

Docket Item #4

The Ladrey

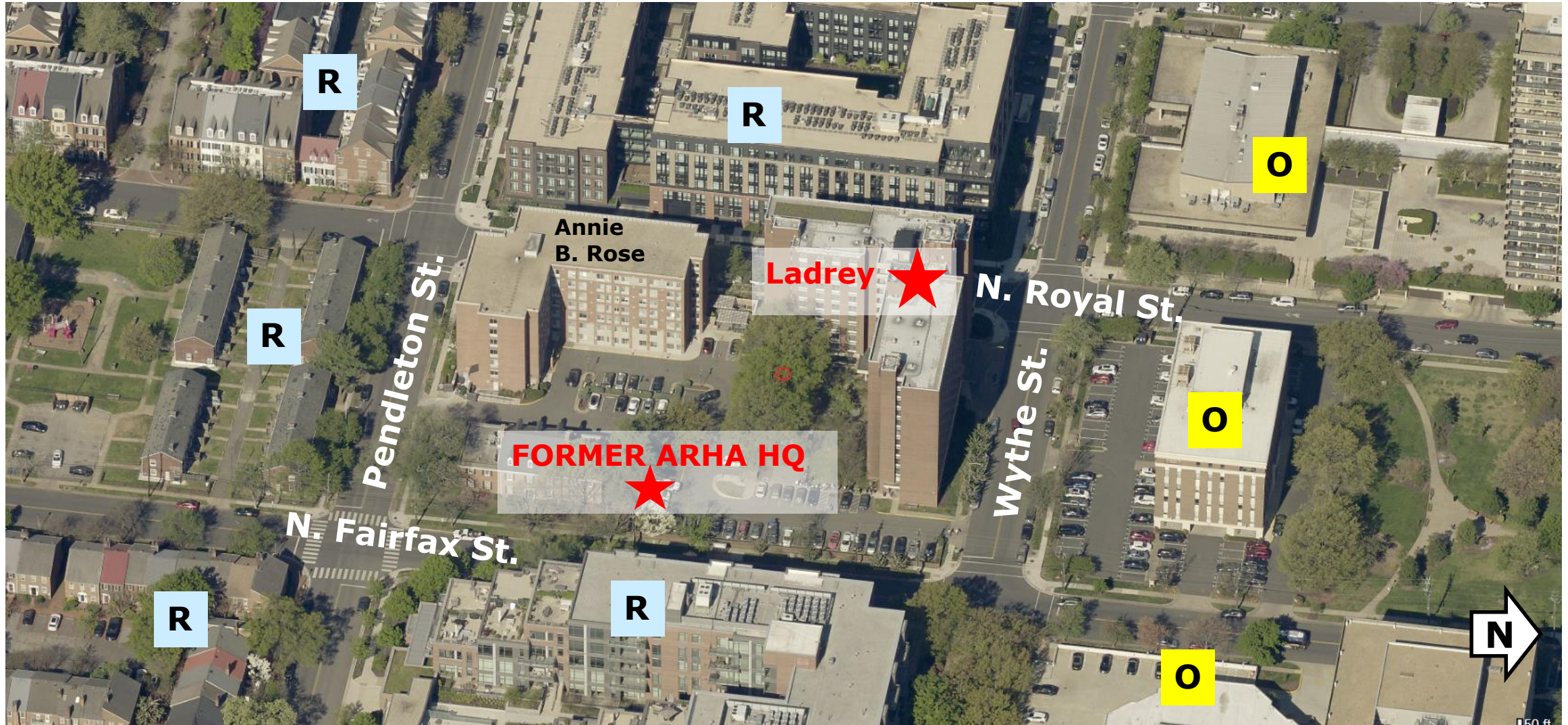
300 Wythe Street & 600 N. Fairfax Street

MPA#2023-00006
REZ#2023-00004
DSUP#2023-10011

Planning Commission (January 4, 2024)



