

# The Rutherford

5000 Seminary Rd  
(future address 5050 Mark Center Drive)

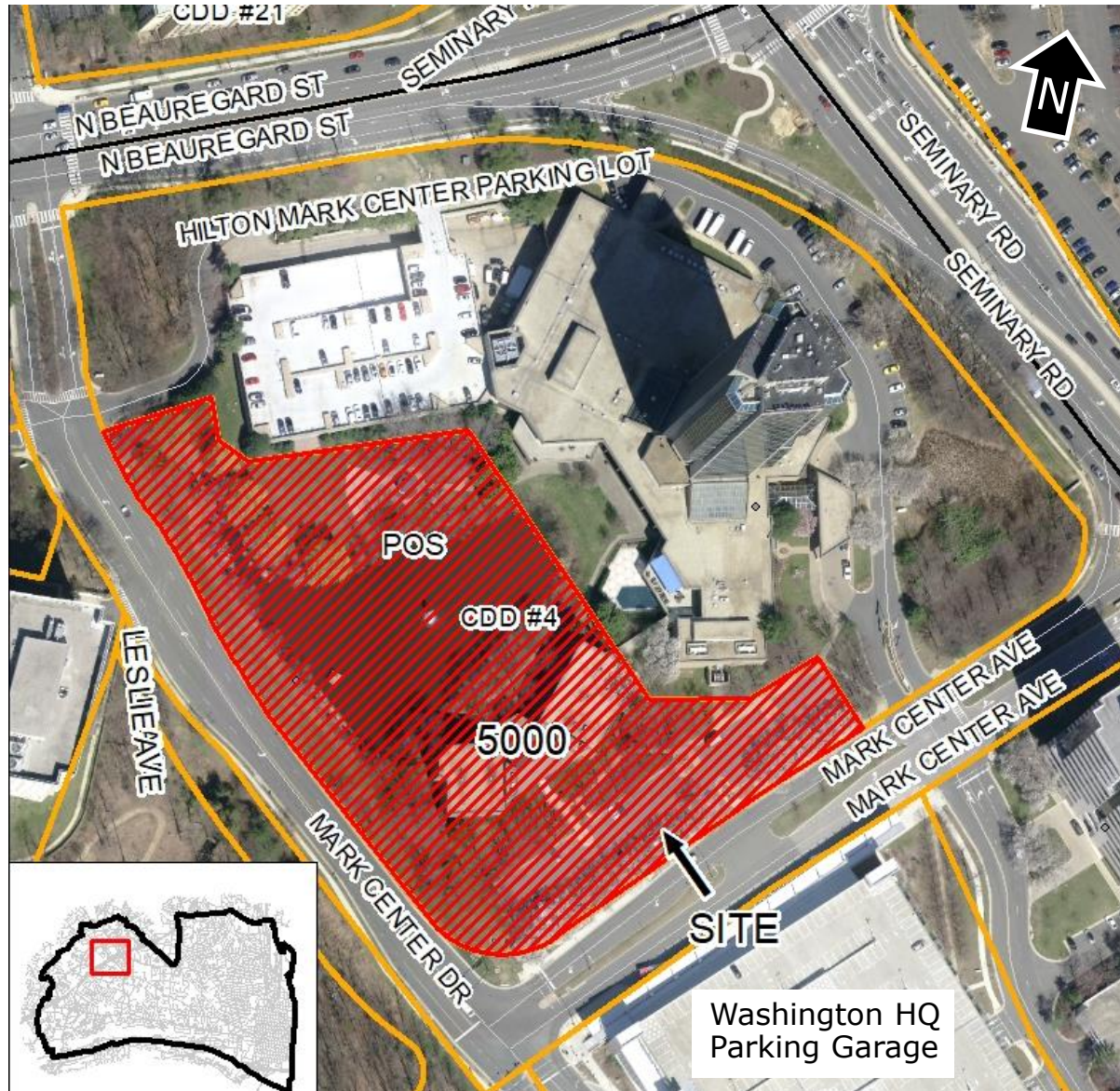
DSUP#2022-10027  
Coordinated Sign SUP#2023-00037  
TMP SUP#2022-00097

