



Craddock Site Redevelopment

1201 N. Royal Street

Rezoning #2018-0006

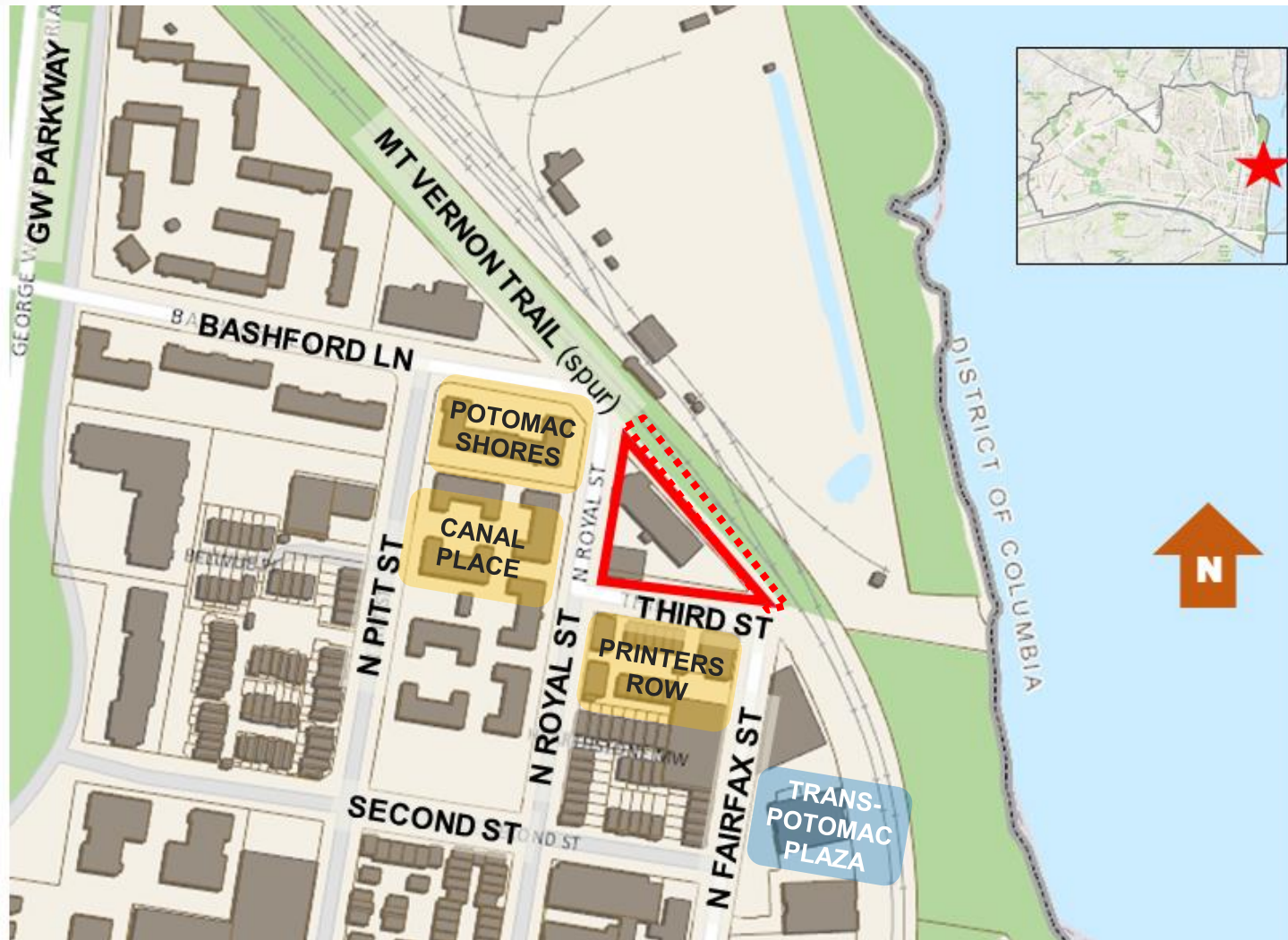
Development Special Use Permit #2017-0025

