

# 1800 Mt Vernon

## DSUP #2014-0019

- Development Special Use Permit and site plan with modifications, using the form based development regulations of the Mount Vernon Avenue Business Area Plan;
- Special Use Permit for a parking reduction and a loading space reduction;
- Special Use Permit for a Transportation Management Plan

City Council

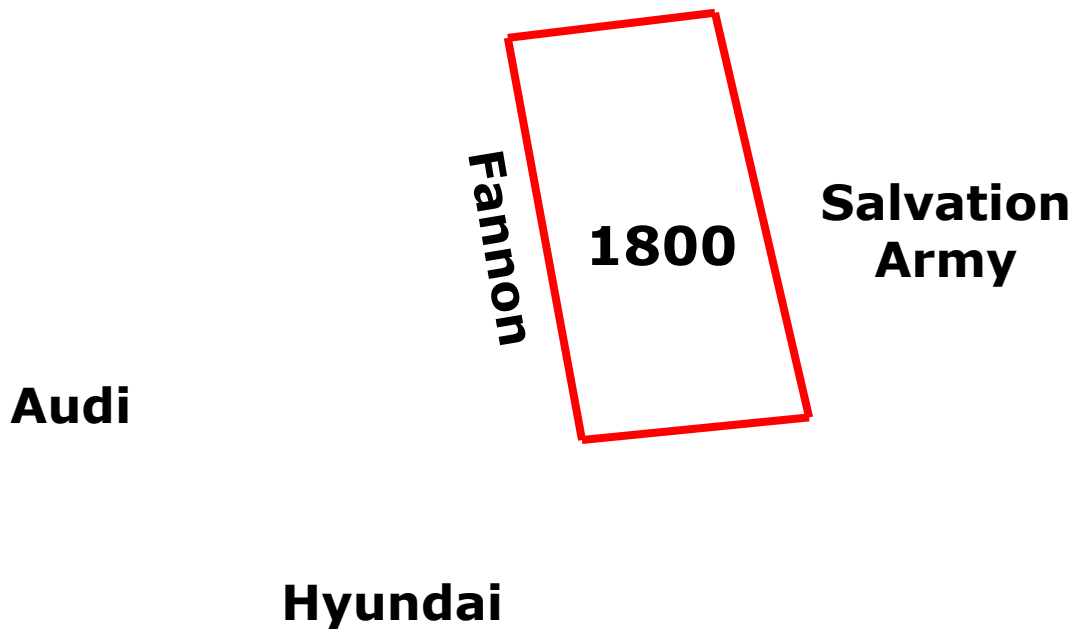
November 14, 2015



# Location

**Address:** 1800 Mt Vernon Ave

**Context:** Direct frontage along Mount Vernon Avenue  
Interior lot; Adjacent to commercial, residential and institutional uses



# Surrounding Context:



**1 CONTEXT PLAN**  
1" = 100'-0"



# Project Description & Request:

- Project Summary:
- Construction of a mixed-use building
- 49 residential units with retail on the ground floor;
- Below-grade parking garage (55 spaces)
- Applicant is requesting:
- Form-based SUP to waive CL zone regulations per section 6-606(A)
- Special Use Permit for Parking Reduction for the retail: 6 space reduction)
- Modifications to the front yard setback;
- Modification to the zone transition requirement
- A deviation of the Mount Vernon Overlay for an increase in lot occupancy from 60% to 67%
- Contributions:
- Achieve Green Building Policy standards
- Provide on-site public art or public art contribution
- Contribute to Housing Trust Fund



