



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

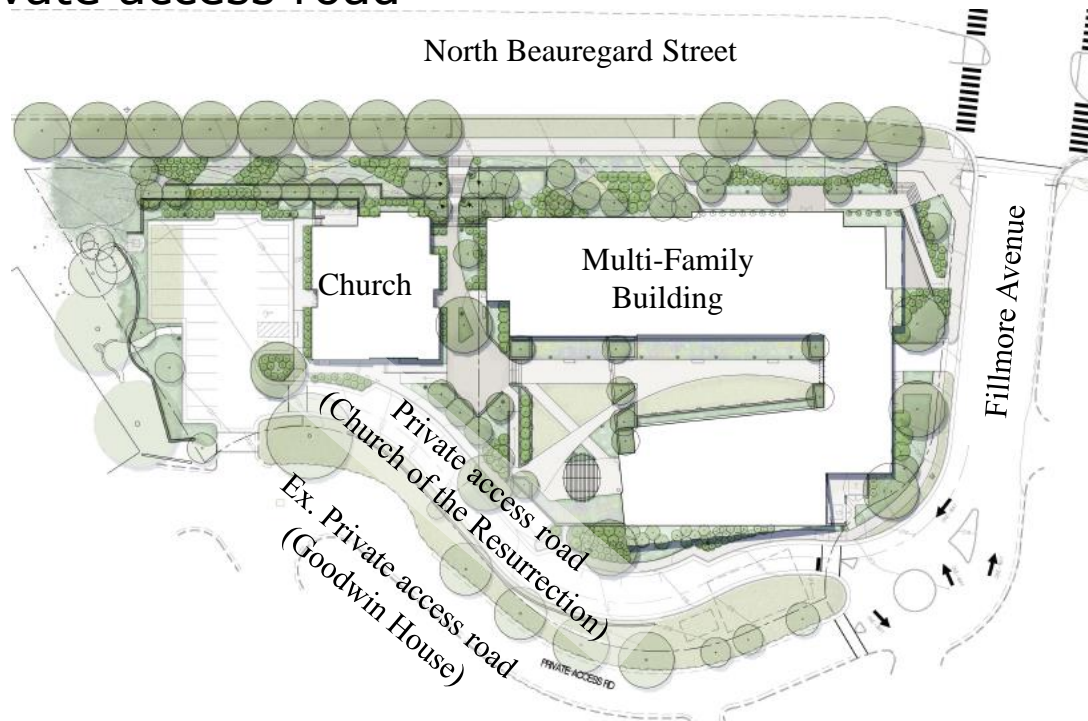
January 20, 2018

Existing Conditions



Project Description

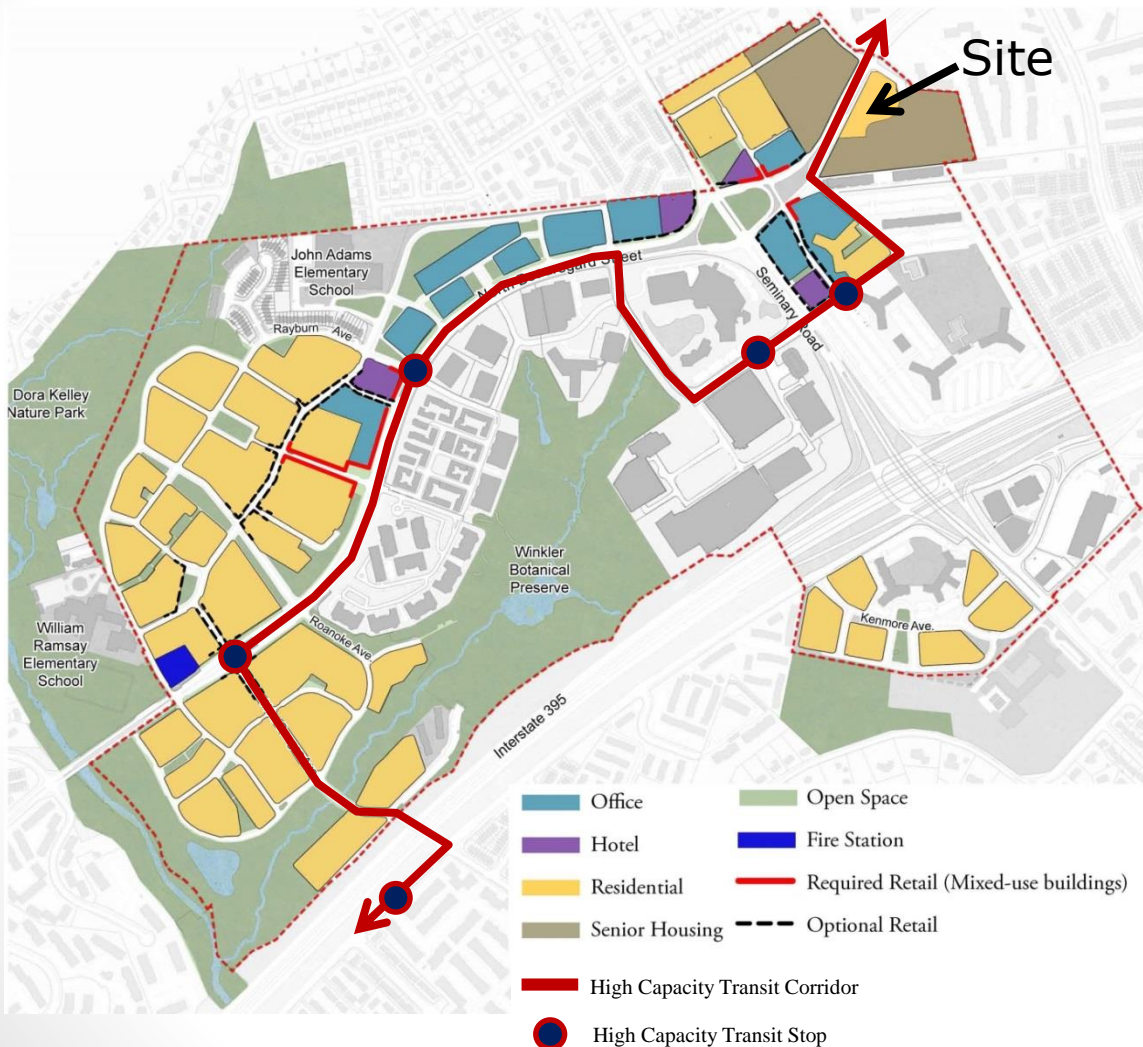
- Subdivision
- Multi-family building with up to 113 affordable units
- New Church building of 5,000 square feet
- Streetscape improvements along N. Beauregard St
- Shared landscaping with 45% open space
- New private access road