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Planning Commission (June 6, 2023)  
City Council (June 17, 2023)



# Project Location



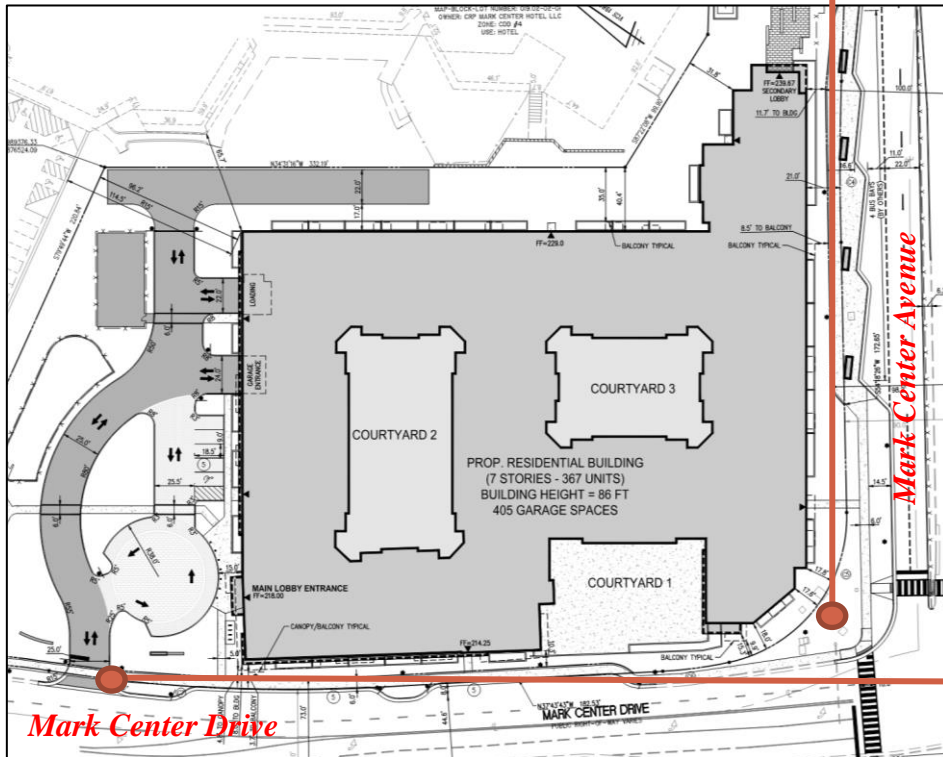
\* DRAFT presentation, subject to change

# Project Design and Architecture



View from Mark Center Avenue

- New multifamily building on a 4.5 acre site
- 367 units incl. 25 affordable
- 405 spaces in two levels of underground parking and one level above-grade
- 40% on-site open space
  - 30% at-grade publicly accessible
  - 10% private courtyards, at and above grade



Site Plan



Night view from Mark Center Drive

\* DRAFT presentation, subject to change



# Land Use Requests

## DSUP

- Parking reduction
- Penthouses to exceed 15 feet in height

## SUP

- Transportation Management Plan
- Coordinated Sign Plan

# Community

MEETING	DATE
BDAC	September 26, 2022
BDAC	October 24, 2022
BDAC	December 5, 2022
Virtual Community Meeting (Convention Center demolition)	December 12, 2022
BDAC	February 6, 2023

\* DRAFT presentation, subject to change

# Considerations, Benefits & Recommendation



## **Considerations**

- Stormwater BMP's\*: improves phosphorus load reductions by 25% from pre-development condition
- Transportation: traffic, off-street loading and pick up/drop off
- Schools: 35 net new students

## **Benefits**

- 25 dedicated affordable units
- Helps facilitate Mark Center Transit facility and West End Transitway expansions
- Approximately 700' of new sidewalk and street trees on Mark Center Dr
- Meeting Public art and Green Building guidelines
- Contributions to Streetscape & Implementation and Affordable Housing funds

## **Recommendation**

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

\*BMP = Best Management Practice

\* DRAFT presentation, subject to change