

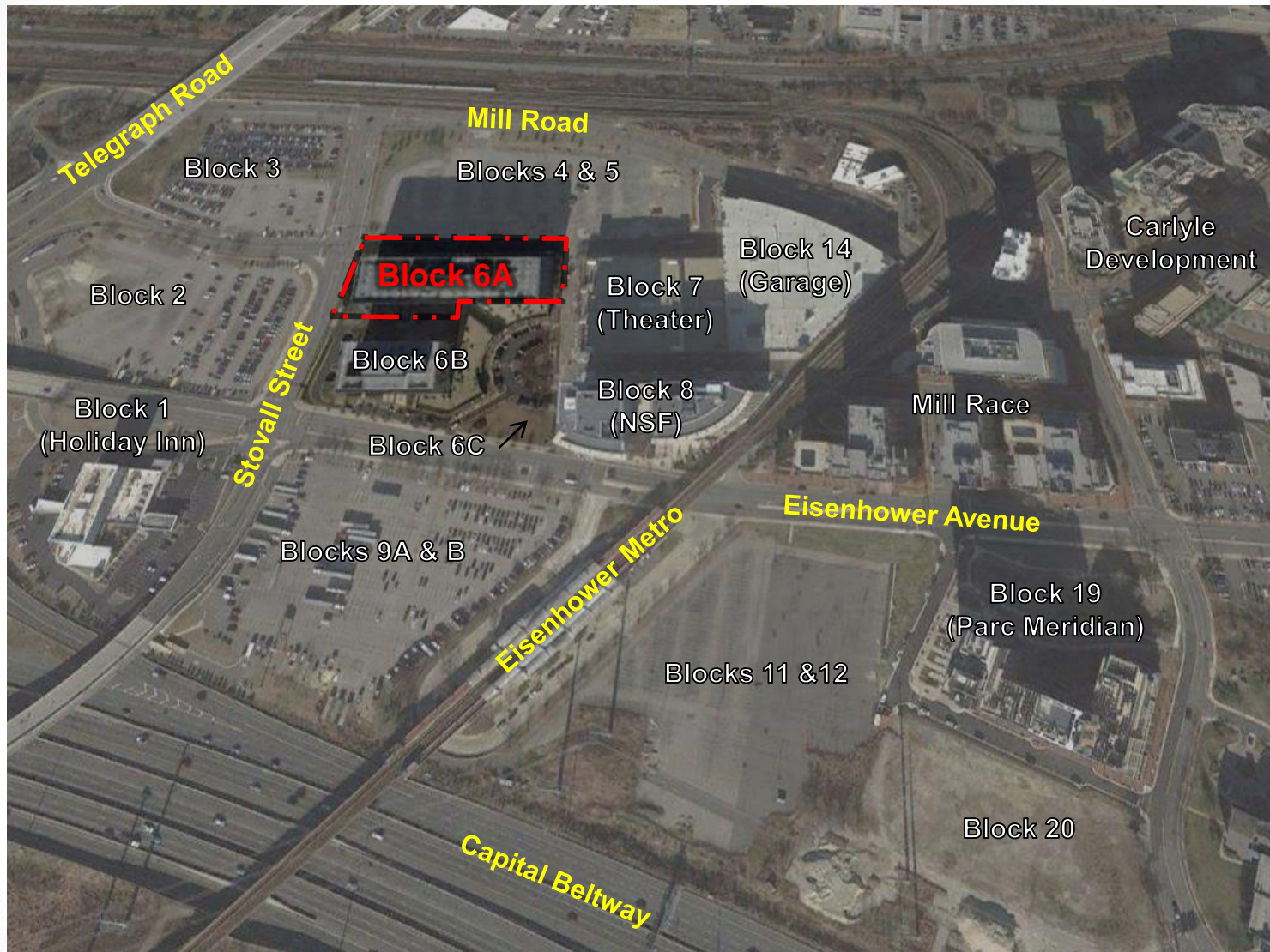


200 Stovall Street Hoffman Block 6A

**DSUP#2017-0015
CDD#2017-0002
SUP#2017-0092
ENC#2017-0003
TMP SUP#2017-0097**

**City Council
September 16, 2017**

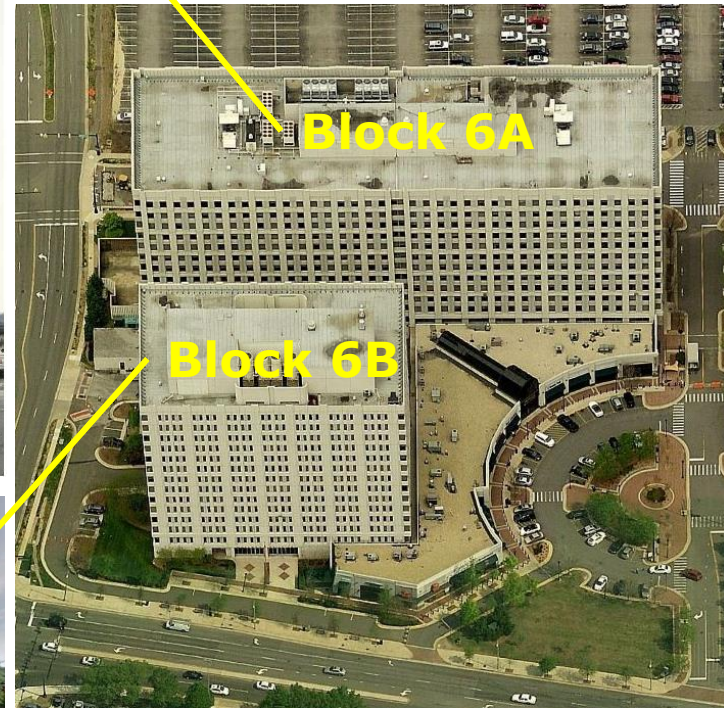
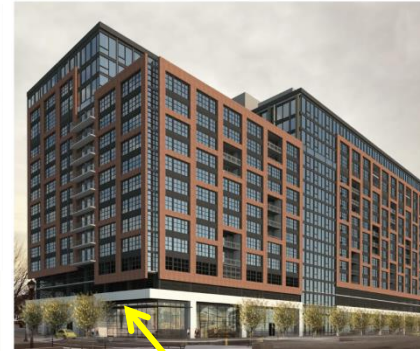
Site Context



Existing Conditions



Existing office building viewed from Mandeville Lane & Swamp Fox Road



Bird's eye view of Block 6



Project Description



*Adaptively reused building viewed from
Mandeville Lane & Swamp Fox Road*



Adaptively reused building viewed from Stovall St.

- Zone: CDD#2
- Site Area: 1.5 ac.
- Land Use:
 - 594,108 sf Residential
 - 36,475 sf Retail
- 16 Floors:
 - Ground Level Retail (double-height on Swamp Fox & Mandeville)
 - 2.5 levels of above-grade parking w/246 spaces
 - 12 levels w/525 apartments
- Building Height: 210' maximum

Project Process



Block 6B Office Building prior to administrative approval



Block 6B After

Summary of Approvals Requested



- A CDD Concept Plan Amendment,
- A DSUP Amendment with modifications,
- An Encroachment for residential balconies