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

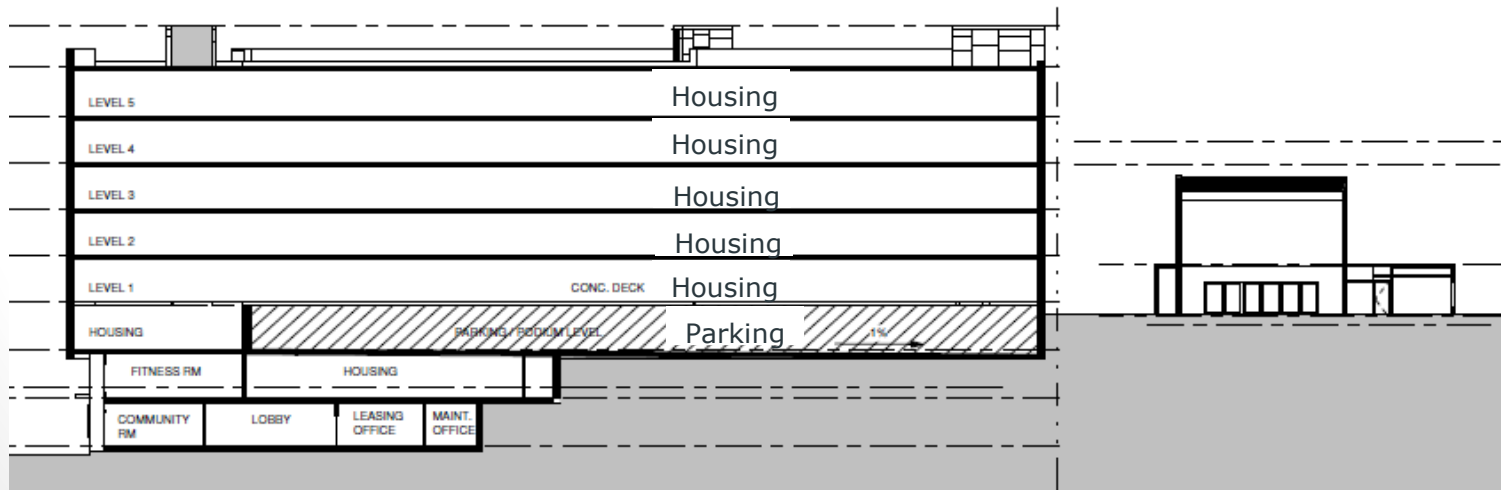
Beauregard Contribution

Design Elements

- Streetscape
- Pedestrian oriented
- Building and site design

Proximity to transit

Building Design



Building Design



As seen from N. Beauregard Street.



As seen from Fillmore Avenue.