Transportation Management Plan SUP #2018-0078

City Council

January 12, 2019

Project Location



Site Conditions



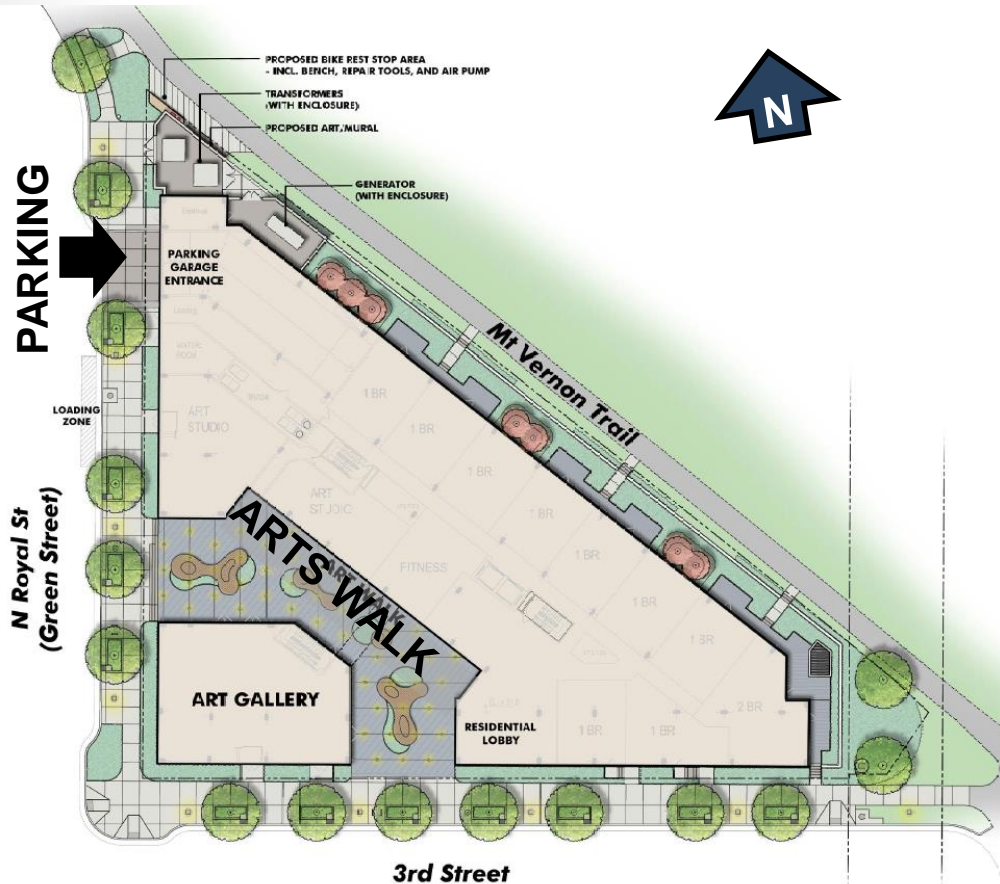
N. Royal Street
(looking north –
site on the right)



Third Street
(looking west –
site on the right)

