



# **Church of the Resurrection**

***Master Plan Amendment #2017-0008***

***Text Amendment #2017-0009***

***Rezoning #2017-0005***

***CDD Concept Plan Amendment #2017-0005***

***DSUP #2016-0044***

***TMP SUP #2017-0116***

***SUP #2017-0118***

**City Council**

**January 20, 2018**

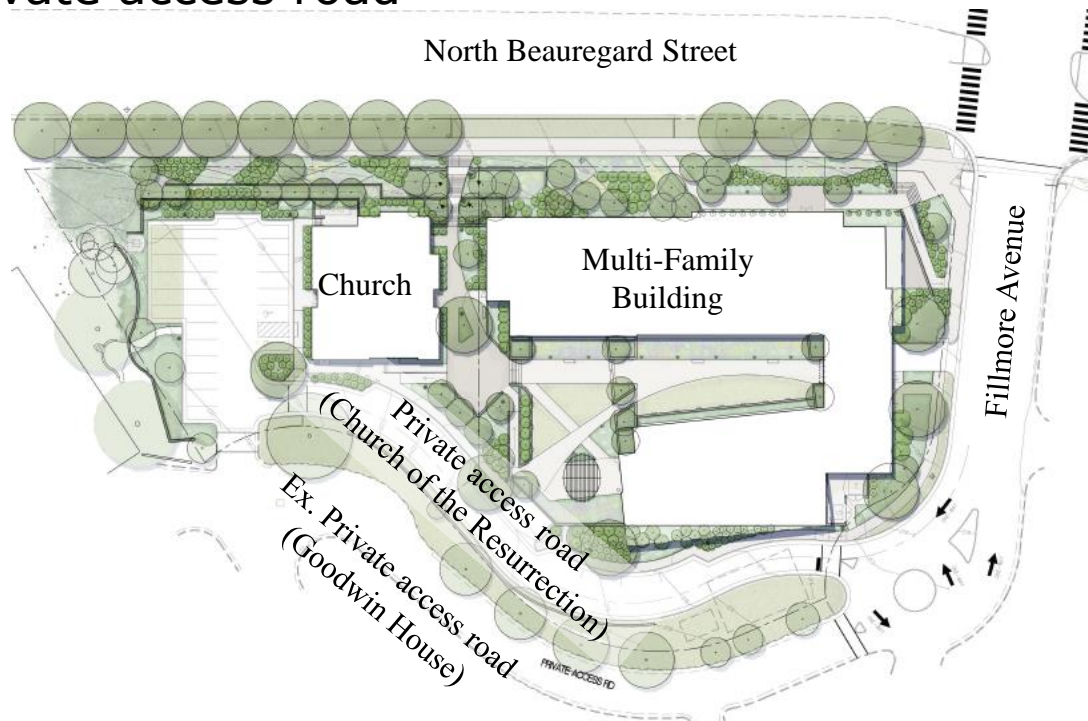
# Existing Conditions





# Project Description

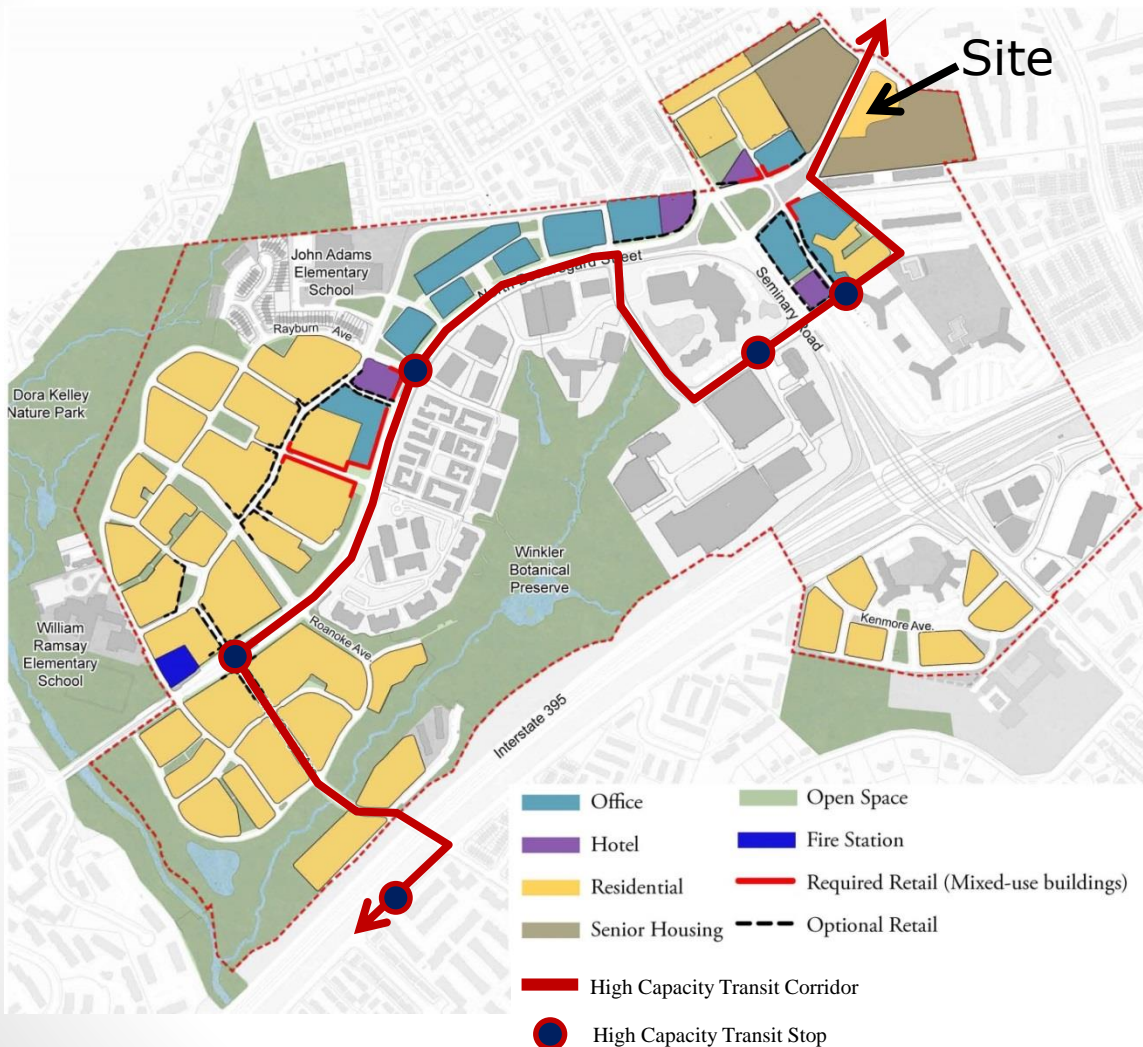
- Subdivision
- Multi-family Building with 113 affordable units
- New Church building of 5,000 square feet
- Streetscape improvements along N. Beauregard St
- Shared landscaping with 45% open space
- New private access road



# Land Use Requests

- Master Plan Amendment
- Text Amendment
- Rezoning
- CDD Concept Plan Amendment
- Development Special Use Permit, with site plan and subdivision
- TMP Special Use Permit (Multi-family building)
- Special Use Permit (Church)

