



Royal Street Bus Garage

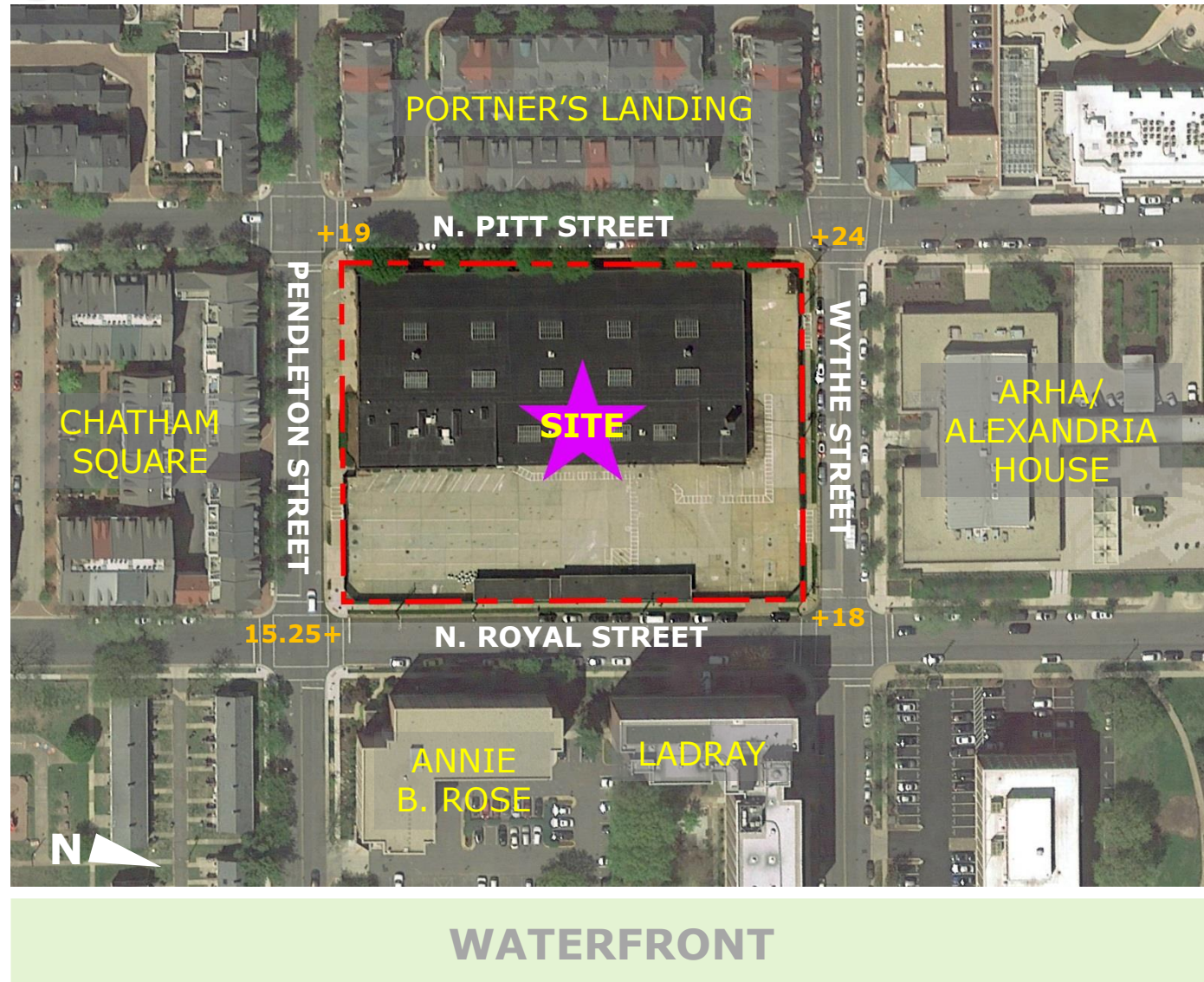
600 N. Royal Street

Rezoning #2018-0009
Development Special Use Permit
#2018-0014
Transportation Management Plan SUP
#2018-0103