- A Special Use Permit for increased mechanical penthouse height, and
- A Transportation Management Plan Special Use Permit Amendment to TMP SUP#1998-0043.

CDD Concept Plan Amendment



- Update to Condition #15 of the CDD Concept Plan.
 - Table that governs the AGFA, building height, parking, and land use for each block.
- Required for consistency with the Eisenhower East Small Area Plan Amendment (MPA#2017-0006).

DSUP Amendment with Modifications



- **Modification #1**: Reduction in Two-way Drive Aisle Width
 - Parking is required for viable residential use.
 - Section 8-200(D)(a) required minimum is 22'-0" for two-way aisles serving 90 degree parking.
 - Existing structure restricts drive-aisle width to 18'-0".
 - One-way drive aisles are inefficient in this case.
 - Turning movements determined to be safe by the City's Department of Transportation and Environmental Services



DSUP Amendment with Modifications

- **Modifications #2 & #3**: Crown Cover

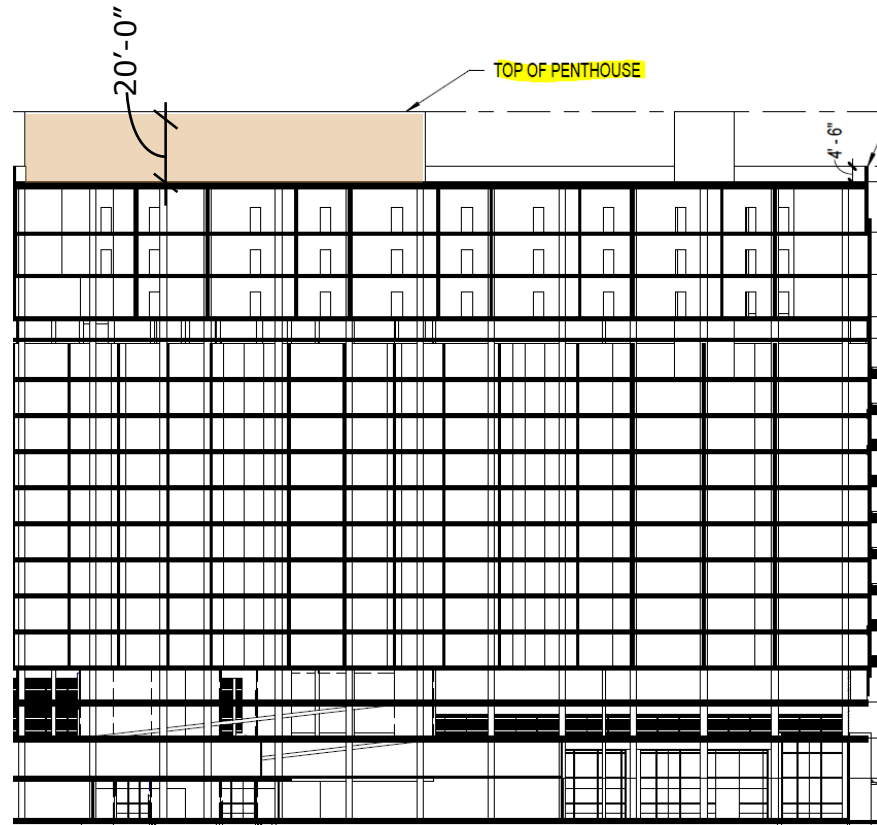
Pursuant to Section 11-416(A)(1), as set forth in Section 11-410(CC):