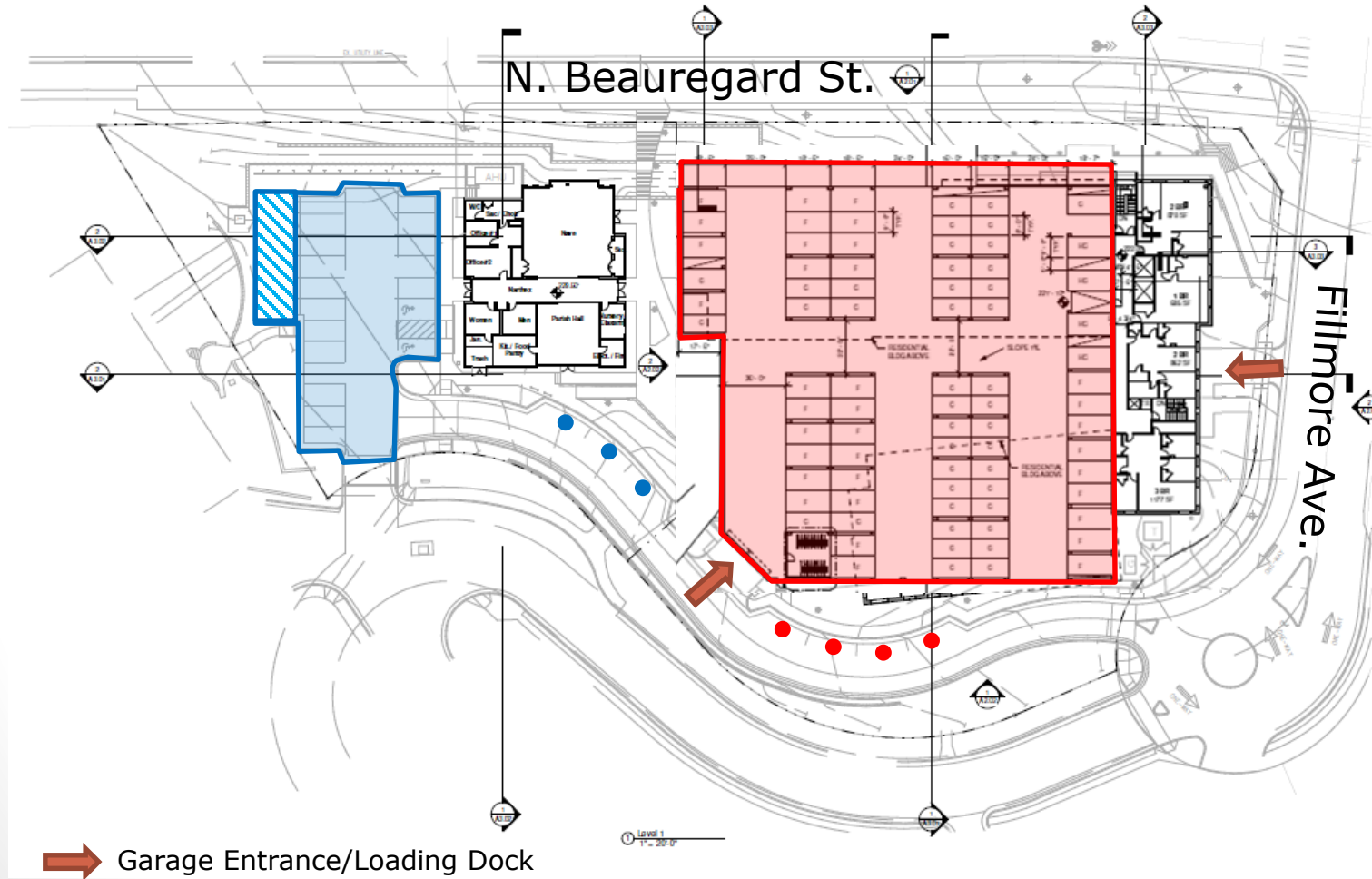


As seen from rear road/Goodwin House.



As seen from church parking lot.

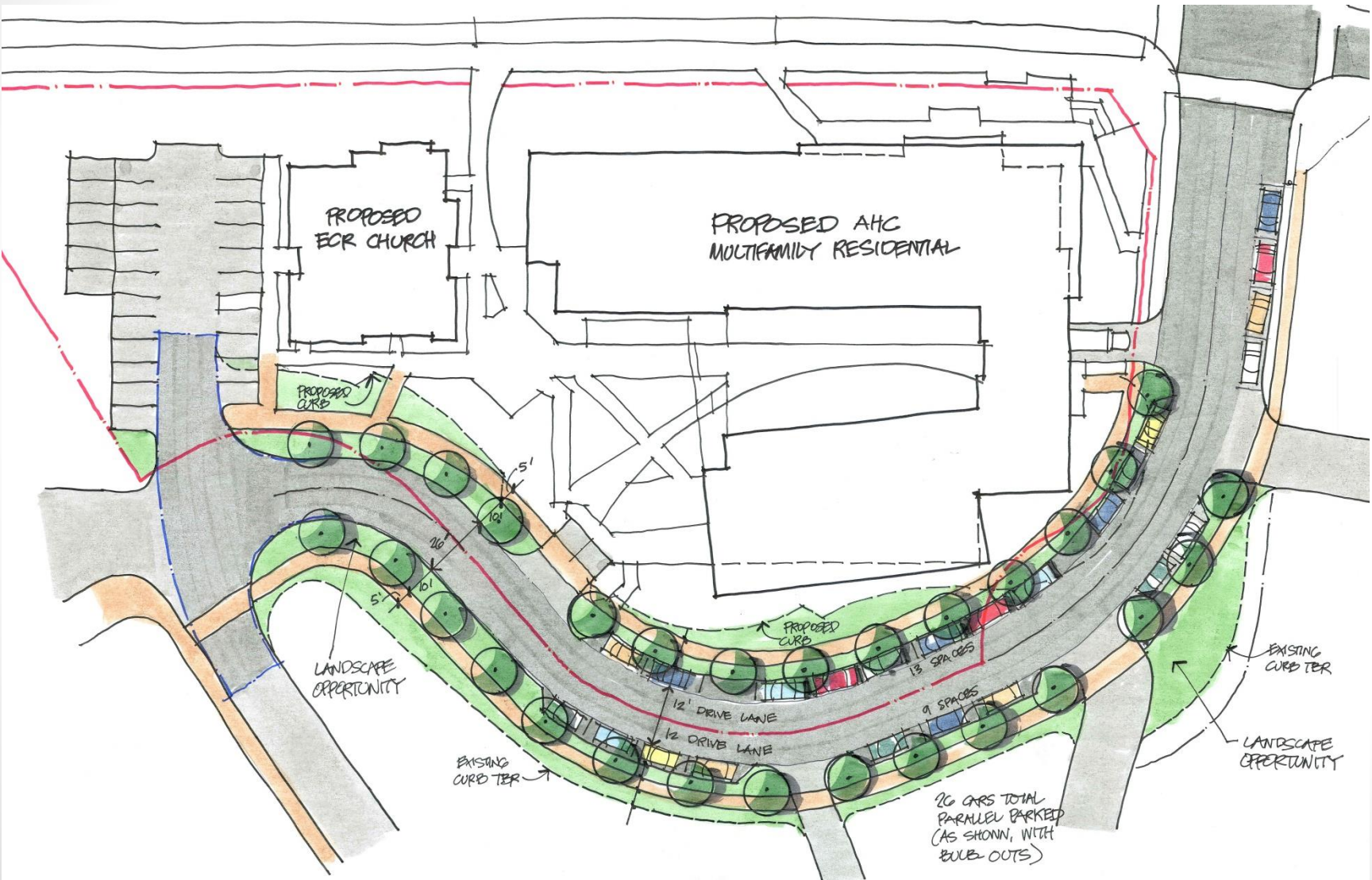
Parking



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

- Up to 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
Total	\$45.5 Million

