



901 and 901A N. Fairfax Street Encroachment #2018-0013

City Council
January 12, 2019

Site Location



ENC#2018-0013 - 901 / 901A N. Fairfax St.

Background

- Development approval for site redevelopment (DSUP2017-0011) approved by City Council in April 2018
- Proposal included encroachments onto N. Lee Street (Mount Vernon Trail) for stairs, landings and ramp serving three townhouses and on-site parklet approved with DSUP
- Issues with structural encroachments along railroad line may require garage vents to be located on Montgomery Street



Proposal

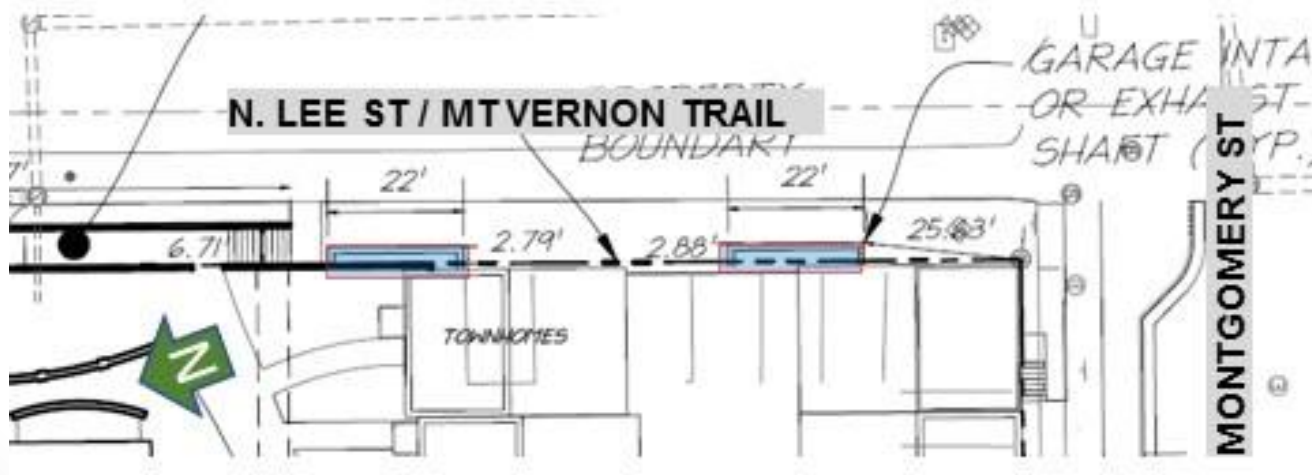
- Applicant requesting additional encroachment for garage vents to serve existing underground garage (to remain with redevelopment)
 - Option A: One 28-foot by 3-foot garage vent encroachment on Montgomery Street
 - Option B: Two 22-foot by 3-foot garage vent encroachments on N. Lee Street / Mount Vernon Trail
- Request is for approval of **both** options, though only one will be implemented with encroachment ordinance
- Garage vents will be screened by landscaping (as reviewed through DSUP2017-0011 Final Site Plan)
- STAFF AND PLANNING COMMISSION RECOMMEND **APPROVAL**

Options

OPTION
A



OPTION
B



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