

Newport Village Extension

4898 West Braddock Road

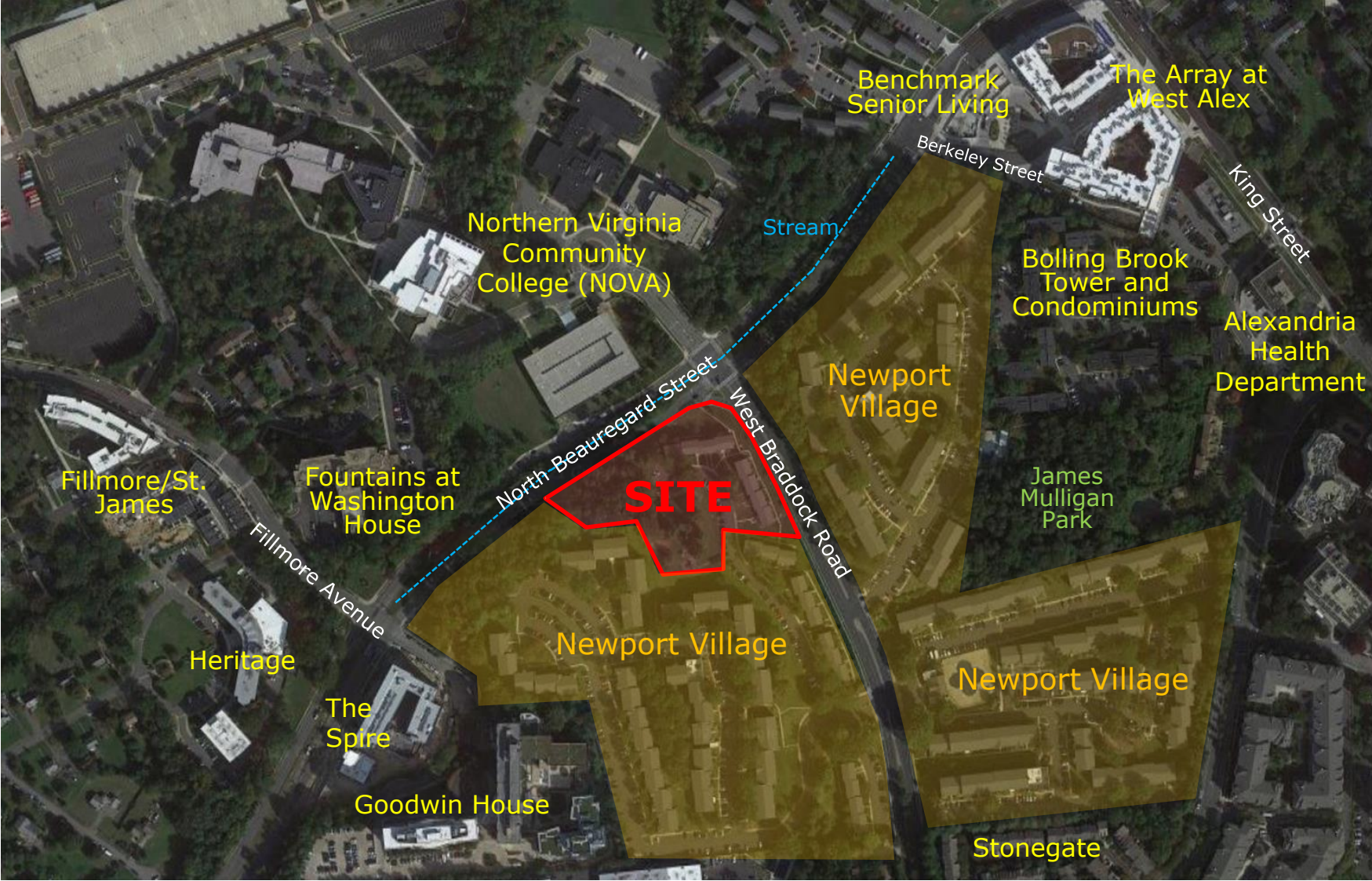
DSUP#2023-10018

SUP#2023-00093

City Council
January 20, 2024

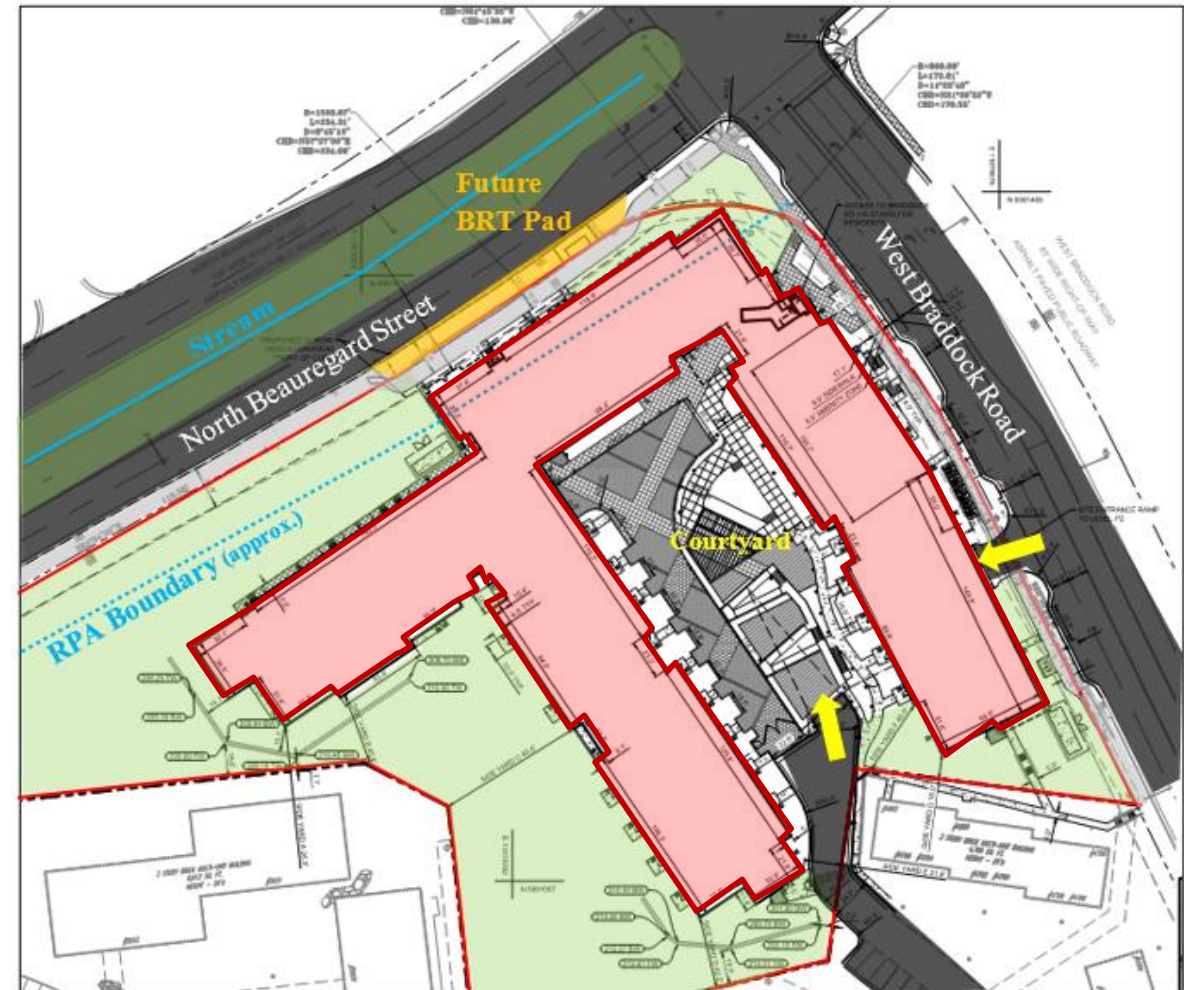


Project Location



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 and the Planning Commission recommend **approval** of the requests subject to the conditions in the report.



Conditions

Note: Conditions running with the original approval (DSUP#2020-10026) and the development site as a whole have been carried forward. The below are identified as those running with the development which have either been amended or deleted by Staff: 1-4, 49-51, 52-56, 62, as well as four (4) comments in the City Department Code Comments section pertaining to minor corrections to be made with the Final Site Plan submission.

1. **CONDITION AMENDED BY STAFF:** The Final Site Plan shall be in substantial conformance with the preliminary plan dated ~~November 17, 2020~~, December 7, 2020, and amended on ~~December 7, 2020~~, November 9, 2023, and shall comply with the following conditions of approval.
 1. **SITE PLAN**
 2. **CONDITION AMENDED BY STAFF:** Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless substantial construction of the project is commenced by January 20, 2027 ~~within 36 months after initial approval (plus any extensions per the October 6, 2020 City Council Docket Item 19 due to the COVID-19 emergency, as may be extended)~~ and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
 3. **CONDITION AMENDED BY STAFF:** The applicant shall dedicate to the City as public right-of-way an area of land measuring 25 feet in width back from the existing curb line along the southeast side of North Beauregard Street as shown on the preliminary ~~site plan~~ plat.* (T&ES)



Conditions

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4. **CONDITION AMENDED BY STAFF:** The applicant shall dedicate **right-of-way** to the City for the future construction of the West End Transitway including relocation, installation, and operation of bus shelters and amenities and a shared bicycle/pedestrian trail. **Dedications** ~~Both easements shall measure 25 feet in width back from the front property line and~~ shall be located along the southeast side of North Beauregard Street in the following areas:
