

Cameron Park

MPA #2013-0008

REZ #2013-0005

TA #2014-0003

CDD #2013-0003

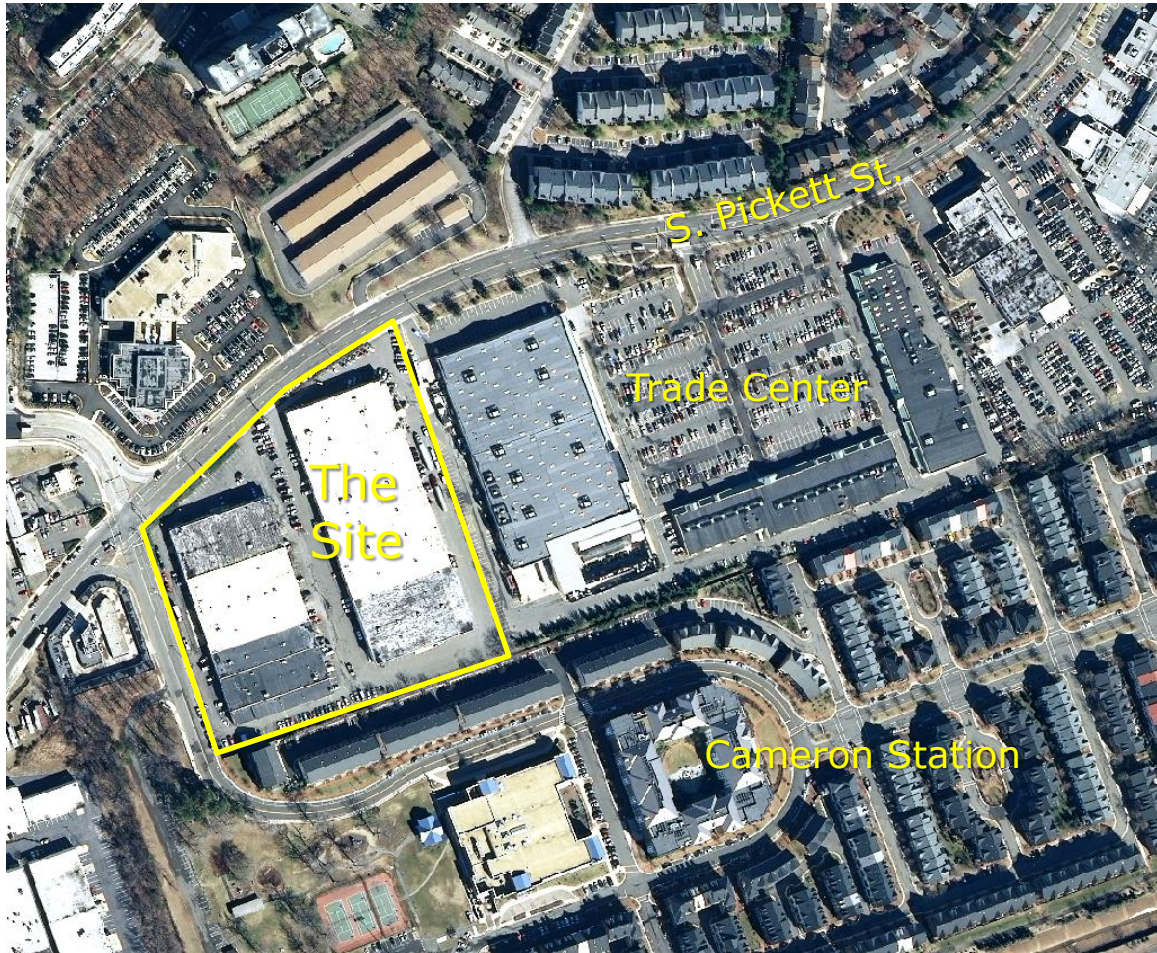
DSUP #2013-0003

TMP# 2013-0088

City Council
May 17, 2014



Existing Site Context



Existing Conditions



Views from S. Pickett Street

- Narrow sidewalks
- Overhead utility poles
- No street trees or pedestrian amenities