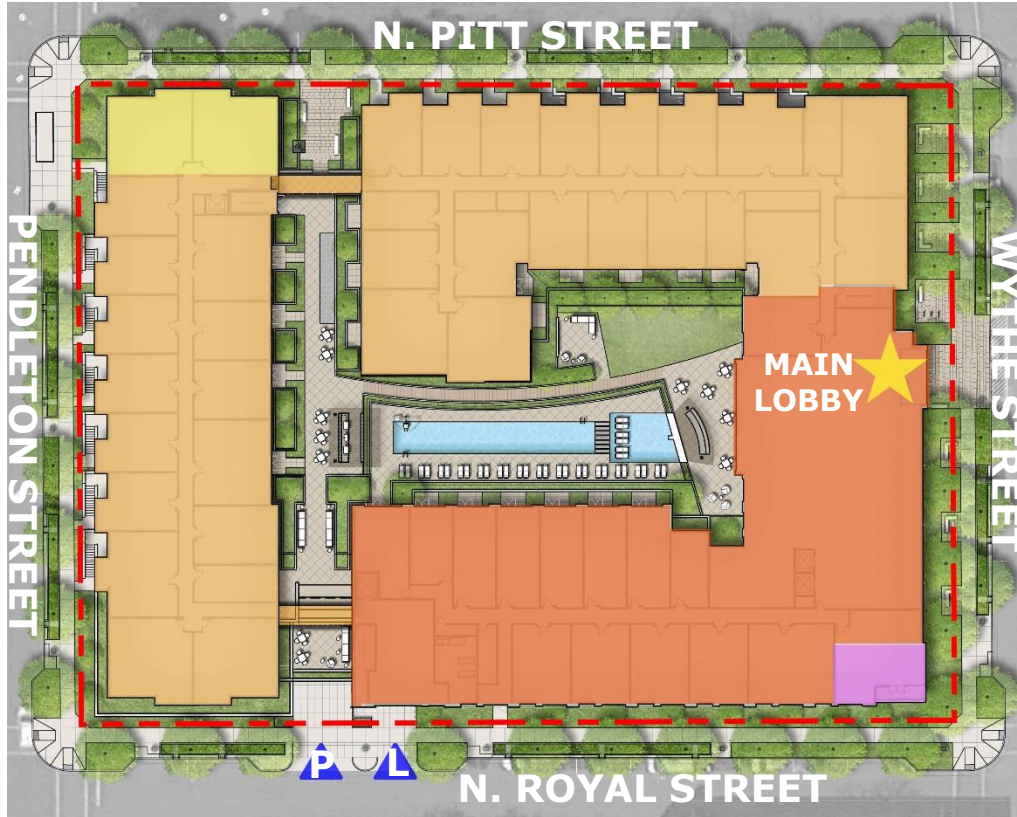
City Council
February 23, 2019



Project Context & Location



Project Description



- Multifamily residential building with 287 apartments
- Includes 12 on-site affordable housing units
- 2 levels of below-grade parking with 298 spaces
- 1 off-street loading space
- 3-4 stories on N. Pitt and Pendleton Streets
- 5-6 stories on N. Royal and Wythe Streets