# Conformance with Small Area Plan



## **Beauregard Small Area Plan**

Use of CDD Zoning

Provision of Affordable Housing

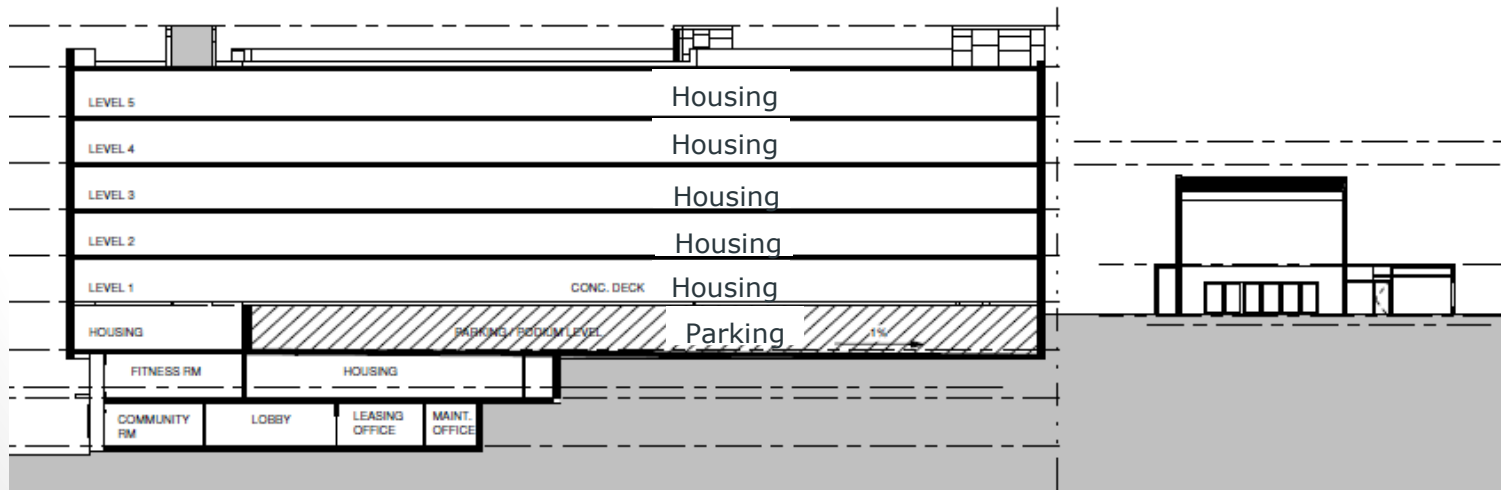
Design Elements

- Streetscape
- Pedestrian oriented
- Building and site design

Proximity to transit

Beauregard Contribution

# Building Design





# Building Design



*As seen from N. Beauregard Street.*



*As seen from Fillmore Avenue.*

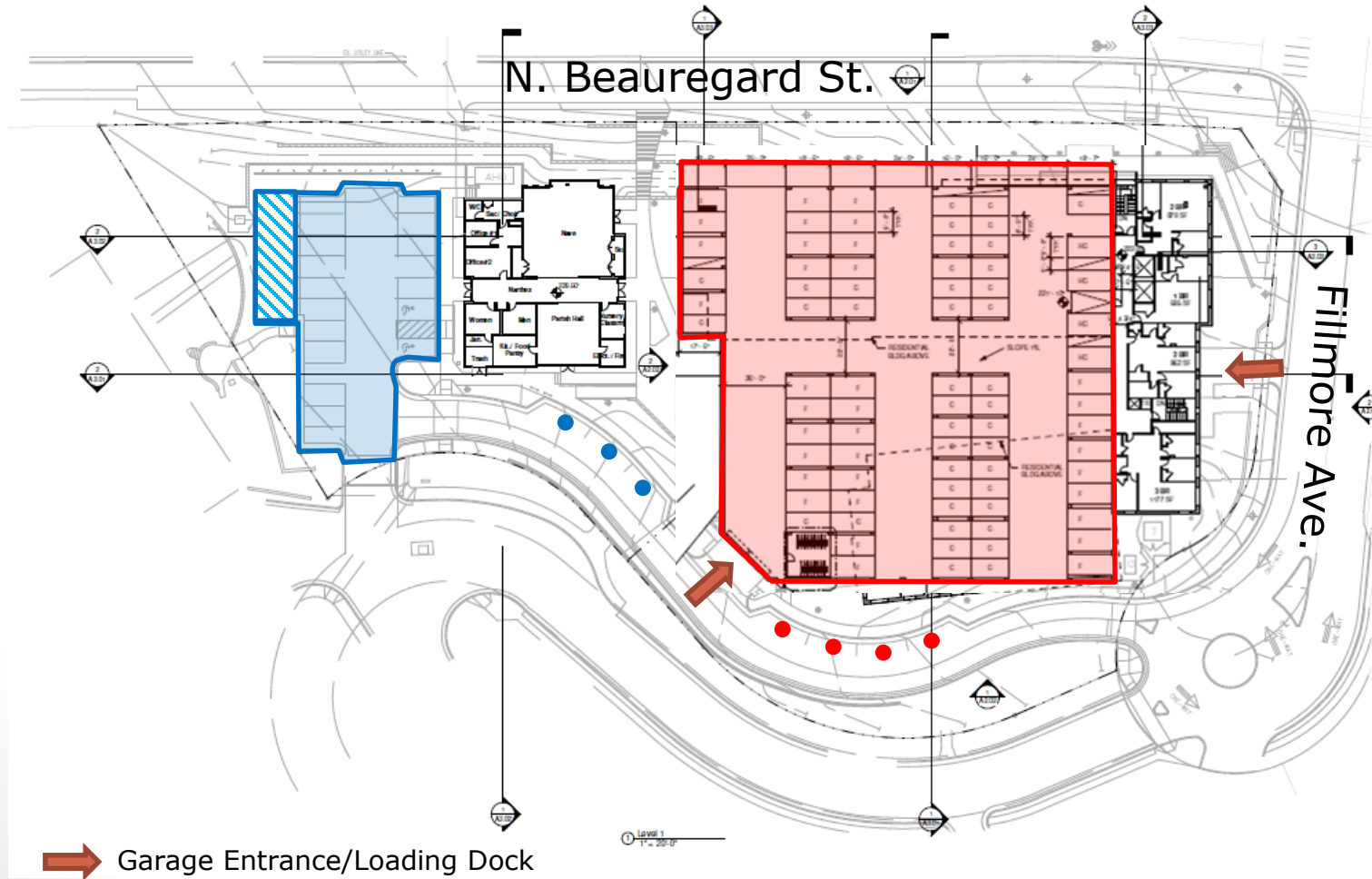


*As seen from rear road/Goodwin House.*



*As seen from church parking lot.*

# Parking

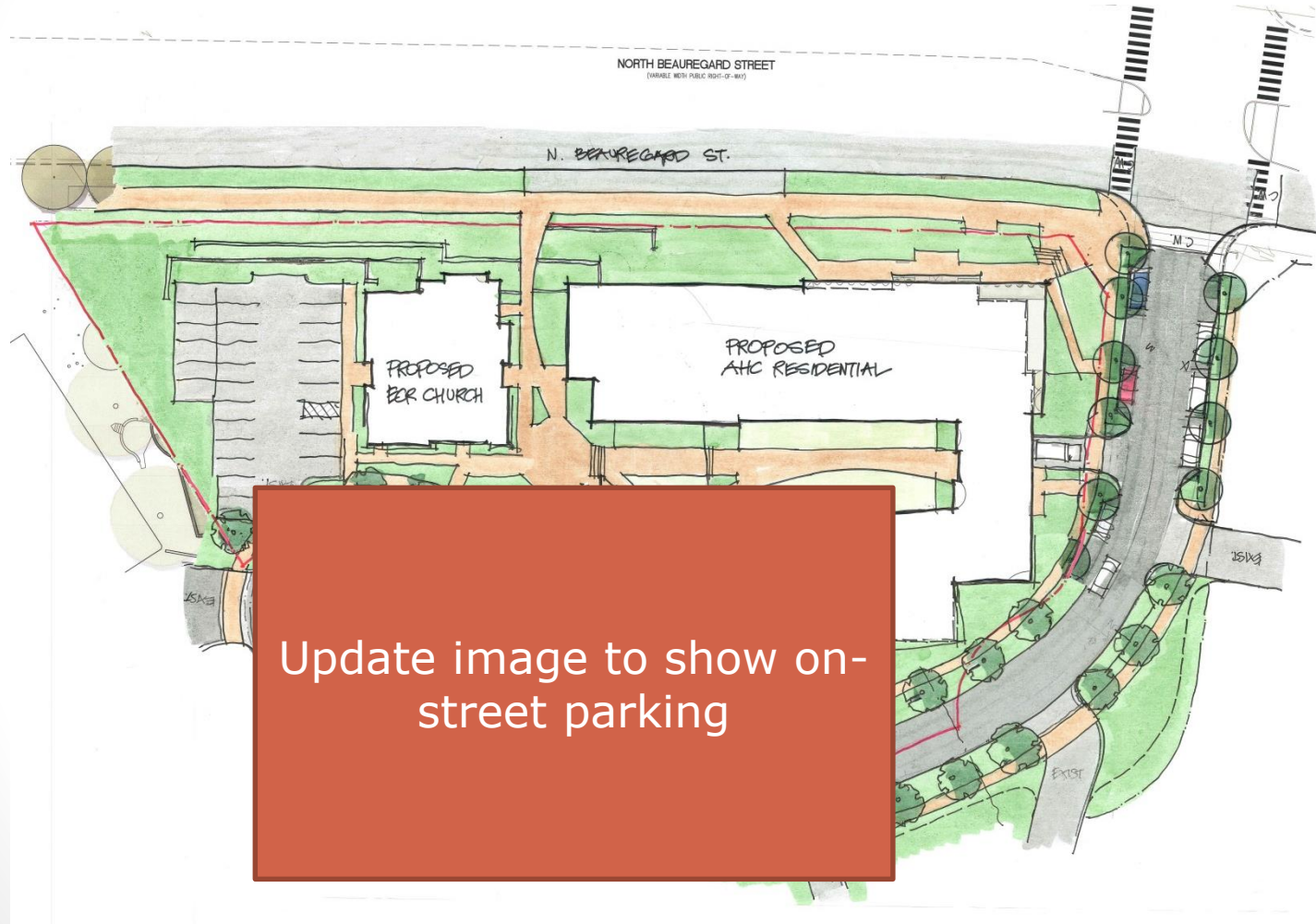




# Community Outreach

- The applicant participated in meetings with the following groups:
