

# Columbus Flats

## 805-823 N. Columbus Street

Master Plan Amendment #2021-00003

Rezoning #2021-00005

Development Special Use Permit #2021-10020

Transportation Management Plan SUP #2021-00056

Planning Commission  
October 5, 2021

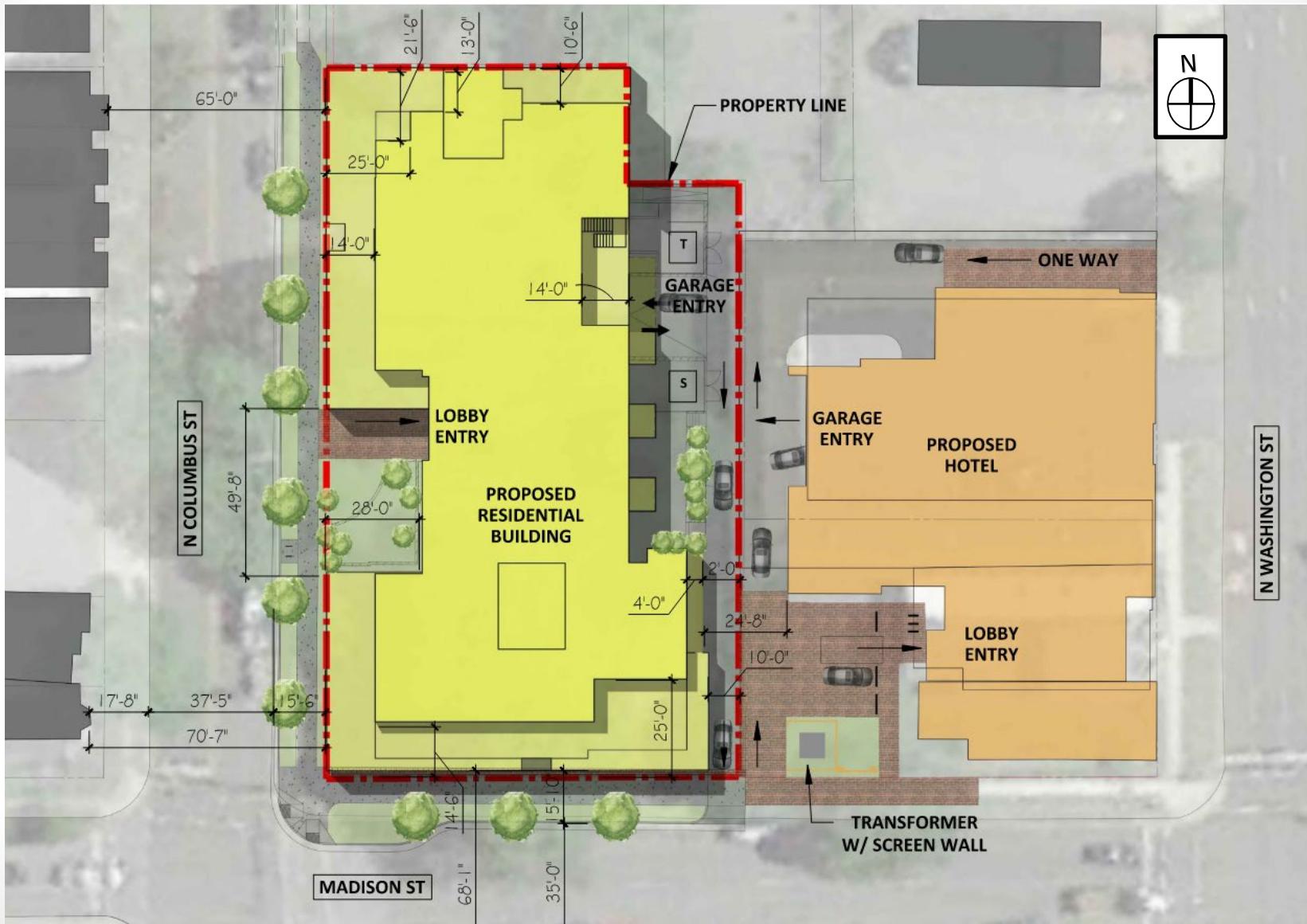
# Project Location



# Project Description



Columbus Flats – DSUP#2021-100020



# Building Design



Columbus Street elevation



Madison Street elevation

# Building Design



Private alley elevation



North elevation

# Master Plan Amendment and Rezoning



## Rezoning:

CRMU-H  
Commercial Residential  
Mixed Use (High)

- Preserves and strengthens residential areas
- Meets rezoning criteria
- Appropriate mass and scale
- Affordable housing units
- Quality urban design

## Master Plan Amendment:

Land Use and Height maps

- Consistent with SAPs

# SUPs and Modifications

## Special Use Permits (SUPs)

- ❖ Increase in floor area ratio to 2.5 in CRMU-H Zone
- ❖ Section 7-700 density bonus for the provision of affordable housing
- ❖ Parking reduction
- ❖ Transportation Management Plan (TMP)