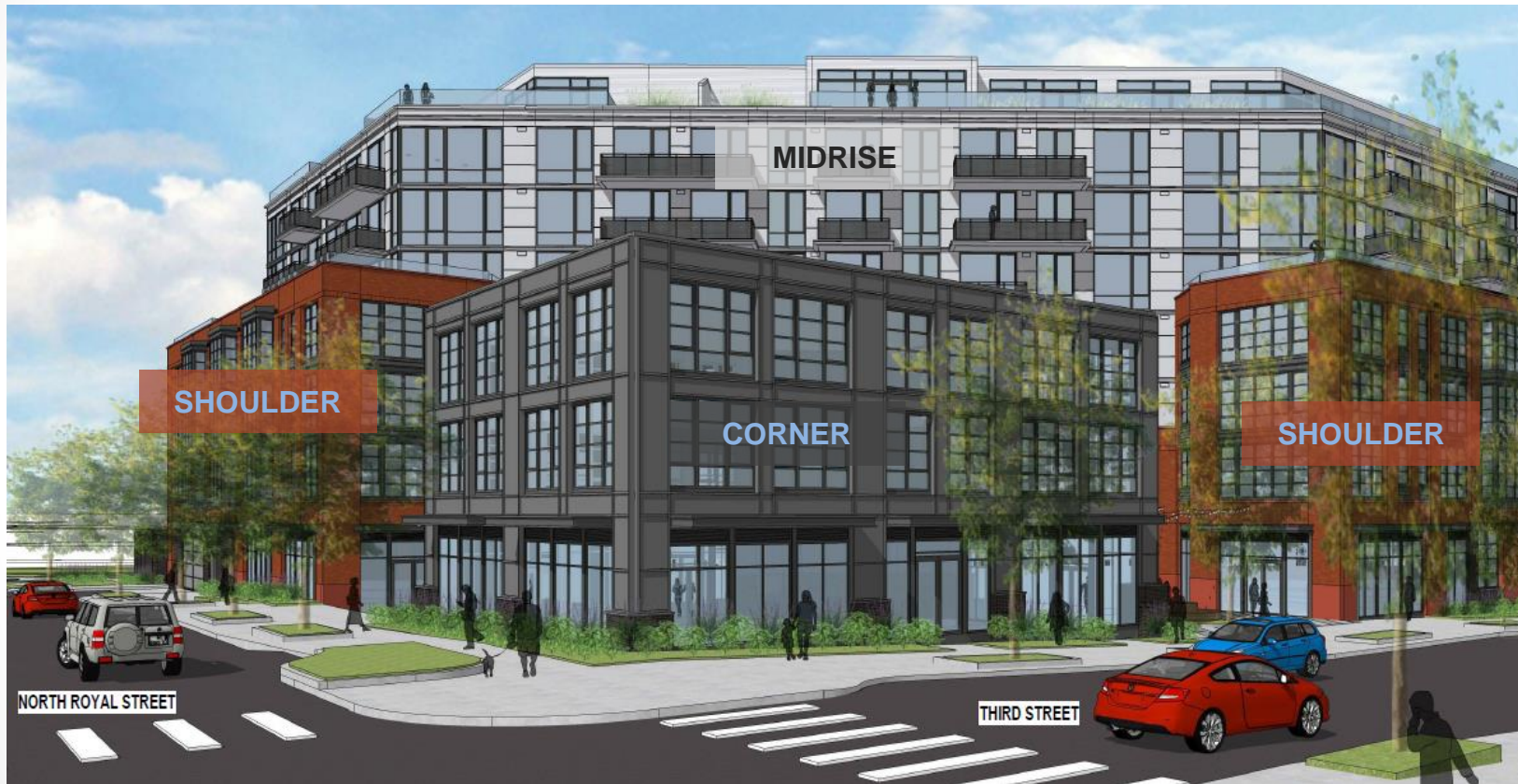


Project Description



- Construction of 90-unit multifamily building and ground-floor arts and cultural anchor
- Building is 8 stories and includes 3 and 4-story portions
- Site plan includes an "arts walk" connecting N. Royal Street, arts anchor and Third Street
- Development includes new, widened sidewalks and street trees in BMP tree wells
- Access to 2-level underground parking garage and on-street loading zone on N. Royal Street

