



Landmark Overlook

**5901, 5950, 5999 Stevenson Avenue and
2 South Whiting Street**

Master Plan Amendment #2021-00001

Rezoning #2021-00002

Development Special Use Permits

#2021-10013 and #2021-20014

Development Site Plan #2021-00004

SUP#2021-00025 and SUP#2021-00108 (TMPs)

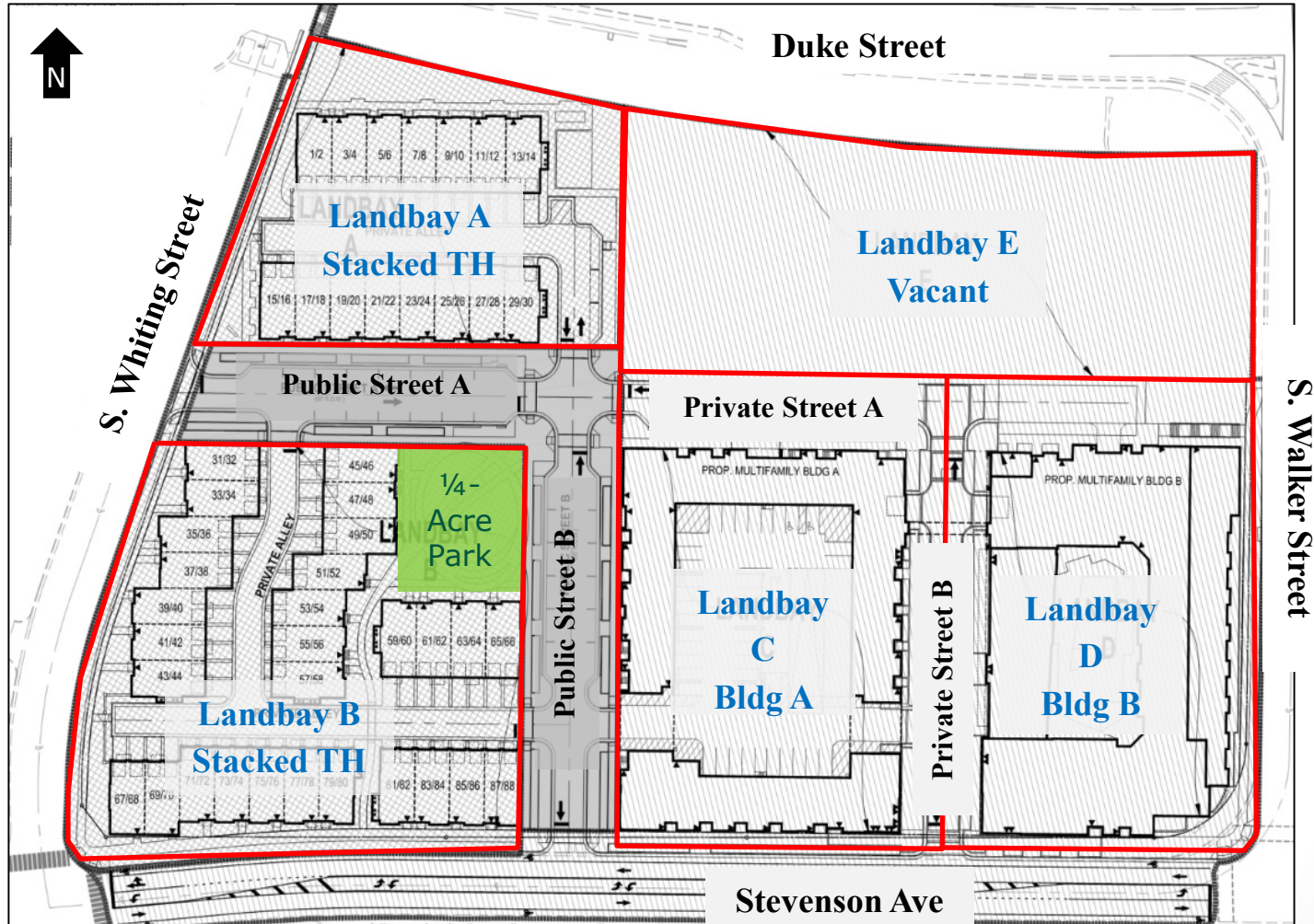
SUP#2021-00059 (Coordinated Sign Plan)