## Site Plan Modification

- ❖ Crown coverage

# Affordable Housing

## Set-aside units

Number	Configuration
1	One-bedroom
4	One-bedroom plus den
2	Two-bedroom plus den
1	Three-bedroom plus den

## FAR breakdown

	Rezoning*	Section 7-700
FAR	.75 (RB) to 2.5 (CRMU-H)	2.5 to 3.014
Units	4 units	4 units

\* Consistent with City's 2020 Housing Contribution Policy update



# Parking Reduction

Parking ratio	.68/bedroom
Required parking	73 spaces
Parking proposed	69 spaces
Parking reduction	4 spaces

- Parking will be unbundled per City policy at first sale

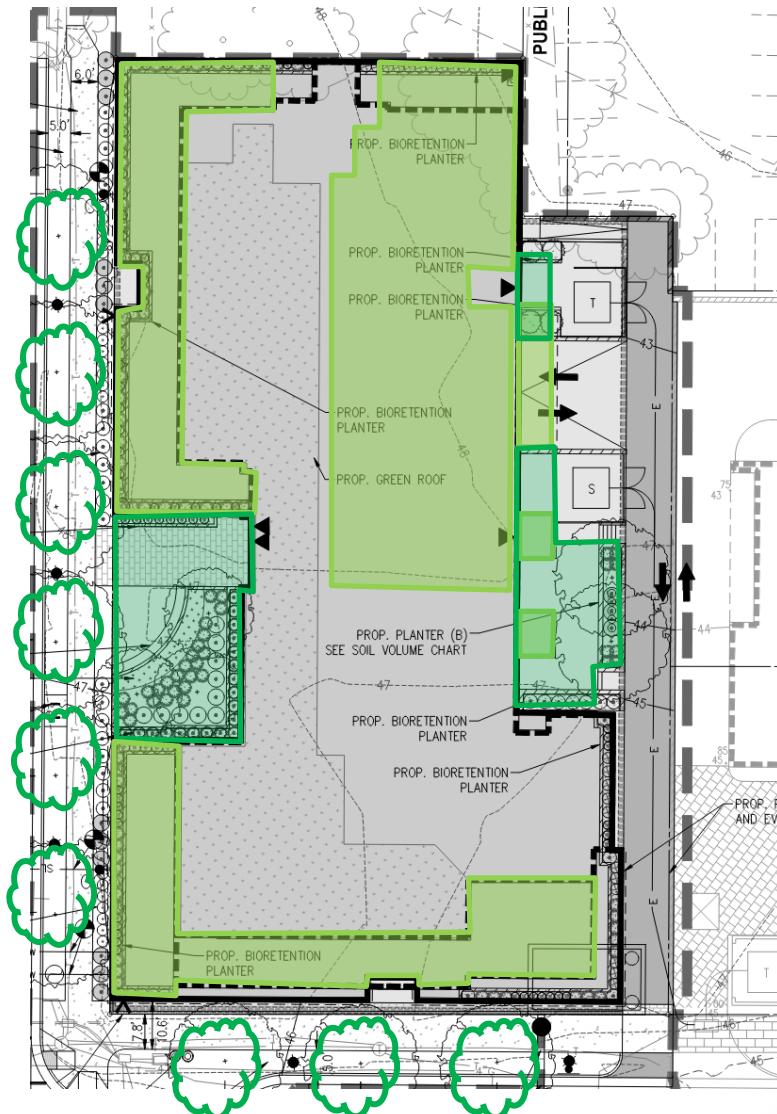
# Open Space and Crown Coverage



Crown Coverage  
Required – 25%  
Proposed – 13%

Open Space  
Required - 40%  
Provided - 51%

- Above grade open space
- At-grade/first floor open space



# Project Benefits

- Completion of a private alley
- High-quality architecture
- Green Building Policy compliant
- Eight affordable set-aside units
- Streetscape improvements: hybrid/concrete sidewalks, planting strips, street trees, streetlights
- Madison Street “Walking Street” BMNP improvements

- Contributions
  - \$57,246 Housing Trust Fund*
  - \$48,000 (approximately) to the Braddock Community Amenities Fund*
  - \$309,000 (approximately) to the Braddock Open Space Fund*
  - \$15,000 toward the City’s Capital Bike Share Fund*
  - \$5,980 toward the Urban Forestry Fund*
  - \$32,646 or in-kind contribution of public art*





# Outreach\*

DATE	MEETING
City Meetings	
February 17, 2021	BAR concept review meeting
May 17, 2021	BIAG meeting
May 19, 2021	BAR concept review meeting
September 2, 2021	AHAAC meeting
Applicant Meetings	
April 20, 2021	Applicant hosted community meeting

\* All meetings were held virtually

# Recommendation

Staff recommends **approval** subject to compliance with all applicable codes, the staff recommendations and the following additional condition:

15(a) The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z.



*Illustrative rendering of proposed project*