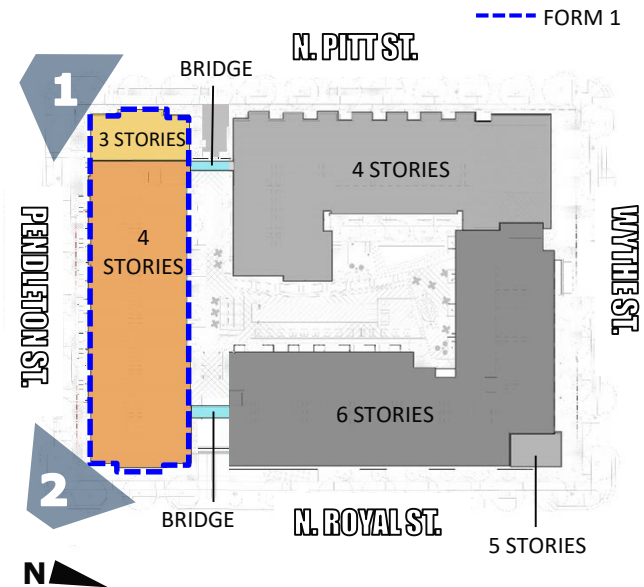




Project Benefits

- Redevelopment of an existing, vacant bus storage facility with high-quality architecture;
- Twelve on-site affordable dwelling units;
- Green building certification consistent with the City's Green Building Policy;
- Undergrounding of utilities;
- Traffic calming improvements;
- Streetscape improvements with BMP tree wells
- Extensive green roof areas for stormwater treatment;
- On-grade, publicly accessible open space;
- Historic interpretation elements incorporated on-site;
- On-site public art consistent with the City's Public Art Policy at a value of at least \$75,000.
- Monetary Contributions:
 - \$846,470 to the City's Housing Trust Fund;
 - \$815,220 (in 2018 dollars) to the Old Town North Streetscape and Open Space Fund; and
 - \$30,000 to the City's Capital Bike Share Fund

Building Design



Building Design



VIEW 3: Perspective View – N. Royal & Wythe Streets



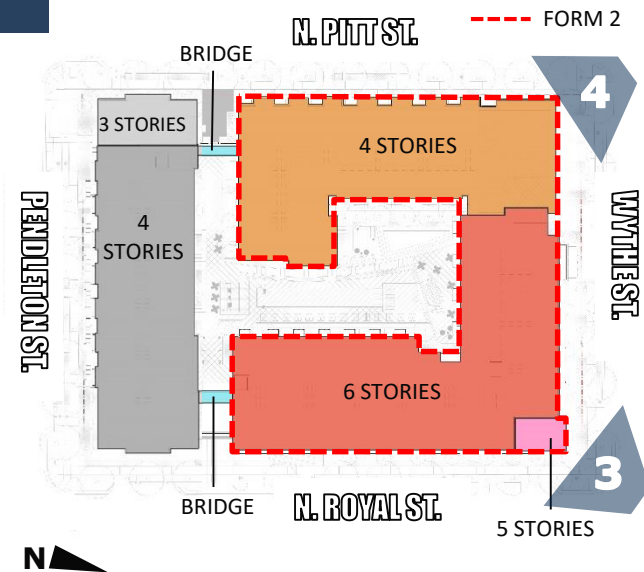
VIEW 4: Perspective View – Wythe & N. Pitt Streets