Planning Commission – December 7, 2021

Project Location

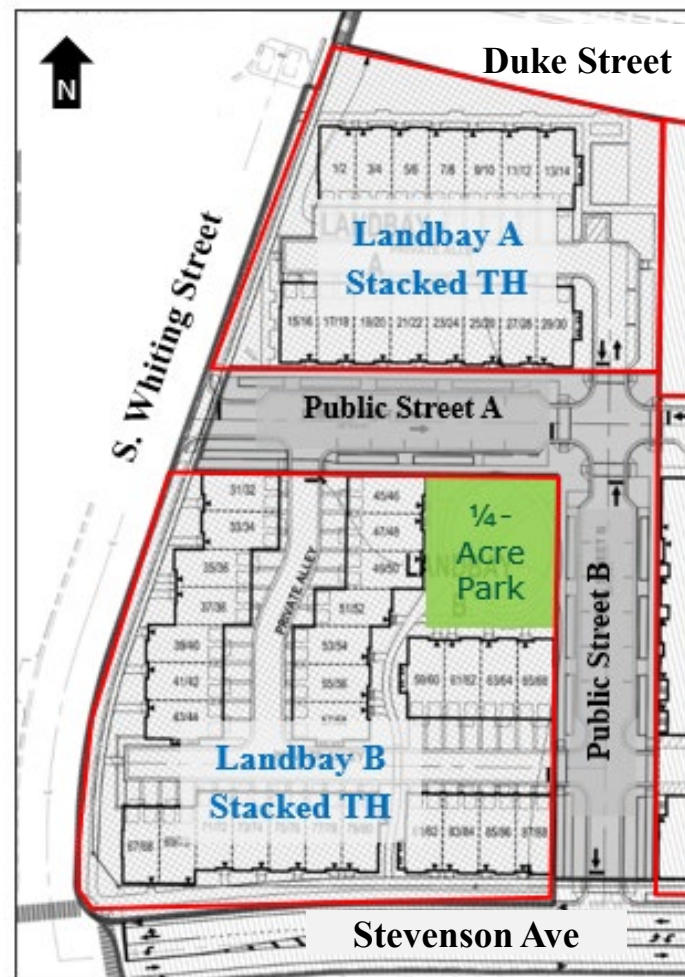


Project Description – Site Layout



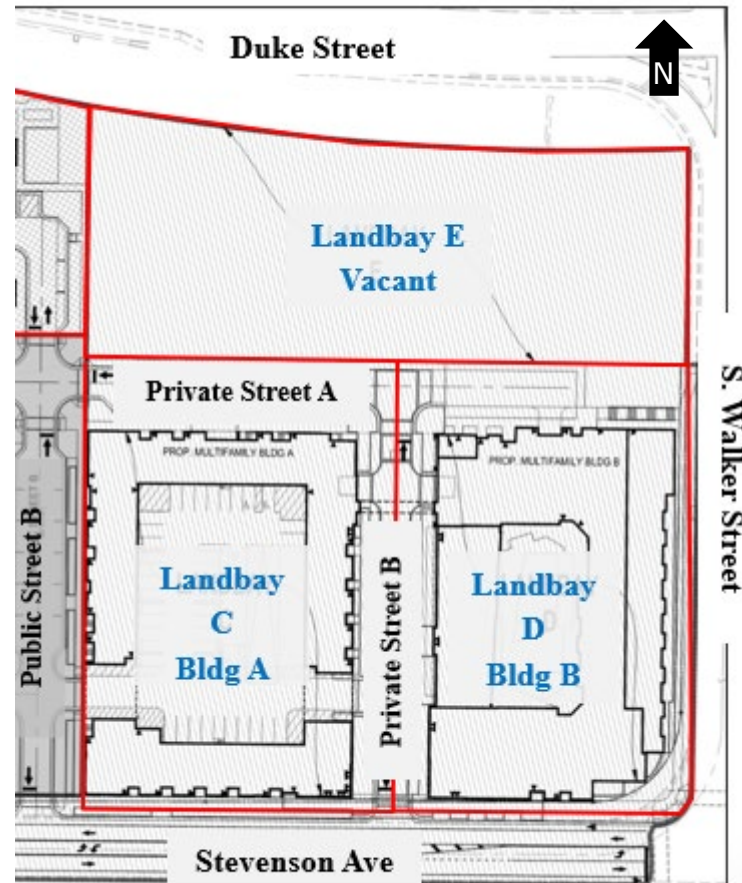
Project Description – Stacked Townhouses

- Total of 88 stacked townhouses proposed
- Seven buildings, or sticks, on Landbays A & B
- Four stories in height
- One garage parking space for each unit
- Additional driveway parking
- Two-part parking reduction
- ¼-acre park



Project Description – Multifamily

- Two multifamily buildings on Landbays C & D
- Seven stories in height
- 362 units in total
- 6,900 SF of ground-level retail/commercial
- Private Street B located between the buildings
- Skybridge connection
- Wrapped, above-grade parking at Building A
- Landbay E to remain vacant



Architecture



Front Façade of Stacked Townhouse CO#2



Front Façade of Stacked Townhouses CO#4 & #5



Stevenson Avenue Façade of Buildings A (Left) & B (Right)



SE Corner of Building B

Land-Use Requests

- Master Plan Amendment
- Rezoning from OCM(50) and CRMU-M to CRMU-H
- Development Special Use Permit for Stacked THs
 - Modification of required open space
 - Request to treat site as one tract for FAR calculation
 - Special Use Permit for increase in FAR to 2.03 in tract
 - Special Use Permit for parking reduction
- Development Special Use Permit for Multifamily
 - Open space and height-to-setback ratio modifications
 - Request to treat site as one tract for FAR calculation
 - Special Use Permit for increase in FAR to 2.03 in tract
- Development Site Plan for two public streets
- Additional Special Use Permits



MPA/Rezoning Analysis

- Master Plan Amendment
 - Challenging economic situation for office and retail
 - Non-residential recommendation would remain for portion of the site
 - Site is appropriate for additional residential use
 - Project consistent with other Master Plan goals
- Rezoning request similar to recommendation in Corridor Plan



Additional Analysis

- FAR-related requests
- Parking Reduction SUP
 - 39-space technical reduction for tandem driveway parking
 - 23-space actual reduction
 - New on-street spaces proposed
- Open space modification
- Additional Requests
 - Transportation Management Plan (TMP) SUP
 - Coordinated Sign Plan SUP
 - Height to setback ratio modification

Community Benefits

- New street grid and smaller development blocks at an identified redevelopment site
- Pedestrian and streetscape improvements
- Contribution for the installation of a Capital Bikeshare station (\$55,000)
- Consistency with the City's Green Building Policy
- Public art contribution / on-site public art (\$141,000 value)
- Voluntary affordable housing contribution (\$1.85 million)



Community Outreach

Meeting Date	Community Group
9/2020	Landmark/Van Dorn Implementation Advisory Committee
5/2021	Open Community Meeting
10/2021	Federation of Civic Associations Meeting

Conclusion

Staff recommends **approval** subject to compliance with all applicable codes and staff recommendations