Building Design



View looking northeast – corner of N. Royal and Third streets

Building Design



DSUP 2017-0025 Craddock Site Redevelopment



Arts walk viewed from Third Street

Building Design



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Mount Vernon Trail frontage

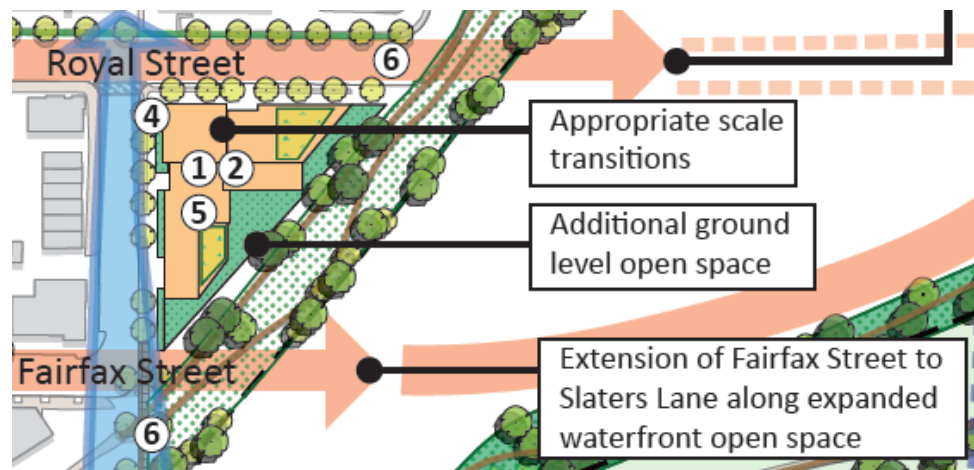
Arts & Cultural Anchor

- Arts and cultural anchor to occupy 5,732 square feet of ground-floor space
- Proposed operator is The Art League
- Will run as art school in 3 spaces, with “street interesting equipment” lining storefront windows
- The anchor operator will program events in the art spaces and arts walk
- Arts anchor use will remain for 30 years and structured in an MOU
- Value and benefits of arts anchor



Rezoning & Compliance with Master Plan

- Applicant requests rezoning from CD-X and UT to CRMU-X
- Site identified as a “potential redevelopment site” and is recommended for rezoning to CRMU-X in Old Town North Small Area Plan (OTN SAP)
- Proposal complies with OTN Urban Design Standards and Guidelines, including required building height stepbacks
- Proposal implements recommendations in “illustrative layout” in OTN SAP



Old Town North Small Area Plan Illustrative Layout

Special Use Permits & Modifications



Special Use Permits (SUPs)

- Multifamily dwellings in the CRMU-X zone
- Increase to 2.5 FAR in the CRMU-X zone
- Density bonus (30%) for an arts and cultural anchor in Old Town North, including 12 feet in bonus height
- Loading reduction for arts and cultural anchor (on-street parking provided)
- Transportation management plan (TMP)

Site Plan Modifications

- Crown coverage requirement

Open Space

- Proposal complies with CRMU-X regulations for open space (minimum 25% of site area)
- Ground-level open space provided is 9,034 square feet (24.7% of site area), including arts walk (approx. 4,800 square feet) and green areas at the northern and eastern portions of site (approx. 4,200 square feet)
- Open space connections provided to Mount Vernon Trail spur, including direct access from rear patios, and the placement of public art and a bike "rest stop" area at northwest corner of site
- Above-grade open space is provided on building shoulders and rooftop

UDAC / Community

Community Meetings	
June 28, 2018	Applicant presentation to Printers Row neighbors (Studio Snaidero)
August 13, 2018	Presentation at NOTICe
September 20, 2018	Presentation at NOTICe
October 30, 2018	Applicant presentation at 1201 N. Royal St. (MetroStage)
City Meetings	
June 6, 2018	Urban Design Advisory Committee for Old Town North (UDAC)
August 8, 2018	Urban Design Advisory Committee for Old Town North (UDAC)
October 31, 2018	Urban Design Advisory Committee for Old Town North (UDAC)

- Applicant presented to the community 4 times and to UDAC 3 times and received an endorsement from the committee
- UDAC discussed:
 - Building massing, height transitions and relation to neighboring residential developments
 - Building materials and fenestration
 - Development of arts walk



Project Benefits

- High quality building design with an arts and cultural anchor
- Streetscape improvements, including widened sidewalks with bioretention tree wells
- Safety improvements at Bashford Lane, Royal Street and the Mount Vernon Trail spur
- LEED Certified (or equivalent) green building design, including areas of green roof
- Contribution of \$486,011 to the Old Town North Streetscape and Open Space Fund
- Contribution of \$469,955 to the Housing Trust Fund
- Contribution of \$3,600 to the Living Landscape Fund
- Contribution of \$10,000 for Capital Bikeshare

Conclusion

STAFF AND PLANNING COMMISSION RECOMMEND **APPROVAL**



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