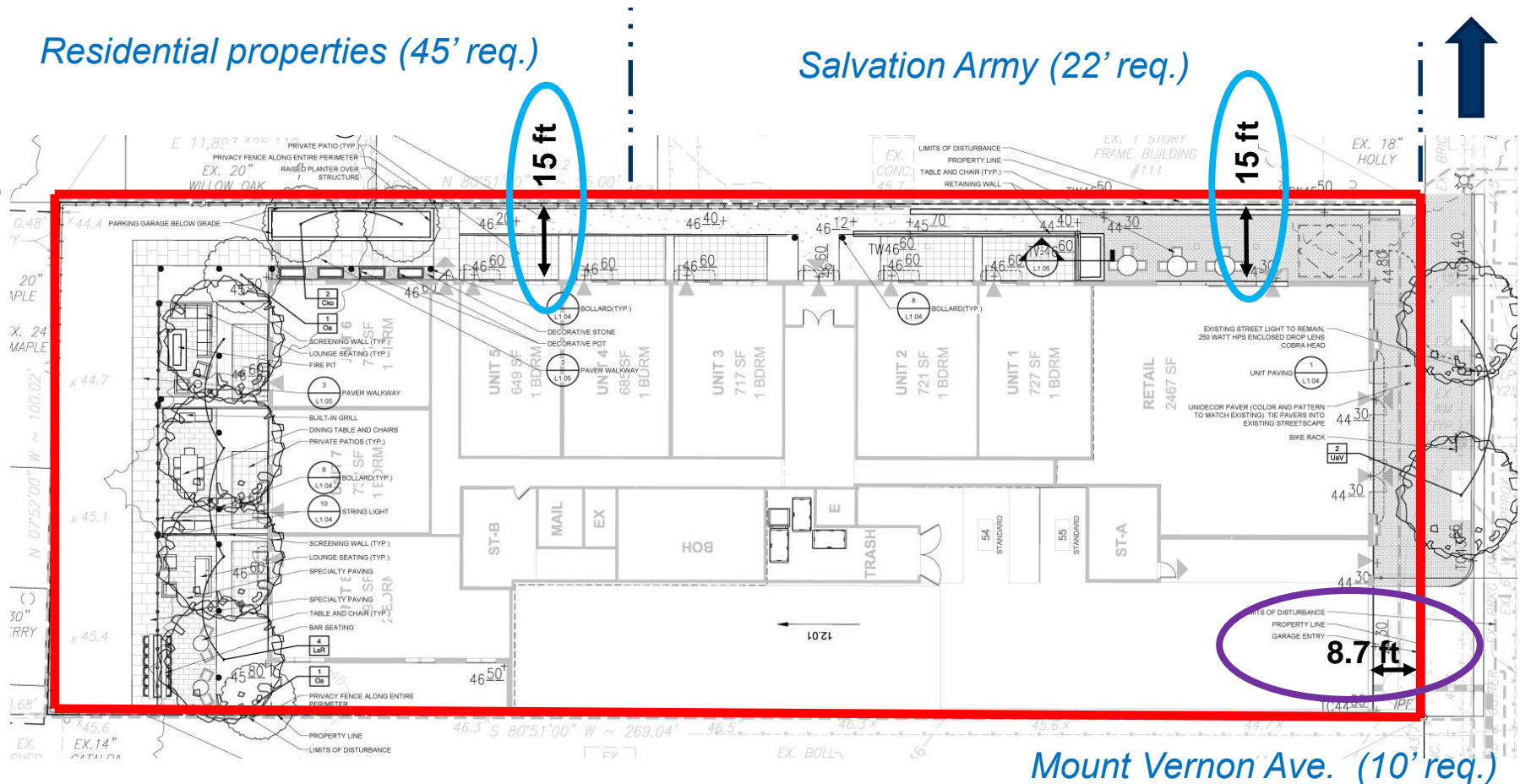
# Proposed Modifications

**Zone Transition Modification:** (1) from 45 ft to 15 ft; (2) from 22 ft to 15 ft

**Front Setback Modification:** from 10 ft to 8.7 ft

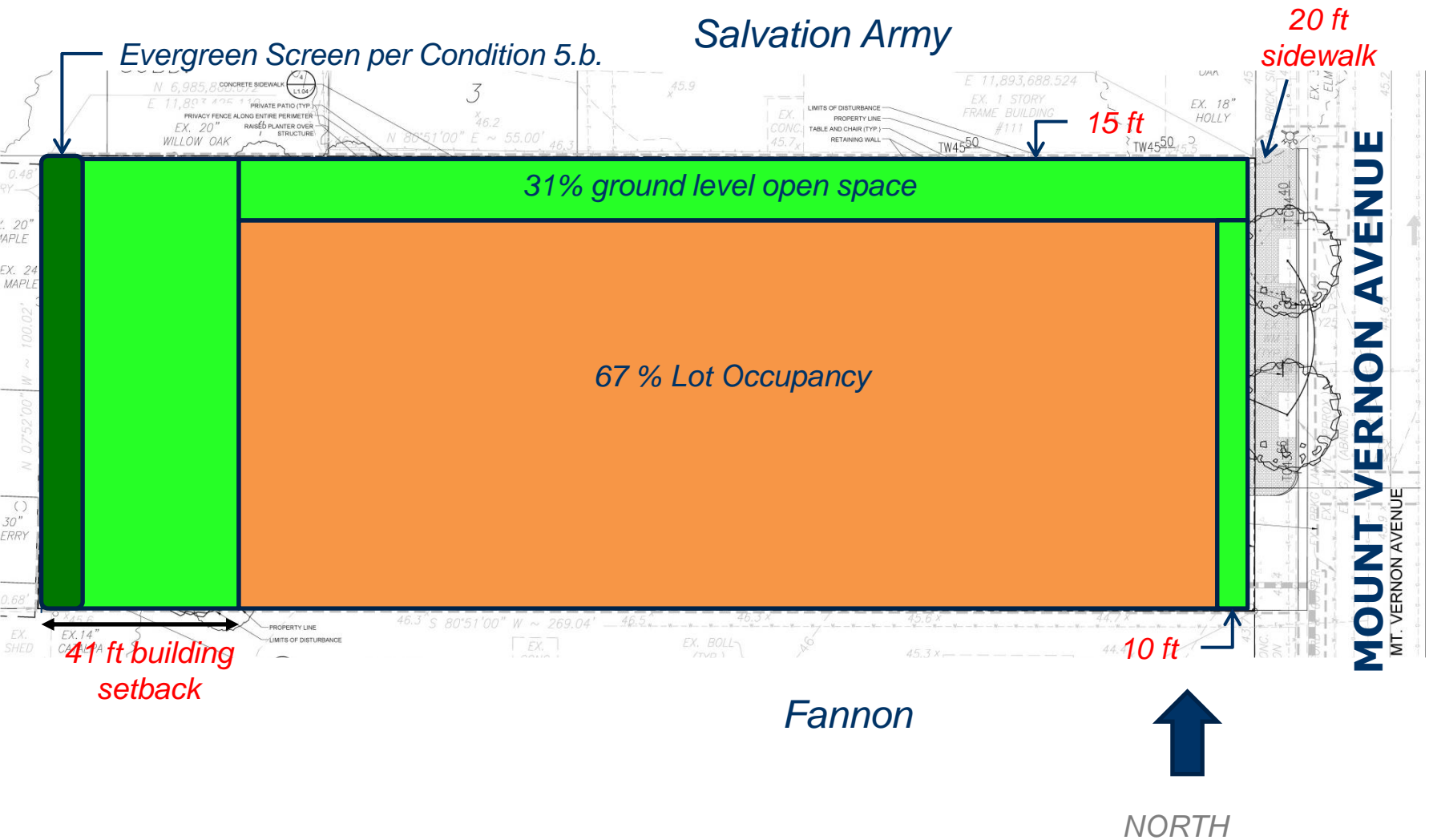
*Residential properties (45' req.)*

*Salvation Army (22' req.)*



*Mount Vernon Ave. (10' req.)*

# Lot Occupancy and Open Space



# Parking Requirements:

## Residential:

Bedroom Count	# Units	# Bedrooms	Base Parking Ratio	Base Parking Requirement (spaces)	20% Deduction Applied (spaces)*	Residential Parking Required after Deduction (spaces)
One-Bedroom Units	38	38	1 space per 1 BR	38	8	30
Two-Bedroom Units	11	22	2 spaces per 2 BR	22	4	18
Total	49	60	--	60	12	48

