



South Union Street Townhouses 101 Duke Street

Development Special Use Permit #2021-
10012

City Council
September 18, 2021

Project Location



S. Union St. Townhouses – DSUP#2021-10012

Building Design



S. Union St. Townhouses - DSUP#2021-10012



South Union St. elevation



Duke St. elevation



Private alley elevation



Interior end unit elevation

ALUMINUM CL.
WINDOWS
ALUMINUM CLAD W.
EXTERIOR LIGHTN.
EXTERIOR LIGHTN.
BRICK HEA
METAL AW



DSUP and Modifications

- ❖ Development Special Use Permit and Site Plan
- ❖ Special Use Permit for increased FAR
- ❖ Modifications
 - ❖ Side yard setbacks
 - ❖ Lot widths
 - ❖ Crown coverage
 - ❖ Vision clearance

Waterfront Plan Improvements



Waterfront Amenity Contribution +/- \$219,750



Benefits and Compliance with City Plans and Policies

- High-quality architecture
- Consistency with the 2019 Green Building Policy
- Streetscape improvements
- Additional site plantings
- Contributions
 - *Waterfront Plan Improvement*
 - *Housing Trust Fund*
 - *Urban Forestry Fund*
 - *Public Art Fund*

Outreach



Developer Outreach

On-going

Outreach to neighbors via letters, calls and meetings

City Meetings

January 21, 2021
March 3, 2021
May 19, 2021

Board of Architectural Review (BAR) conceptual review

March 16, 2021

Waterfront Commission Meeting



Recommendation

Staff and Planning Commission recommend approval, as amended (Condition #8a).



Illustrative rendering of proposed project



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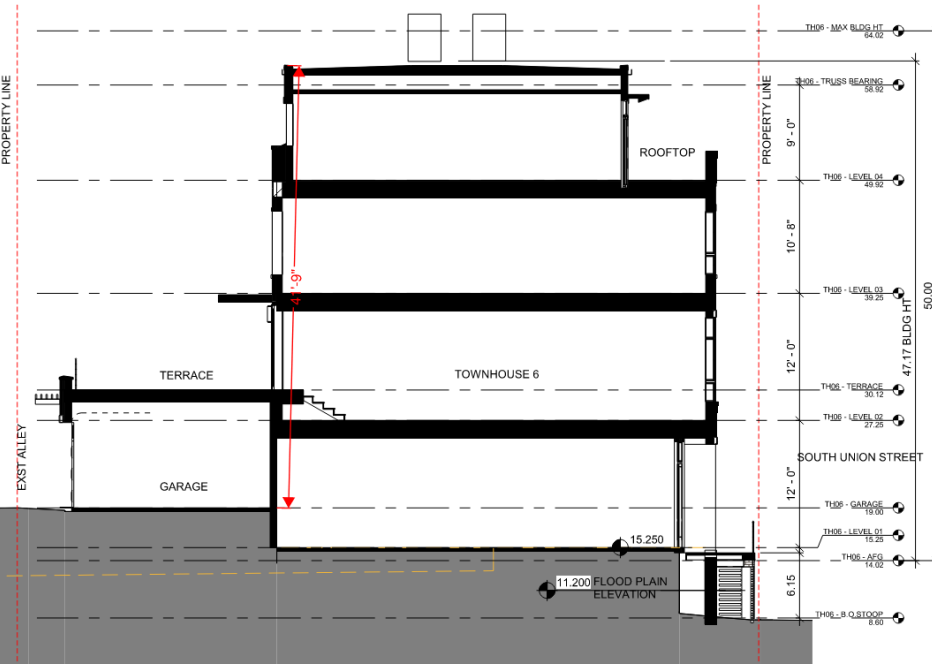
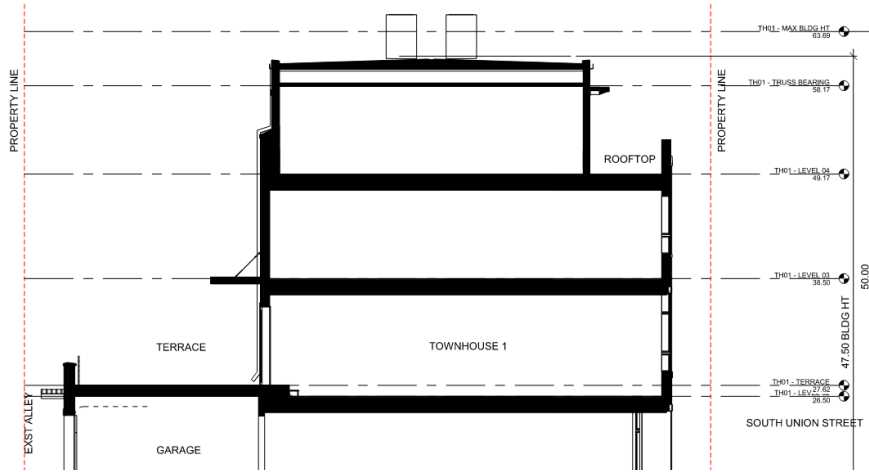


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Heights from AFG



2 TH06 GRADING SECTION.
1/8" = 1'-0"