Project Location

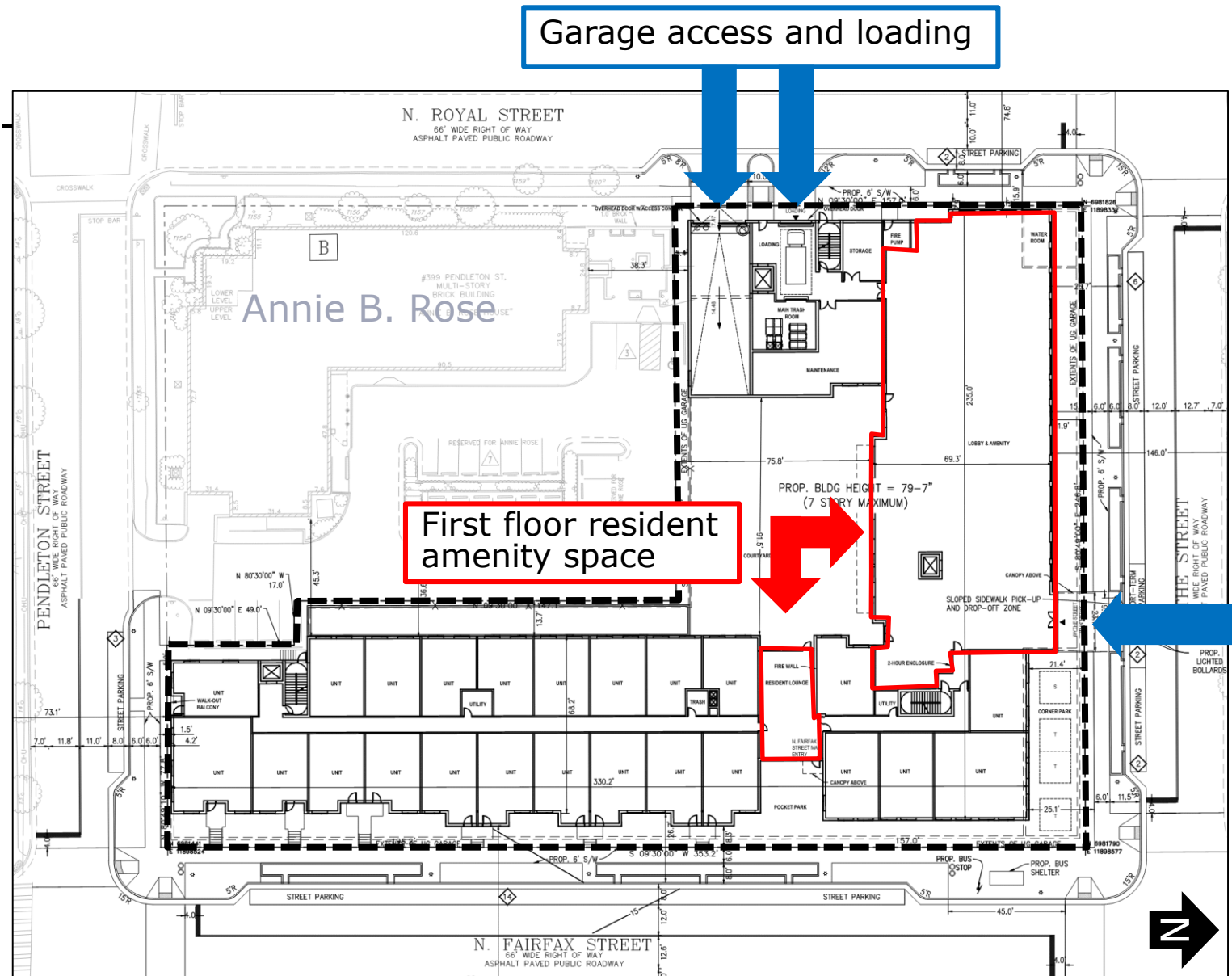


- R** Residential
- O** Office
- ★** Project site

Project Description



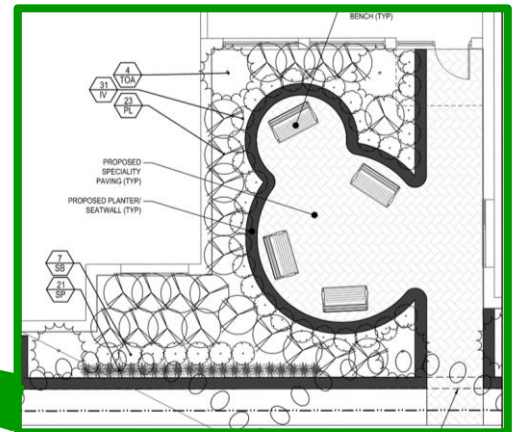
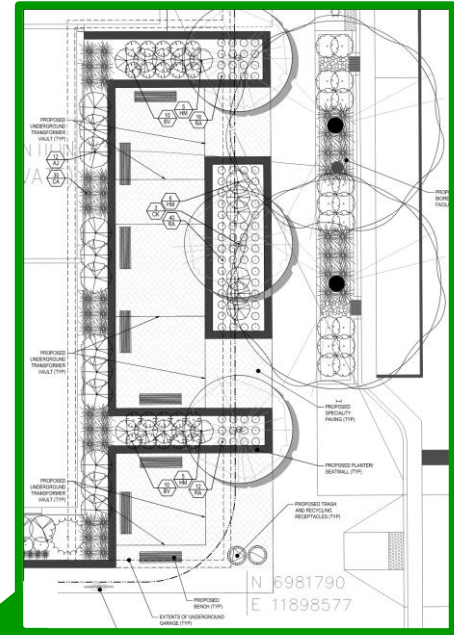
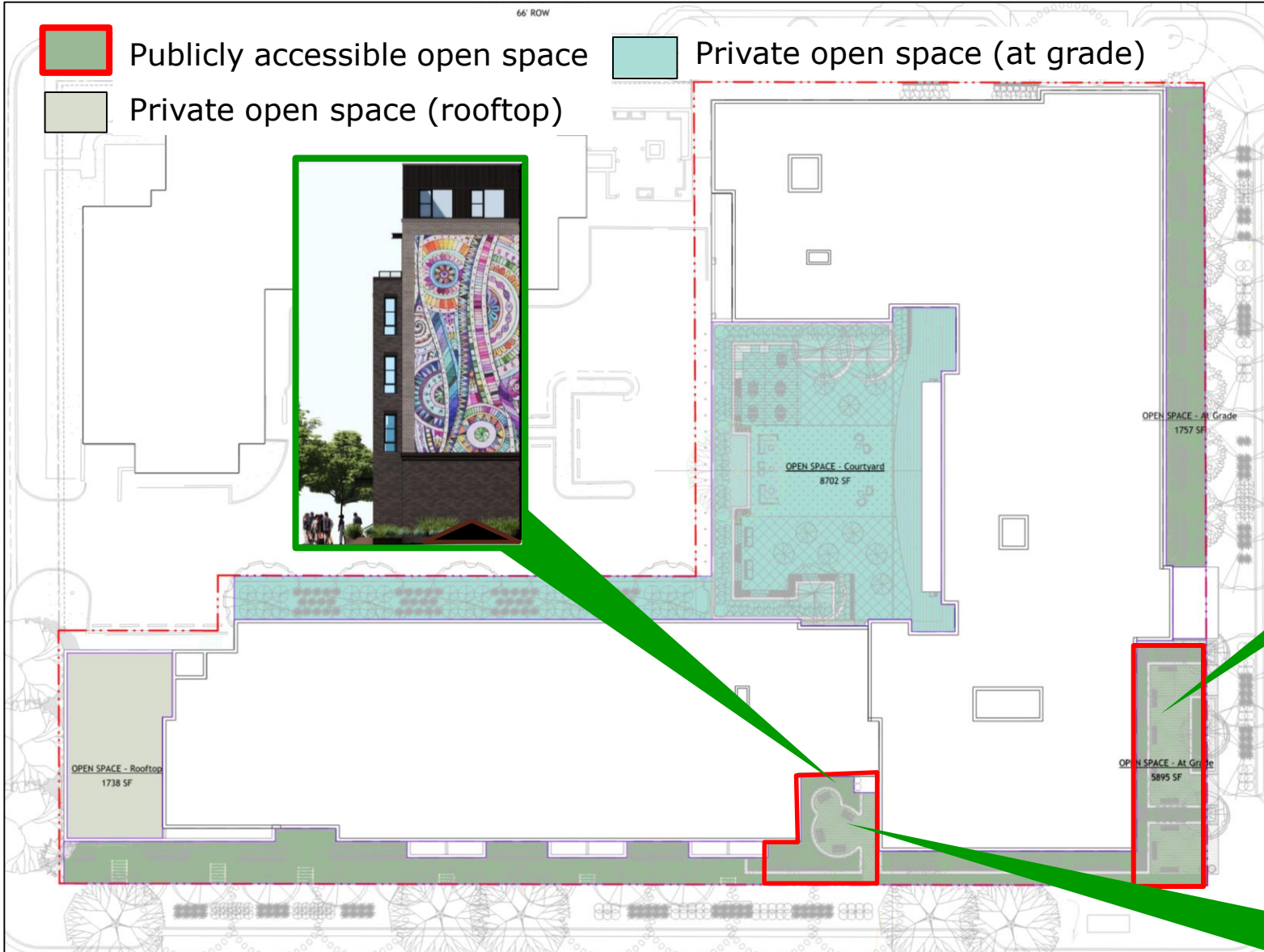
- 270 affordable one & two-bedroom units
 - 170 – 30% AMI
 - 100 – 60 & 80% AMI
- Underground parking for 118 vehicles
- Public & private open space
- Removal of curb cuts, surface parking & streetscape improvements



Entrance

The Ladrey | DSUP 2023-100211

Open Space



Architecture



Pendleton Street & N. Fairfax Street perspective



Six-to-seven story building transition



N. Royal Street & Wythe Street perspective



Land Use Requests

Master Plan Amendment

- Old Town North Small Area Plan update: Height District Limits Map, Zoning Map and the Development Table

Rezoning

- RC/High Density Apartment Zone to the RMF/Residential Multifamily Zone

DSUP

- Increase in FAR from 0.75 to 3.0
- Density bonus for the provision of affordable housing

SUP

- Parking reduction



Project Considerations, Outreach & Benefits

Considerations

- Stormwater quality: 25% more phosphorous removed than required
- Schools: no students expected
- Transportation: bus shelter, ADA curb ramps and accessible building entrance

Benefits

- Substantial increase in affordable housing units
- Enhanced streetscapes
- High quality architecture and design
- Art wall feature
- Meets Green Building policy

Outreach	Meetings
Community meetings	6
City meetings	6
Resident engagement	On-going

Recommendation

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