

The Brightly – West End (Landmark) Block I

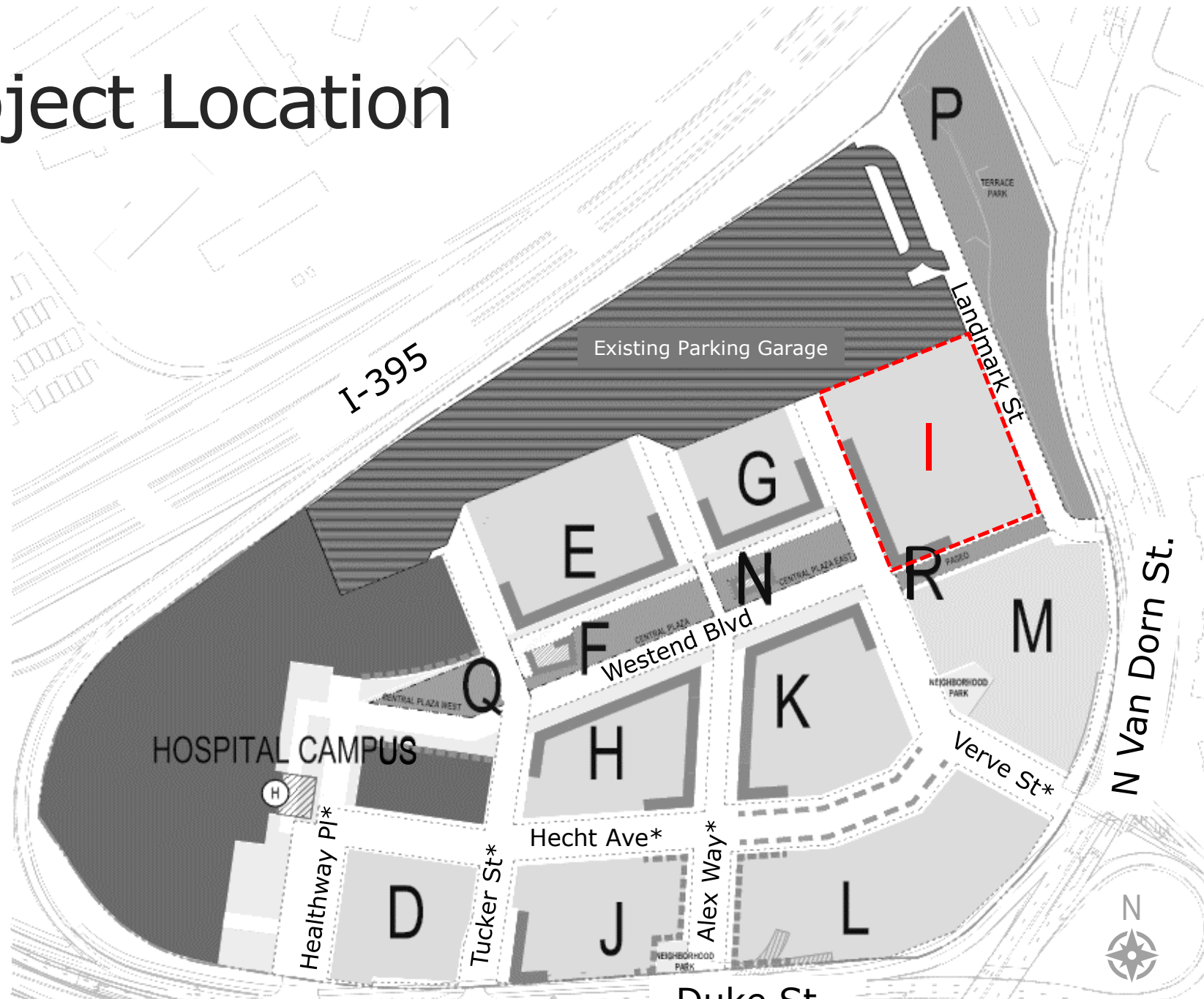
5801 Duke Street | DSUP#2022-10015, TMP SUP #2022-00077

Planning Commission

December 6, 2022



Project Location



* Proposed street name, SNC#2022-00003

 Site

Land Use Requests

Development Special Use Permit

- 535K sq. ft. mixed-use building:
 - 390 apartments
 - 105,000 sq. ft. of retail
- Minor subdivision to adjust Blocks K and M

Special Use Permits

- Coordinated Development District SUP
- Tier III Transportation Management Plan
- Exceed off-street parking requirement

Building/Architecture

- Generally, meets CDD for massing, height, and design
- Condition for flexibility in retail storefront design
- Condition to break the horizontal podium line on eastern façade



Southwest corner at Verve St/Road 5 and the Paseo



Southeast corner at the Paseo and Landmark St/Road 7



Benefits, Community, Recommendation

Benefits

- Ongoing redevelopment of former Landmark Mall site
- 390 new apartments (15 committed affordable)
- 105,000 sq. ft. new retail
- Stormwater quality: 16% more phosphorous removed than required

	Date	Community Meeting
Community	June 16, 2022	Open community meeting (virtual)
	Aug. 29, 2022	AHAAC meeting
	Sep. 22, 2022	EW/LVD Implementation Advisory Group meeting
	Nov. 16, 2022	Open community meeting (hybrid)
	Dec. 6, 2022	Planning Commission meeting

Recommendation

- Staff recommends **approval** of the request subject to the conditions in the staff report