  - Affordable Housing Advisory Committee (AHAAC) (6/17/15, 1/5/17, 12/7/17)
  - Beauregard Design Advisory Committee (BDAC) (6/19/17, 9/25/17 and 10/23/17)
  - Goodwin House (7/19/17)
  - The Hermitage (11/22/17)
  - Open House at Church of the Resurrection (12/4/17)
- Community Concerns
  - Building Design and Materials
  - Site Access
  - Parking

# Site Plan Alternative



# Project Benefits

- 113 dedicated affordable housing units
- An enhanced streetscape along N. Beauregard Street in compliance with the Beauregard Small Area Plan
- 45% open space shared across the site
- Undergrounding of overhead utilities
- Contribution to the Beauregard Implementation Fund



# Affordable Housing Plan

- Units affordable for 65 years
- Mix of Affordability Levels 40%, 50% and 60% AMI units
- Mix of 1, 2 and 3 bedrooms
- Beauregard Small Area Plan Leveraged Project
- AHC is also requesting a City loan of up to \$9 million
- Competitive LIHTC Application March 2018
- AHAAC Committee Approval

# Est. Total Development Cost

Funding Source	Amount (est.'d)
VHDA or Conventional Permanent Financing	\$10.5 M
Tax Credit Equity	\$23.8 M
City Housing Loan of up to	\$9 M
AHC Funds	\$500K
AHC Deferred Developer Fee	\$1.7 Million
<b>Total</b>	<b>\$45.5 Million</b>

# Recommendation

- Staff recommendation:
  - ***Approval*** of all requests subject to conditions contained in the staff report.