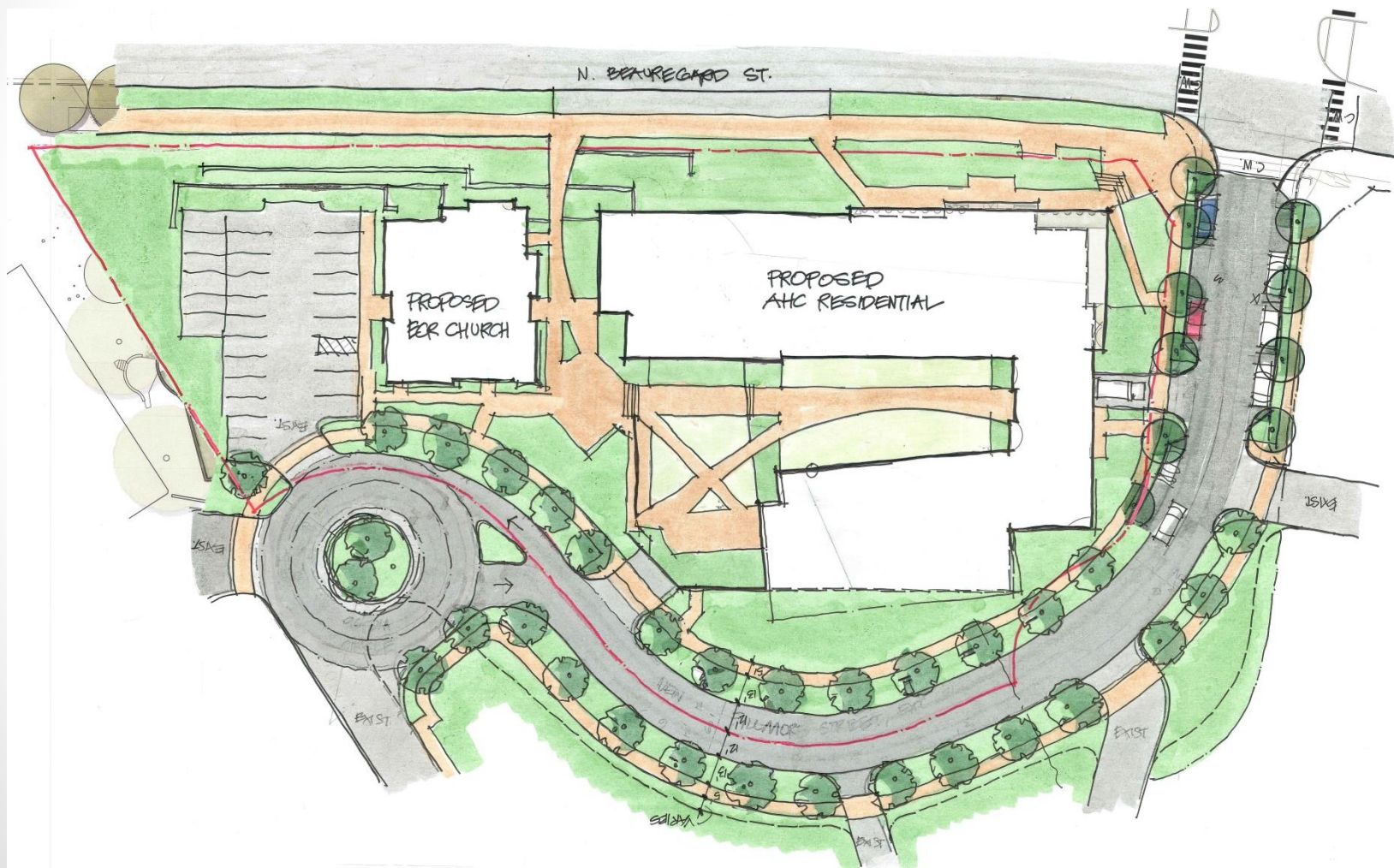
Recommendation

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

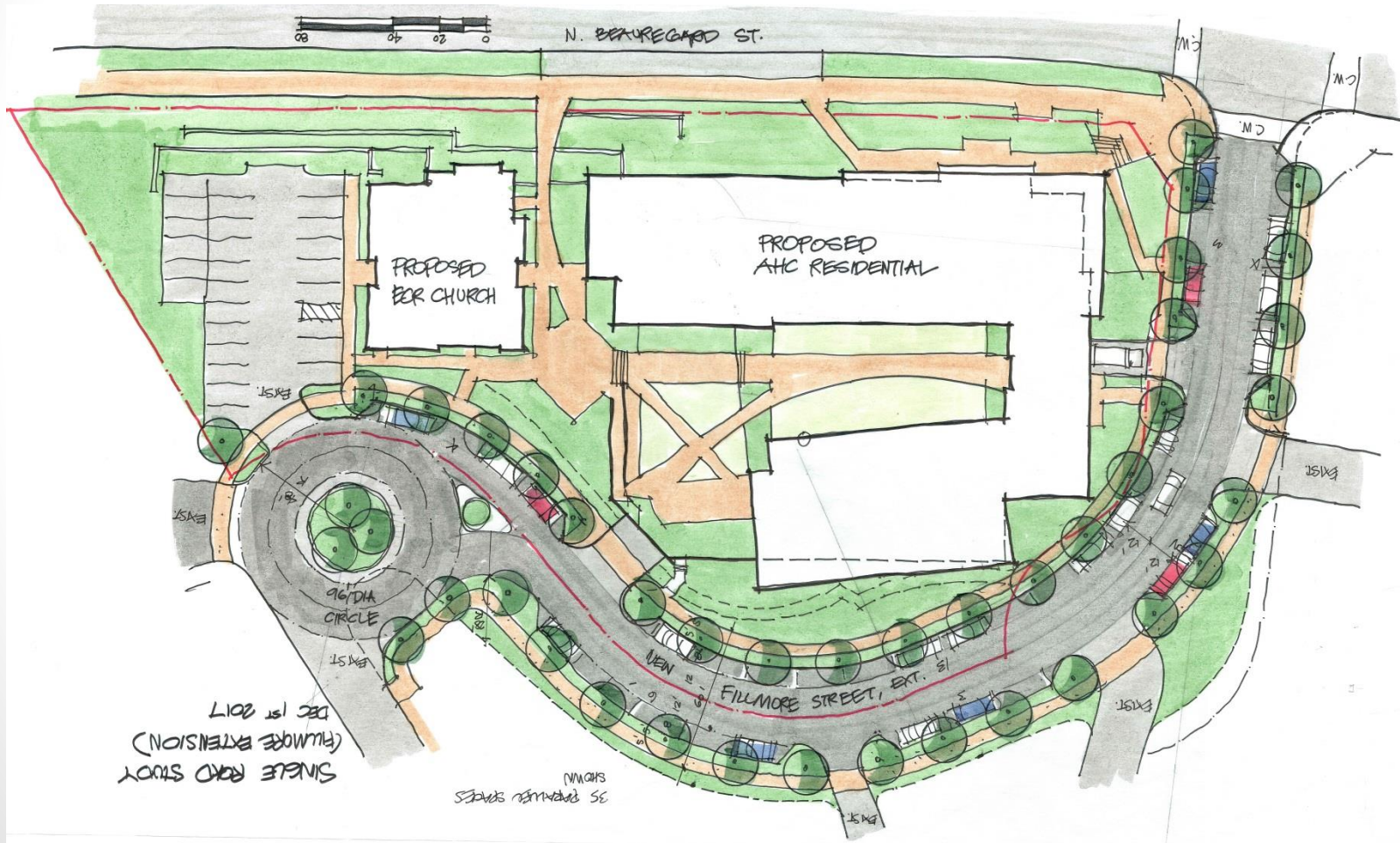


Additional Images

