

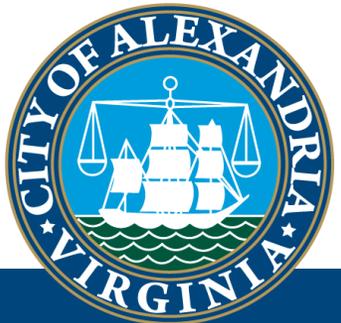
Docket Item #3

Newport Village Extension

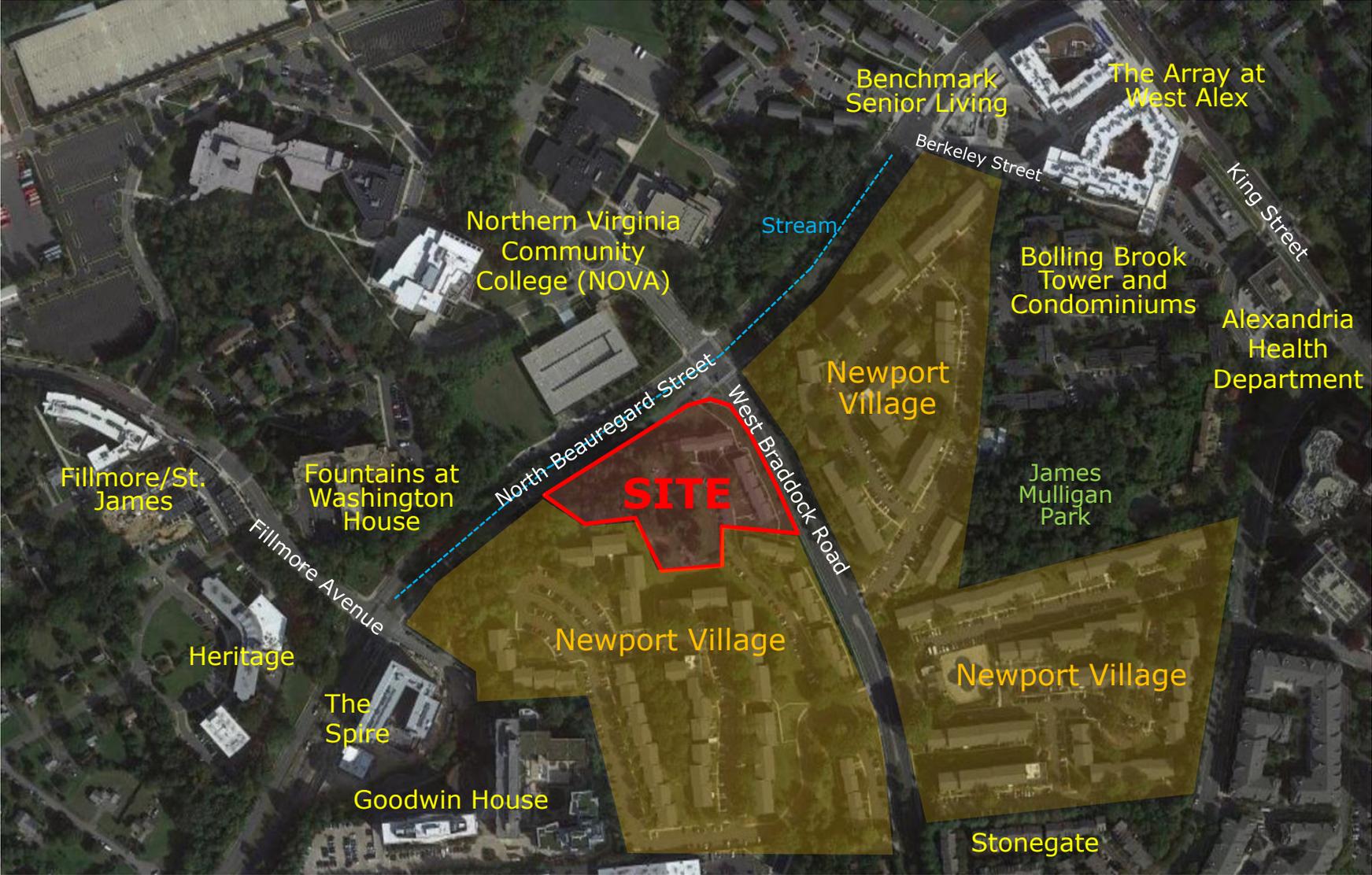
4898 West Braddock Road
DSUP#2023-10018
SUP#2023-00093

Planning Commission
January 4, 2024

Note: This presentation is subject to changes prior to hearing.