- a. between Fillmore Avenue and the **existing** land dedication shown on the preliminary plat; and
 - b. between West Braddock Road and Berkeley Street, **in accordance with the submitted exhibit dated February 4, 2023.** *
 - c. **Temporary construction easements in furtherance of the construction of West End Transitway and trail infrastructure will be provided in accordance with the exhibits dated October 11, 2023, will not exceed 10' in width from the ROW dedication boundary and will not permanently interfere with existing or proposed adjacent development.** *(P&Z)(T&ES)
62. **CONDITION AMENDED BY STAFF:** ~~Pay the sewer connection fee must be paid~~ prior to **Final Site Plan Release** ~~of the site plan,~~ **and/or consistent with the City Code, as amended.** (T&ES) *



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49. **CONDITION AMENDED BY STAFF:** ~~According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to driving alone in a vehicle. Below are the basic conditions from which other details originate. (T&ES)~~ **Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES)**

- a. **Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year.**
- b. **A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. *****
- c. **A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. *** (T&ES)**

51. **CONDITION AMENDED BY STAFF:** ~~The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)~~ **Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices, coordinating with staff on TMP-related activities as needed. (T&ES) *****

50. **CONDITION AMENDED BY STAFF:** ~~Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City's Transportation Demand Management Program. (T&ES)~~ **The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities approved by the Director of T&ES or designee. (T&ES)**

Architecture



Front Entrance / Corner Illustrations