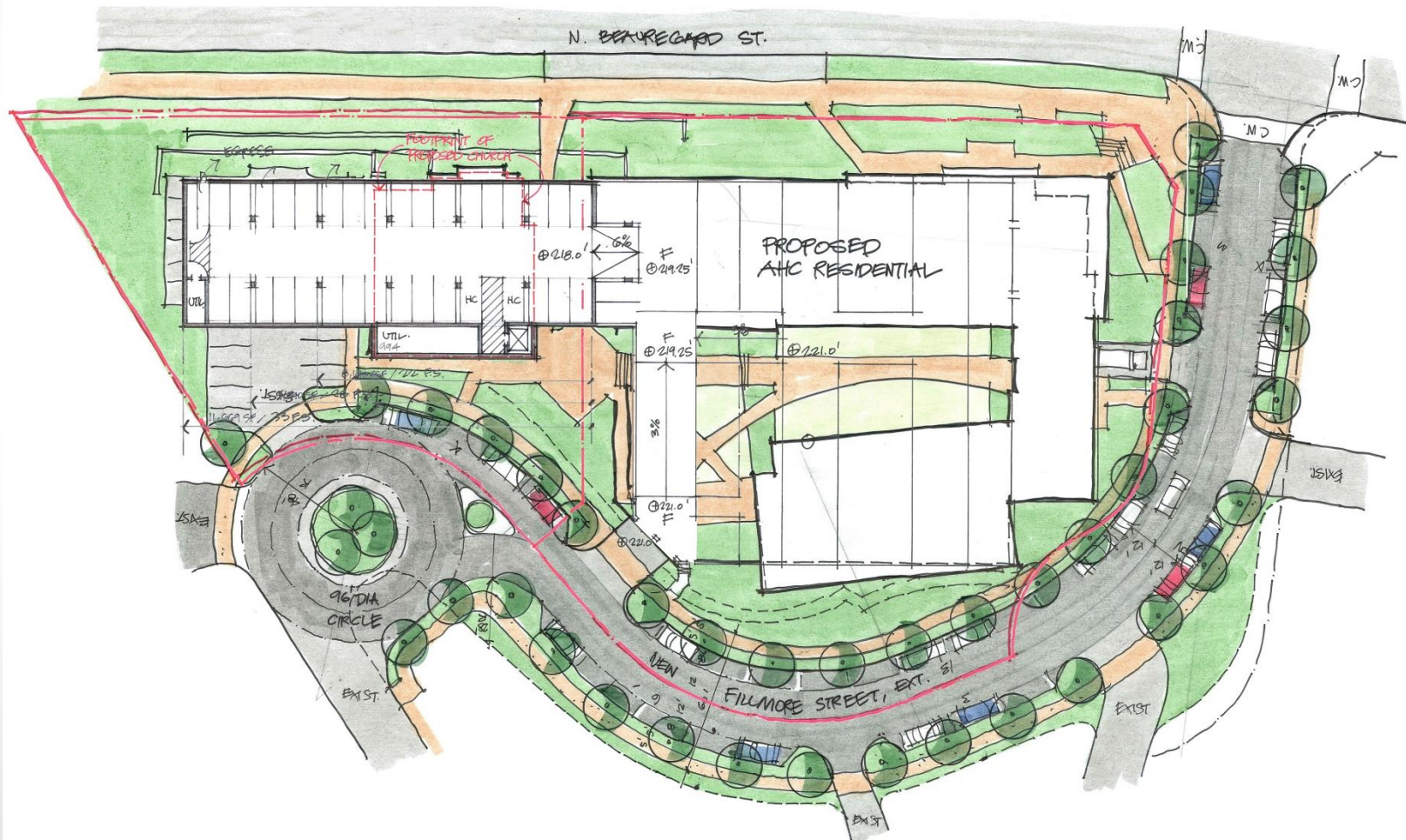
Shared Road with No On-Street Parking



Shared Road with On-Street Parking



Extended Underground Garage Option



Proposed Amended Condition

Proposed Amended Condition:

29. The developer of the affordable building shall provide **up to** ~~112-114~~ units of dedicated affordable rental units to the satisfaction of the Director of Housing.