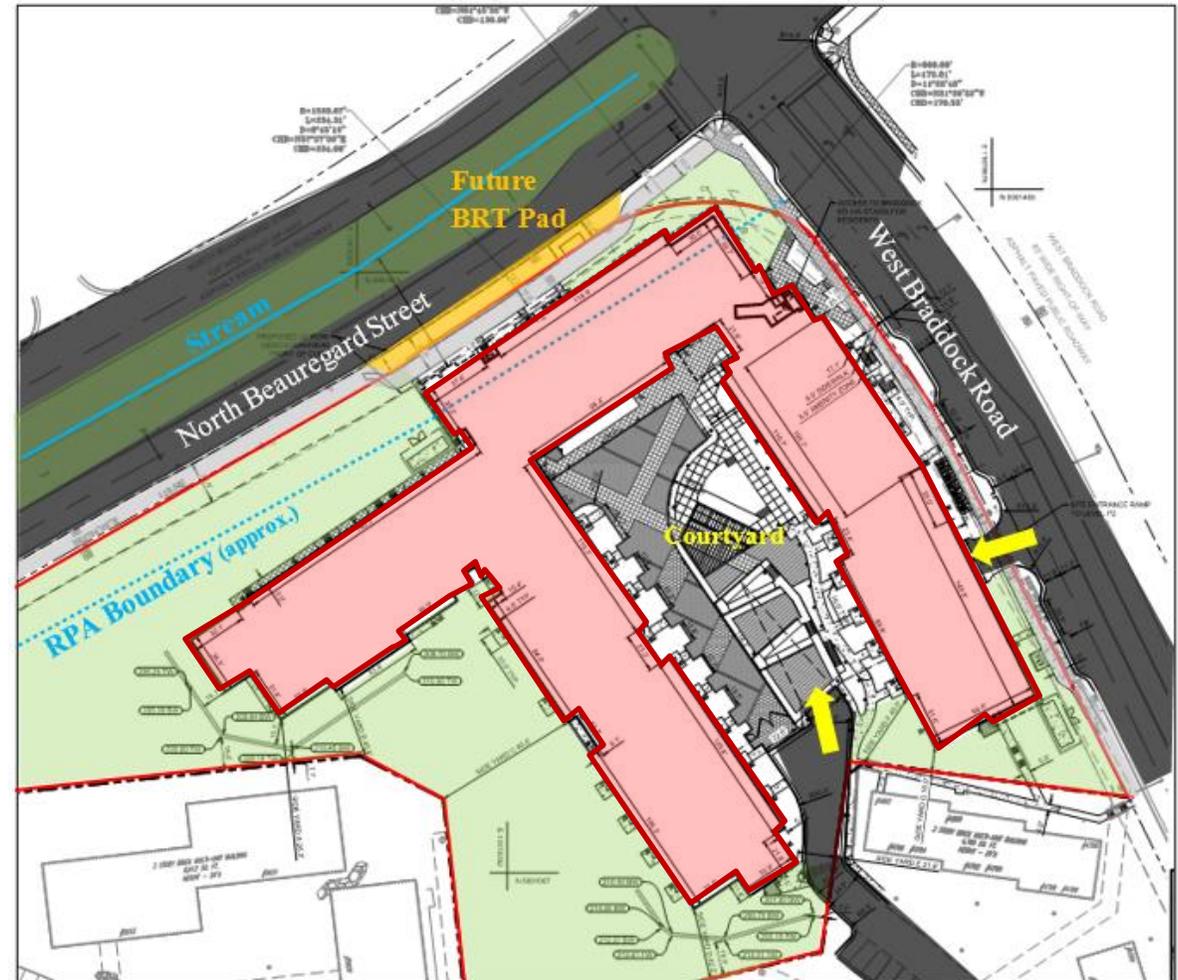


Project Location



Project Description

- Demolish two existing garden-style buildings
- New 383-unit multifamily residential building
- 392,000 net square feet, 2.3 FAR
- Courtyard with emergency vehicle access
- Max height 92 feet, 7-8 stories
- Garage parking both above and below grade
- 415 parking spaces



Previous Land Use Requests

DSUP#2020-10026, SUP#2020-00083



Master Plan Amendment

- Increase maximum height from 45 to 92 feet
- Change land-use designation from Residential Medium to CRMU-H

Rezoning

- RA/Multifamily Zone to the CRMU-H/ Commercial Residential Mixed Use (High) Zone

DSUP

- Modification of special setback on North Beauregard from 80 to 75 feet
- Increase in FAR from 1.5 to 2.3
- Parking reduction
- More than three rooftop penthouses

SUP

- Coordinated Sign Plan

Project Benefits & Conclusion

Benefits

- Dedication of land and easements to support future transit projects along N. Beauregard
- Additional pedestrian/streetscape improvements
- Consistency with City's 2019 Green Building Policy
- Public art contribution (\$75,000)



- Bike share contribution (\$40,000)
- Open space & crown coverage in excess of requirements
- Affordable Housing contributions
 - 12 on-site units (equivalent to \$3.36 million)
 - Voluntary monetary contribution (over \$418,000)

Recommendation

Staff recommends **approval** of the requests subject to the conditions in the report.

Architecture



Front Entrance / Corner Illustrations