



## **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 #2021-10014**

**Development Site Plan #2021-00004**

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

**SUP#2021-00059 (Coordinated Sign Plan)**

**City Council – February 12, 2022**

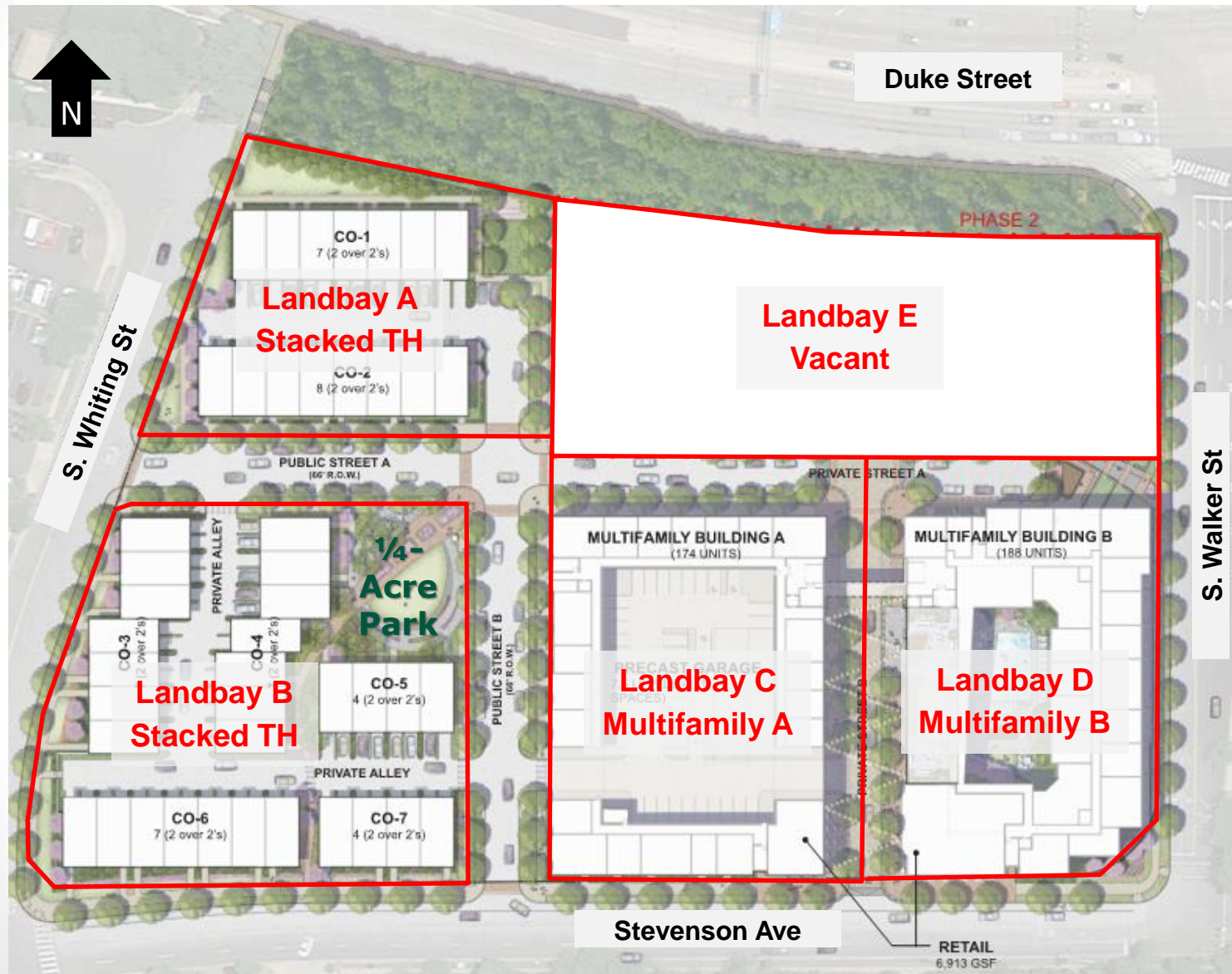
# Project Location



DSUP#2021-10013 et al. Landmark Overlook

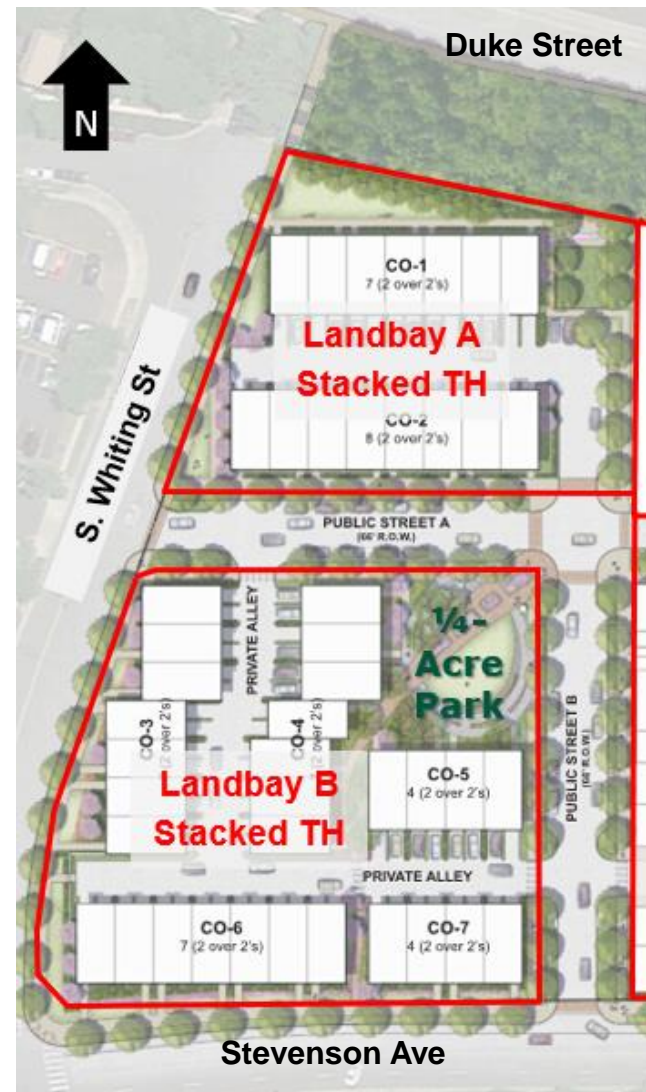


