

# Hunting Terrace

DSUP# 2013-0007

TMP# 2014-0010

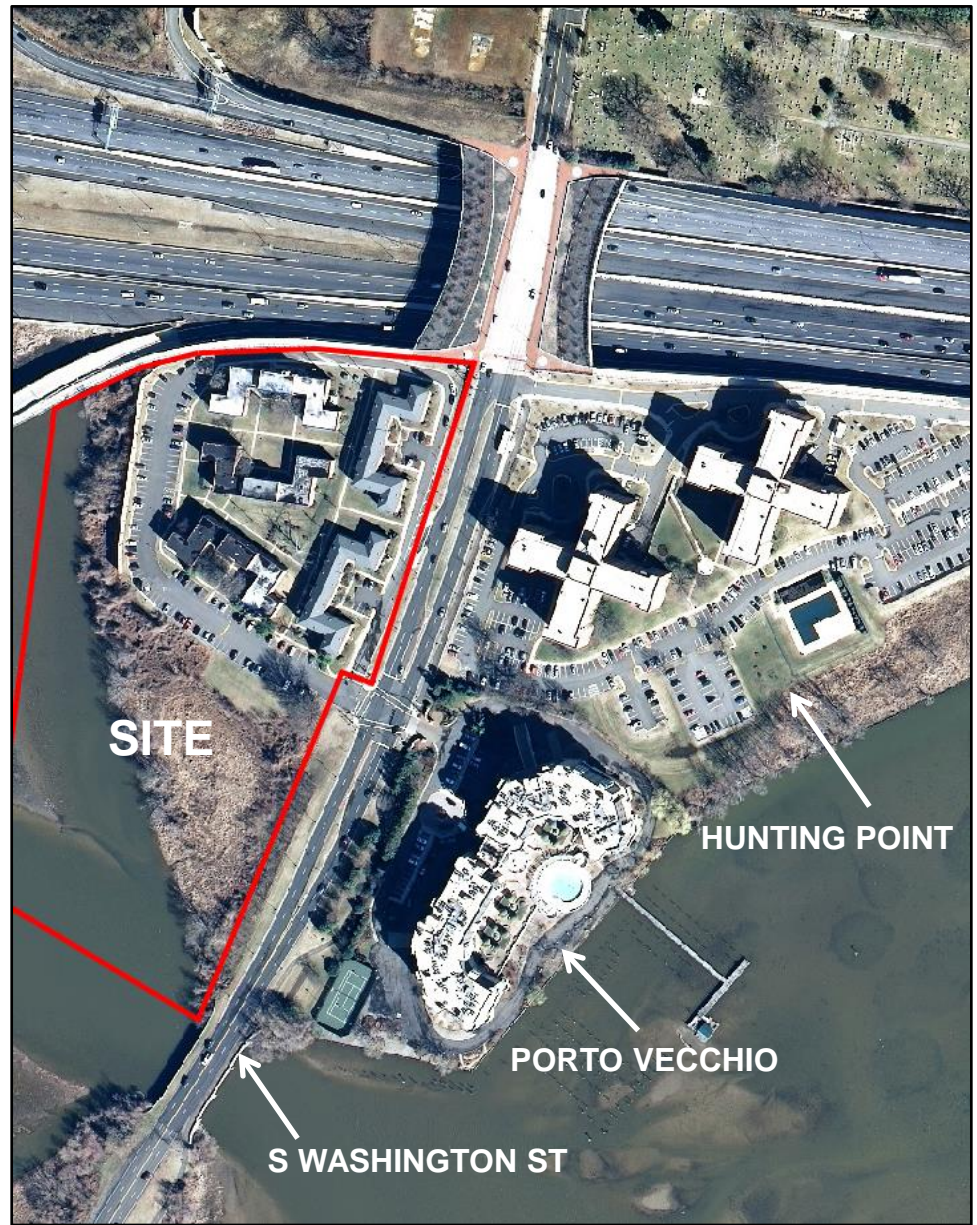
City Council  
April 12, 2014



# Site Context



*Existing Site*



*Hunting Creek Area*



# Project Description

- 443 residential units
  - 24 affordable units
- New private street
- Below-grade parking
  - 624 spaces
  - 10 additional spaces provided on street



*Proposed Site Plan in Aerial*



*Proposed View from S. Washington Street*

# Site Design

- Raise in grade adjacent to Washington Street
- 80-foot setback from Washington Street
- Deep indentations in facades
- Open space courtyards



*Proposed Site Plan in Aerial*



# Building Design



*Proposed View from South Washington Street*



*Proposed View from the South*

# Affordable Housing

- 24 (14-1BR and 10-2BR) Dedicated Affordable Units via Bonus Density
- Units affordable to households at or below 60% of AMI for 40 years (approximately 58,000/year for 3-person household).
- Affordable unit sizes are proportionate with the building mix
- Applicant will also make a voluntary contribution of \$553,681 to the City's Housing Trust Fund
- Applicant's AHP was approved by AHAC at the February meeting.



# Parking

- Request approval of a parking reduction and transportation management plan
- Parking ratio of 1.30 spaces per unit and 10 percent visitor parking
  - 576 residential spaces
  - 58 visitor spaces
- Site is well served by bus, pedestrian and bicycle networks
- TMP promotes use of transit, carpooling, bicycling, telecommuting and similar efforts



# Community Outreach

Date	Meeting
July 15, 2013	Hunting Terrace – Existing Residents
July 16, 2013	Old Town Civic Association
September 11, 2013	Old and Historic BAR
February 6, 2014	Affordable Housing Advisory Committee
February 11, 2014	Hunting Terrace – Existing Residents
March 11, 2014	Porto Vecchio Condominium Association
March 19, 2014	Old Town – Hunting Creek Civic Association
March 26, 2014	Federation of Civic Associations





# Conclusion

- Staff recommends approval subject to compliance with codes, ordinances and recommendations



*Proposed Site Plan in Aerial*



*Proposed View from S. Washington Street*