Existing Conditions

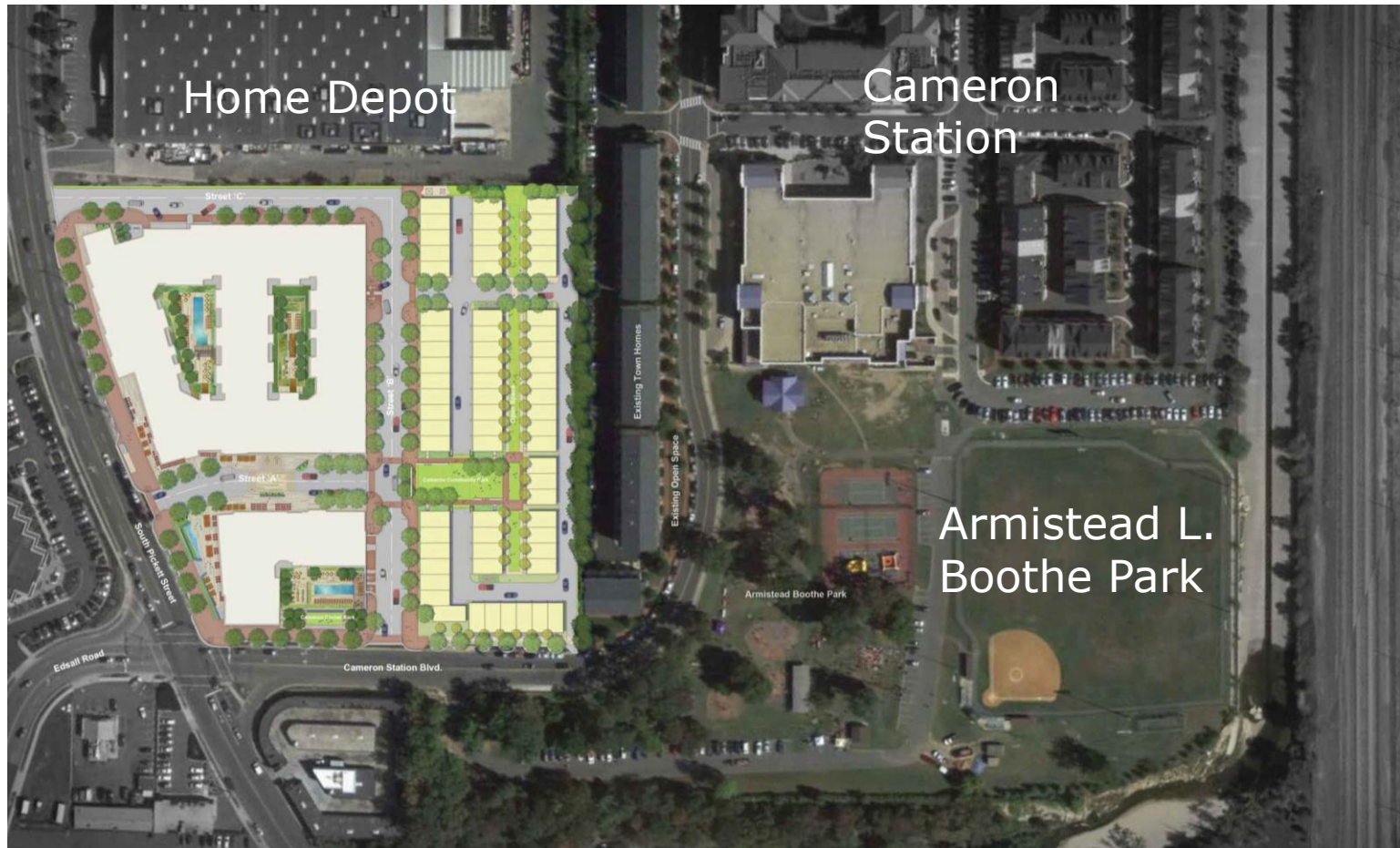


- Surface parking lots
- No sidewalk along the west side of the Cameron Station Blvd.

Views from Cameron Station Blvd.



Site Design with Neighborhood Context



Potential Future Configuration of S. Pickett Street Neighborhood



Proposed Site Design



- Wide sidewalks-20' to 14' along primary streets
- Street trees
- Interconnected open spaces
- Public Park at the end of the primary entry street
- Active uses at the ground level
- Public plaza areas along S. Pickett Street
- Height transiting down to Cameron Station

View of Cameron Park From S.Pickett Street



Building A



North Façade Fronting on S. Pickett Street



West Façade Fronting on the Internal Street A

Building B



East Façade Fronting on Internal Street A



West Façade Fronting on Cameron Station Blvd.

An Example of the Townhouse Architecture



Townhouse Side Elevations



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Building Design



- High quality architecture
- Using primarily cement and metal panels
- Substantial amount of glass
- Pronounced façade depth variations
- Mixture of architectural styles and types

Landmark Van Dorn Corridor Plan

- The Plan recommends a phased approach to contributions from developers for affordable and workforce housing. During the catalyst phase, the City would apply the voluntary affordable housing formula set forth in the Housing Policy adopted by Council in June, 2005. (Pg. 35)



Landmark Van Dorn Corridor Plan

- Catalyst phase – potentially stimulating other neighborhood improvements
- Environmentally and economic sustainable development
- Creating pedestrian friendly activity centers
- Creating a quality neighborhood with mixture of unit types and varied ownership
- The development of an internal street grid with compact development
- Interconnected open spaces



Public Benefits

- Voluntary affordable housing contribution
- One level of underground parking
- Infrastructure and stormwater management improvements
- Contributions to S. Pickett Street intersection improvements
- Accommodating a future bridge connection to Eisenhower Ave. and Van Dorn Metro Station
- Active retail uses on the ground level with a potential small grocer and full service restaurants
- Undergrounding utilities
- \$100,000.00 cash contributions for enhancements in the neighborhood



Community

- Met with:
 - Cameron Station
 - Summers Grove Homeowner Assoc.
 - Wapleton Condominiums
 - The BMW Dealership



Recommendation



