

Date: May 16, 2019

To: Mr. Chris Fletcher, AICP

From: Chris Rogers, AICP

Subject: **Small Area Plan – Area 5**

Stakeholder Interview Summary – Gregg Metheny – May 9, 2019

Unless otherwise noted, the comments below were made by Mr. Metheny:

Scott Properties Development:

- Briefly discussed development applications for the Scott Properties, including application history and intentions for site development
- AECOM staff made him aware that they had reviewed the history of previous applications
- AECOM staff made him aware that the Small Area Planning recommendations are not necessarily bound to existing zoning requirements
- Envisions similar style and design as Jones Place
- Due to slope, would need to build 4 story buildings, with 2 stories exposed along 1st Street
- R-2 zoning does not permit the housing types (45' in height) needed to build the number of bedrooms (~100) to make economically viable
- R-3 zoning would permit “over / under” townhouse units by-right as multi-family units
- Multi-family units currently only permitted as Conditional Use in R-2
- It is not his intention to build an 80' tall building, which was a concern expressed at the Public Forum on April 17, 2019
- Has conceptual plans showing ~45' tall townhouse type units with separate under-units for 100 bedrooms – plan indicates access directly onto Jones Avenue with parking between units fronting on 1st Street and units fronting on Stewart Street
- AECOM requested copy of plans
- Tried to accommodate needs of residents with Jones Place units' orientation to Lorentz Avenue but would be open to direct orientation to 1st Avenue with sidewalks, etc.

Soil and slope stability:

- City requires certification by professional engineer prior to issuance of building permit
- Area is mostly bedrock and the building footings would be constructed on bedrock
- Slippage that occurred during construction of Jones Place was stockpile washout
- Municipal Utility Board oversees stormwater requirements

General:

- Agrees with community opinion that the portions of the neighborhood could be converted back to single-family
- Believes the area will experience rental vacancies as students have more options closer to campus
- Does not consider the “Scott Properties” to be part of the Wiles-Hills neighborhood
- Believes the transition between student housing area and Wiles-Hill neighborhood occurs at Wellen Avenue
- Heard community input and concerns of rezoning, and has attempted to accommodate and address concerns
- Believes site is good opportunity to be developed to meet student housing needs and that it fits and flows with the surrounding
- Believes development would be better than vacant as it will provide little benefit of greenspace because of the slope
- Does best to manage student parties at Jones Place with 24/7 staff and towing contract that has authority to tow vehicles without resident sticker
- Believes units with lesser bedrooms (1-2) goes long way to discourage large house parties