\* Multifamily Residential Parking Credits Applied

- Credit 1: Walkscore (5%) = 3 spaces
- Credit 2: Bus Rapid Transit (10%) = 6 spaces
- Credit 3: 4+ Bus Routes (5%) = 3 spaces

# Parking Requirements:

## Retail:

Total SF	Parking Ratio for District 2	Parking Spaces Required	50% Deduction Applied (spaces)**	Retail Parking Requirement after Deduction (spaces)
2,467 SF	1.1 space per 210 SF	13	6	7

\*\*Retail Parking Deduction Applied as Recommended by Staff

## Total Parking:

	Required	Deduction (spaces)	Required after Deduction
Residential Parking	60	12	48
Retail Parking	13	6	7
<b>Total</b>	<b>73</b>	<b>18</b>	<b>55</b>

# Architecture:



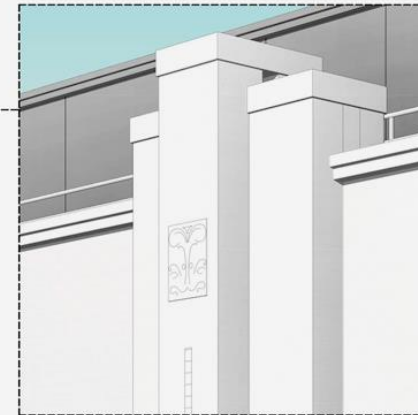
# Architecture:



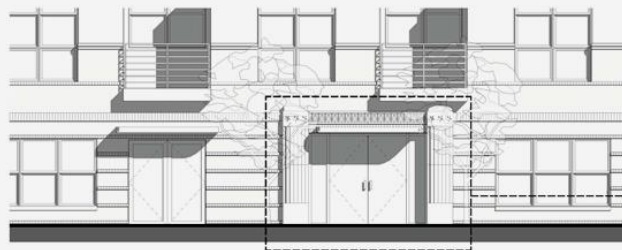
IMAGE FROM EXISTING BUILDING



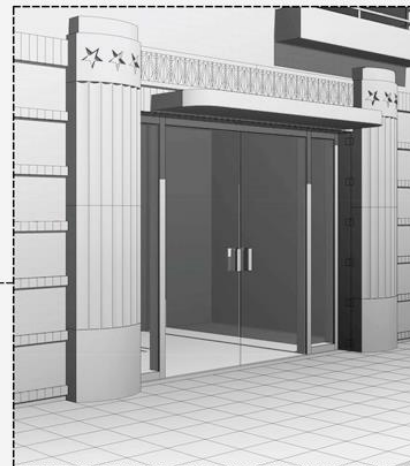
**1A FRONT ELEVATION**  
302' x 112'



**1B INLAY DETAIL**



**2A RIGHT SIDE ELEVATION**  
154' x 112'



**2B RESIDENTIAL ENTRY DETAIL**



IMAGE FROM EXISTING BUILDING

APPROVED	
SPECIAL USE PERMIT NO.	2014-0019
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE

# Architecture:



FRONT ELEVATION: view from Mount Vernon Avenue



REAR ELEVATION



SIDE ELEVATION

# PLANNING & ZONING



# Architecture:



FRONT PERSPECTIVE: view looking southwest



FRONT PERSPECTIVE: View looking west at retail base.



REAR PERSPECTIVE: view looking southeast



FRONT PERSPECTIVE: view looking northwest

# Community Outreach

## Summary:

The applicant met with the DRLUC on several occasions, and in a letter dated October 13, 2015 to the Planning Director, the DRCA recommended approval with the following conditions:

- Move planters on rear third floor in outdoor areas to the west edge instead of up against the building to reduce noise impacts;
- Bike rack must accommodate at least 6 bikes. Install in clearly visible location in support of retail and shall not encroach on sidewalk. (Current location is hard to get in and out of for cars);
- Require bundled parking with at least one free parking space per unit;
- ✓ A temporary loading zone be established in front of the building on Mt. Vernon during the morning hours;
- Install mirror or other device to allow drivers exiting garage to see pedestrians on the sidewalk;
- No cars be allowed to park within 10 feet of either side of the driveway (including signage);
- ✓ Notification as quickly as possible to businesses currently leasing parking spaces that they will no longer be available (note that the City will likely need to work with some lessees to amend any existing SUP/DSUPs that rely on such spaces to secure alternative parking);
- ✓ Provide adequate screening/plantings on the ground level to serve as a noise buffer to the properties to the west; and
- ✓ Require efforts to reuse or replicate existing historical architectural details into the new building.