- Request for a 50 percent reduction of the total required crown cover, and
- Request for the remaining 50 percent to consist of new trees planted within adjacent Right-of-Way.

SUP for Increase in Penthouse Height

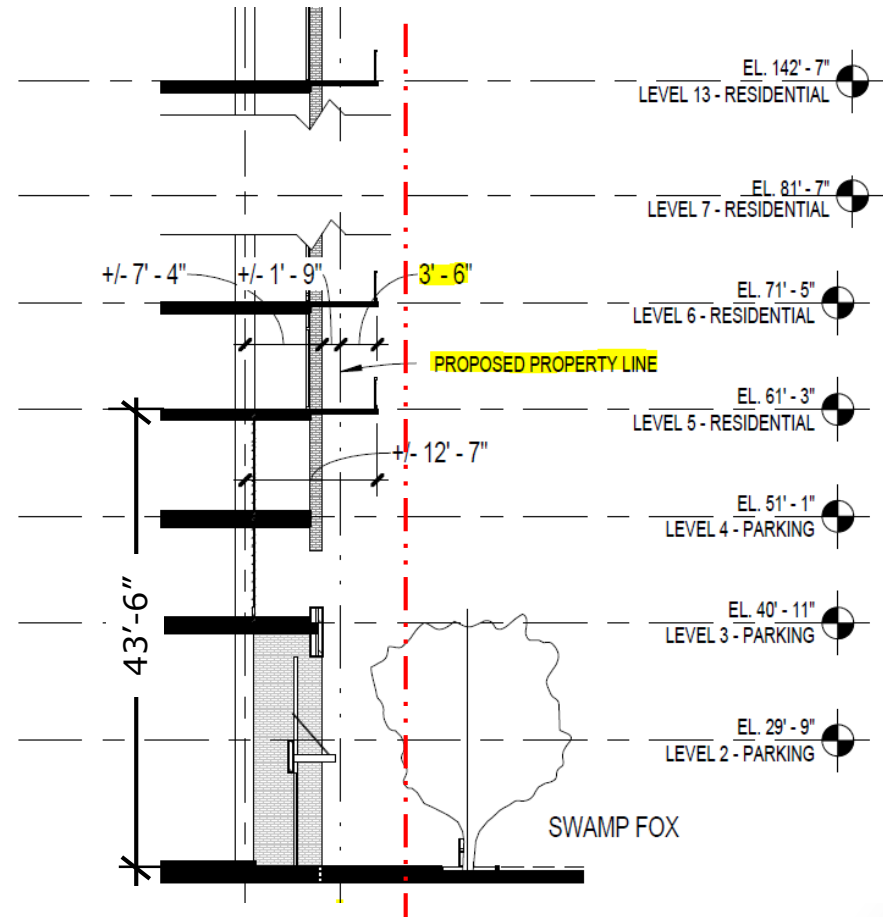


- Increase from a 15'-0" maximum permitted by the Zoning Ordinance to a maximum of 20'-0."
- Required to accommodate the elevator overrun needed to serve the building.
- Reviewed by the Carlyle/Eisenhower East Design Review Board with no issues or concerns.



Encroachment

- 3'-6" encroachment of residential balconies into the public Right-of-Way.
- On east side of the building only; facing Swamp Fox Road.
- Balconies begin more than 43 feet above finished grade.
- No significant impacts to activities within the public Right-of-Way.



TMP SUP Amendment



- Original Hoffman Town Center TMP SUP approved in 1998.
- Includes condition that it may be amended in conjunction with each new phase of development proposed within Hoffman tract.
- Amendment to update rates associated with commercial use, and include residential and retail uses and their associated rates.

Project Benefits & Conclusion



- Economic development in support of the vision of the Eisenhower East Small Area Plan,
- Activation of the Hoffman Town Center with additional retail and residential uses,
- Mandeville Lane "Road Diet" improvements, and
- Streetscape improvements on Mandeville Lane, Swamp Fox Road, and Stovall Street.

The Planning Commission recommends **approval** of the requested applications subject to compliance with all applicable codes and staff recommendations.

