

# City Council Hearing

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**April 28, 2020**

**Item 10.2**

**SP19-064: Special Use Permit for Real Property  
located at 961-971 Meridian Avenue**

**Presenter: Rosalynn Hughey, Director, PBCE**

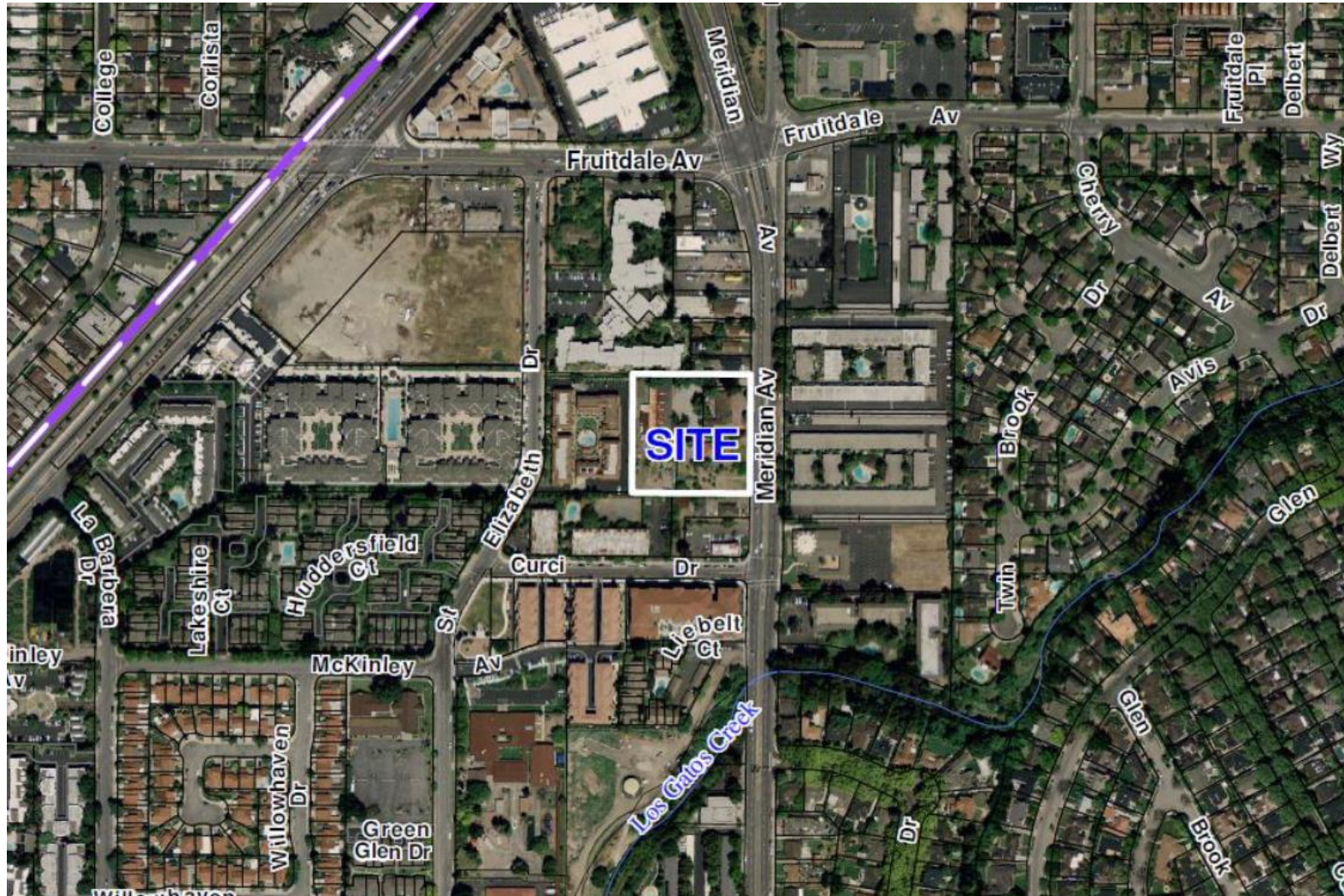


*Planning, Building and  
Code Enforcement*



# Meridian Affordable Housing Project: Aerial

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# Project Description



**Special Use Permit:** Construction of a six-story, mixed-use building consisting of 231 affordable residential units, two manager units, and 1,780 square feet of ground-floor retail. 290 parking spaces, 63 bicycle parking spaces, and 60 motorcycle parking spaces

# Community Outreach and Planning Commission Recommendation

- October 24, 2019 Community Meeting
  - Key concerns:
    - Fencing on southern property line
    - Garbage collection activity on the northern property line
    - Safe demolition of the existing structures
- April 8, 2020 Planning Commission Meeting
  - Discussion regarding project design features or programmatic elements to encourage use of public transit and bike usage
  - Voted unanimously that the Council approve the project with added condition to encourage alternative modes of transportation

# Recommended New Condition of Approval

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**Additional Transit Measures:** Prior to issuance of Building Permits, the applicant and the Director of PBCE or her designee shall coordinate and determine cost-effective project design features or programmatic elements to encourage alternative modes of transportation to and from the site. These design features or programming may include, but are not limited to, the following:

- a) Provide an information packet on alternative transportation options to all new residents
- b) Assign a transit manager
- c) Provide a bicycle-share program or free use of bicycles on-site that is available to all tenants of the site
- d) Develop a transit use incentive program for tenants, such as on-site distribution of passes or subsidized transit passes for local transit system
- e) Implement an on-site car share program
- f) Unbundle parking

Q&A / Discussion