

6101 & 6125 Stevenson Avenue

MPA#2024-00001
REZ#2024-00002
DSUP#2024-10001

City Council (June 15, 2024)



Project Location



Project site

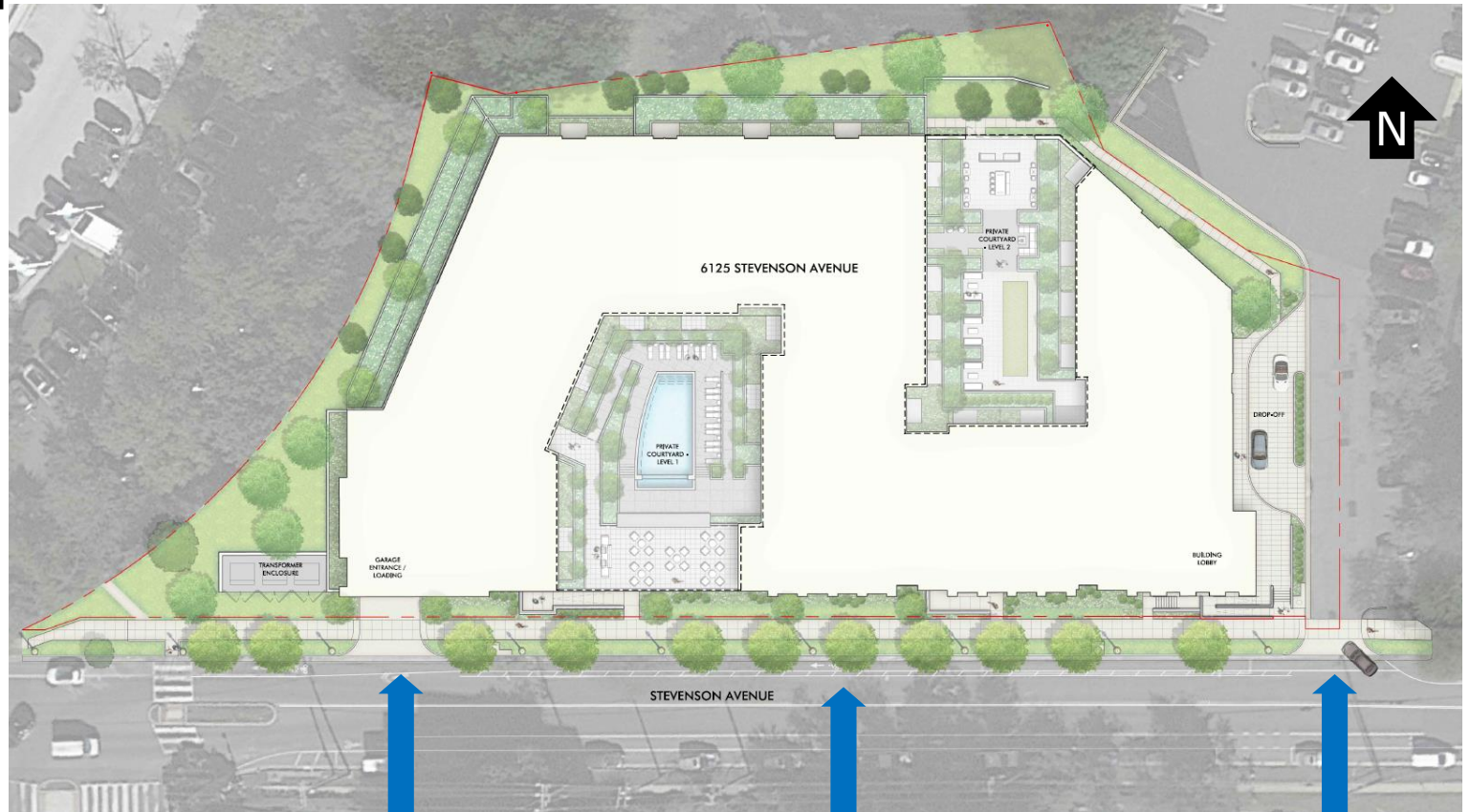


Shared access drive

Project Description



- 270 one & two-bedroom units
 - 247 at Market Rate
 - 19 at 60% AMI
 - 4 at 40% AMI
- Underground parking for 340 vehicles
- Removal of curb cut & surface parking
- Streetscape improvements



Garage access & loading

New bike lane

Entrance & shared drive

Architecture



View from Stevenson Ave



View from S. Whiting St



View from Yoakum Pkwy



Land Use Requests

Master Plan Amendment

- Landmark Van Dorn Small Area Plan update: Land Use Map

Rezoning

- OCM(50) Office Commercial Medium (50) Zone to CRMU/H Commercial Residential Mixed use High Zone

DSUP

- Site plan for up to 2.5 FAR

SUP

- 8-space parking reduction
- 7-700 Density bonus for the provision of affordable housing (increase in height to 85 feet and 3.18 FAR)
- More than 3 penthouses



Project Considerations, Outreach & Benefits

Considerations

- Schools: 30 students expected (20 in committed affordable units)
- Meets goals of existing and adjacent small area plans
- Increased density along transit corridor
- Fiscal impacts: \$727,000 to \$840,000 increase in taxes

Benefits

- 23 Affordable housing units (4 at 40% AMI)
- Enhanced streetscape
- High quality architecture and design
- Meets Green Building policy
- 40% Phosphorous Reduction

Date	Meeting
February 22, 2024	Eisenhower West/Landmark Van Dorn Implementation Advisory Group
March 19, 2024	Virtual community meeting
May 2, 2024	AHAAC
May 9, 2024	Eisenhower West/Landmark Van Dorn Implementation Advisory Group

Recommendation

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