do high-end luxury or subsidized low-income
  - They target low 30s to 50k for those who fall in between - no one else is really building for them
  - Finished recently a few projects nearby Whittier
  - They are owner,s,, builders and operators; partnering with DJR Architects
  - Challenge because they don't have the same scale as large developers
  - Off-street parking, roof deck community area, fitness center, secured entry lobby
  - Put in a makerspace art studio in NE project based on community feedback from their n'hood
  - Activating street along garfield including walk-up units
- Interest in thinking about new ways to service the residents for the neighborhood
  - On-site vehicle that residents can use upon reservation

- Many residents don't necessarily want/need cars but don't know how to totally cut it out
- Parking: 49 stalls (could fluctuate a bit) and 65 units - primarily studios and 1 bedrooms (less people)
  - Implementing a car stacker with 3 levels of parking
  - Will be needing a variance for the parking ratio because the current zoning does not currently recognize the car stacker, though that ordinance will change
    - Current requirement is over 50% and they will be providing more than 50% because they are stacked; could potentially retrofit their design if the car stacker proves popular to add a 2nd stacker system
  - This is one of 3 projects they are hoping to be able to implement it
- Buildings are pretty tight up on the property line in the current design, but the COW is looking for more setbacks
  - Setbacks after 1st floor and on the corners to reduce massing
  - Spaces on garfield would be walk-up units
  - Parking would be hidden
  - NE side of building would be the maker/artist space they are considering
  - Green roof on some of the setbacks for water retention / stormwater runoff
  - No underground portion
  - Interested in the possibility of a mural on the 28th side
- Brick base + materials that are in context with the neighborhood such as shiplap siding (commercial fiber cement); no metal panels; looking to add some color to it and they are looking for feedback on the color
- Community questions:
- Q: Is the alley a dead end alley on the south end? A: Dog-legs from the Murals of Lyn-Lake complex
- Q: Conversations with neighbors about losing some shading? A: Haven't done a shading study yet, but that will likely be their next step following the COW feedback
  - Q: Is there a pattern or process you go through generally to engage with owners who may be losing shade? A: They generally try to build on the south side of the street whenever possible to avoid that issue.
  - Q: Units for folks with disabilities? A: 2 specifically designed for that population, and the rest will be adaptable and there will be an elevator
  - Q: When are you planning to break ground? A: Could likely be this summer, but depends on current workload including a project on Bryant Ave; would need to start by July 1st if it'll be this year
  - Q: Range of rents per unit? A: Entry point of \$1,000 for studio--1,600 for 2 bedroom; try to have majority of units affordable to 80% AMI without any subsidies
  - Q: How do you think about energy efficiency vs. unit costs? A: Energy audits to make sure that renters aren't paying a disproportionately high utility bill causing them to leave; energy star appliances, etc.
  - Q: Plans or interest in incorporating solar panels / other renewables? A: They are building for future retro-fitting to add if possible; car-share would be electric car
  - Q: Where are the garbage and recycling bins? A: Chutes and twice per week pickups

- Q: Where can the plan for this building be accessed? A: The Planning Commission website for the City also has
- **Comment:** Apprehension for adding more density because of current crime concerns and
- SUMMARY:
  - Building time could be summer
  - Based on COW feedback to move from 5 floors to 6 floors
    - We either get 1.5-2 ft. of more green space at the street level + more green roof on the 2nd level above the parking for stormwater runoff and visual (but not really public use space) BUT a taller building
    - New layout would change the unit spaces
  - 65 units - 48/49 units of parking
  - Variances: parking (see above), setbacks (2 most likely)
  - Feedback requested on maker/artist space
  - Mural/color options on exterior
  - Car-share feature
  - ACTION: WA team will compile minutes and highlight specific feedback requests for others to weigh in via email before we submit

**Stewart Herman - Community Member, Solar Easements**

- No City ordinance protection for solar access now that he has built a net zero house
- Has researched other counties and cities that have enacted solar easements
- Q: How does this work with trees that grow over time and shade properties? A: This easement would require them to trim their trees back, but there is also value to tree shade on energy costs, so it's not a black and white issue
- Q: Would this stop a developer from building tall, or would it just require them to compensate the neighbor for loss of solar access? A: Depends, in other counties it just prevents them from building, but it's also rural so it's not apples to apples in this dense, urban environment

**April meeting: Tuesday, April 16th, 2019; 6:30--8:00 pm @ Black Forest Inn (1 E 26th St.)**

**Motion to adjourn at 8:03pm. Seconded. Carried unanimously.**

Minutes submitted by Kaley Brown.