

# **Docket Item #6**

## **301 North Fairfax Street**

MPA#2023-00002

REZ#2023-00003

**DSUP#2023-10009**

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



# Project Location





301 North Fairfax Street | DSUP2023-10009

- 3





# Land Use Requests



## Master Plan Amendment

- Amendment to the Permitted Land Use map in the OTSAP to allow multifamily on the site

## Rezoning

- From CD to CRMU-H

## DSUP with one modification

- Multifamily building in the CRMU-H zone
- SUP for an increase in FAR to 2.5 for multifamily in the CRMU-H zone
- Crown coverage modification

# Community



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