Docket Item #6 301 North Fairfax Street

MPA#2023-00002 REZ#2023-00003 **DSUP#2023-10009**

Planning Commission (December 5, 2023) City Council (December 16, 2023)



Project Location



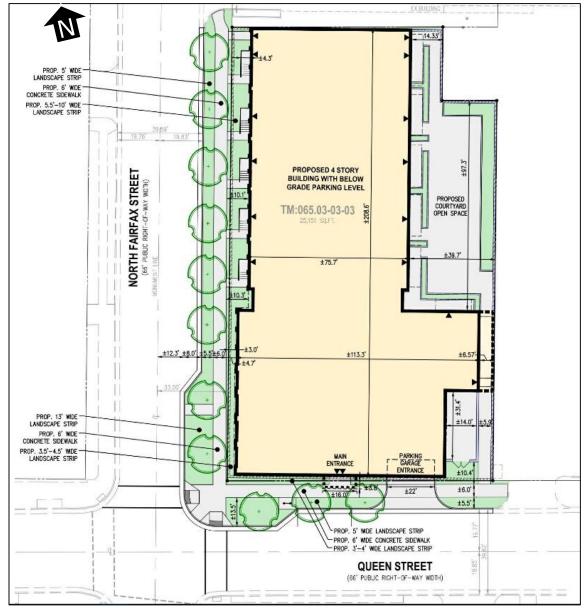
14 Office Retail esidentia Off Founders Park Office 11-1111



Project Description

New multifamily building:

- 48 for-sale units (incl. 2 set-aside affordable)
- One level of underground parking with 67 spaces
- 10,065 sf of private open space
- Streetscape improvements

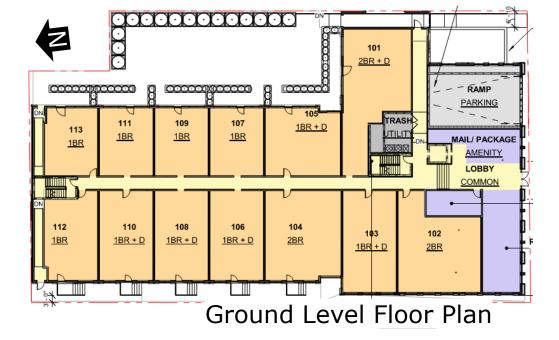


First floor illustrative site plan

Architecture



North Fairfax Street Elevation







Land Use Requests



Amendment to the Permitted Land Use map in the OTSAP to allow multifamily on the site **Master Plan Amendment** From CD to CRMU-H Rezoning • • Multifamily building in the CRMU-H zone DSUP • SUP for an increase in FAR to 2.5 for multifamily in the CRMU-H zone with one modification Crown coverage modification



Community

DATE	MEETING
Community Meetings	
April 24, 2023	Community Meeting
June 24, 2023	Community Meeting
City Meetings	
May 17, 2023	Board of Architectural Review (BAR)
July 19, 2023	Board of Architectural Review (BAR)
September 6, 2023	Board of Architectural Review (BAR)
December 5, 2023	Planning Commission
December 16, 2023	City Council

Considerations, Benefits, & Recommendation

Considerations

- Stormwater Management: Significantly improves water quality treatment by over 20%
- Transportation: streetscape improvements, relocated bus stop w/ ADA curb ramps
- Schools: net new students (4)

Benefits

- 2 set-aside for-sale affordable units
- Replacement of obsolete office building and surface parking lot with multifamily
- Enhanced streetscape
- Historic interpretation and enhanced connectivity to Waterfront
- High quality architecture
- Contributions to Urban Forestry, Bikeshare, Affordable Housing, and Public Art

Recommendation

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