# Project Description – Site Layout



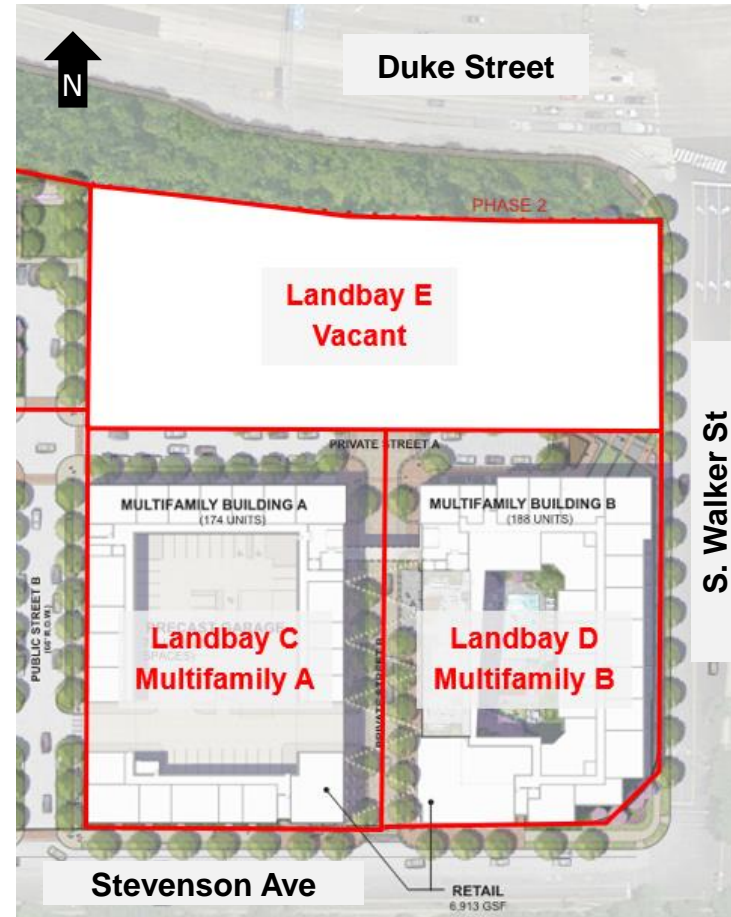
# Project Description – Stacked Townhouses

- 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
- 1/4-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
1/2022	Landmark/Van Dorn Implementation Advisory Committee



# Conclusion

Staff and Planning Commission recommend **approval** subject to compliance with all applicable codes and staff recommendations