# Recommendation

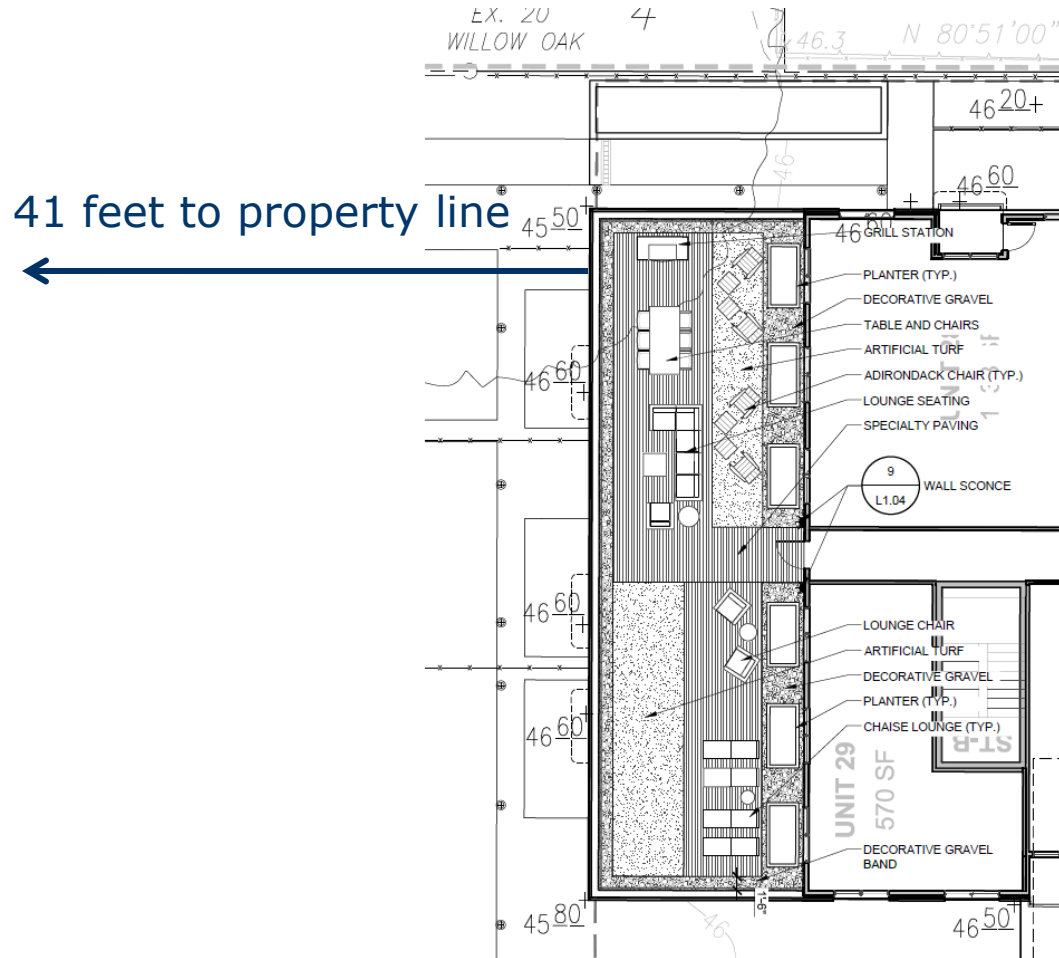
Staff recommends APPROVAL with conditions



*View from Front (along MVA)*



# 3<sup>rd</sup> Floor Communal Balcony



# PLANNING & ZONING



## Evergreen screen

## Proposed large shade trees