N. Royal St. Façade Enlargement



N. Pitt St. Façade Enlargement



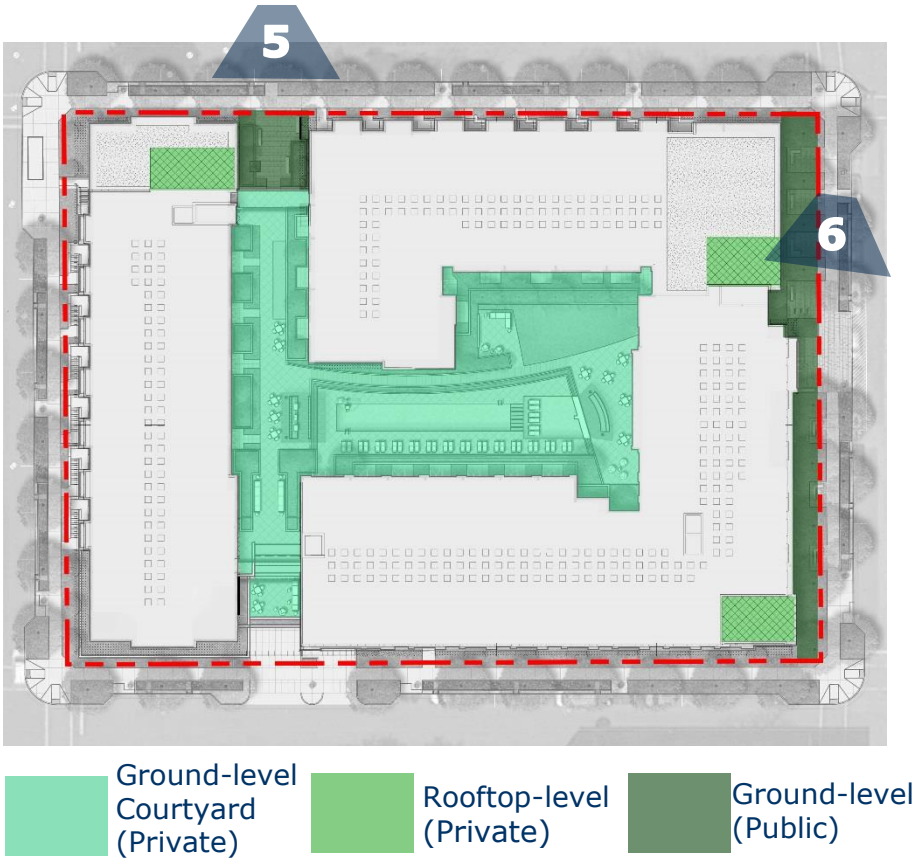
Open Space



VIEW 5: N. Pitt Street Pocket Park

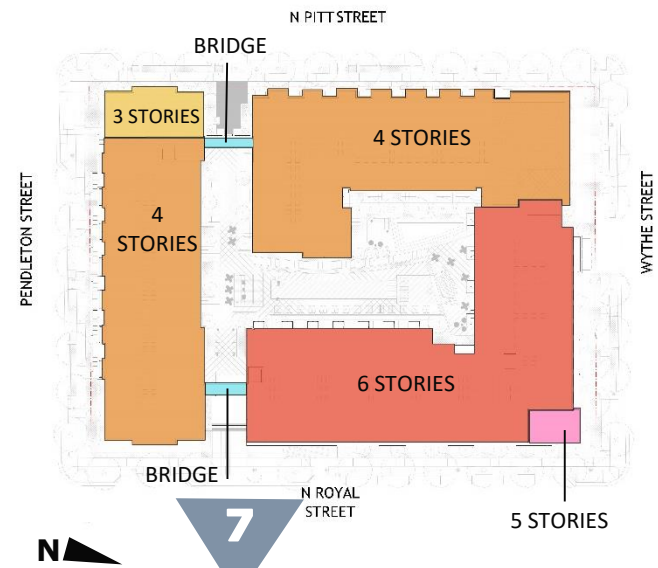


VIEW 6: Wythe Street Streetscape



Parking

- 298 un-bundled parking spaces on-site
- 42 parallel parking spaces around perimeter of block
- Further review of the parking survey indicates that future residents will not be eligible for on-street resident parking permits.



Compliance with Small Area Plan

- Rezoning to CRMU-X
- 12 on-site affordable housing units
- Appropriate scale transitions to adjoining townhouses on N. Pitt and Pendleton Streets
- Improved urban design with a defined street wall and appropriate building scale and massing
- “Green Street” improvements on N. Royal and Wythe Streets



BIRD'S EYE VIEW: Building Scale

Rezoning & Special Use Permits

Rezoning:

- Current Zone: RM/Townhouse zone
- Proposed Zone: CRMU-X/Commercial residential mixed use (Old Town North) zone

Special Use Permits:

- Transportation Management Plan Special Use Permit
- Increase in FAR to 2.5 in the CRMU-X zone
- Bonus density for the provision of affordable housing

Community



DATE	MEETING
February – April 2014	Royal Street Bus Garage Ad Hoc Advisory Committee Meetings
May 2014	Planning Commission Work Session
October 2015 – April 2017	Old Town North Small Area Plan Update Advisory Group Meetings
June 13, 2018	NOTICE Board
July 17, 2018	Portner's Landing
August 15, 2018	Chatham Square
September 12, 2018	Urban Design Advisory Committee
September 25, 2018	Alexandria House
October 22, 2018	Portner's Landing
October 31, 2018	Urban Design Advisory Committee
November 12, 2018	NOTICE Board
November 28, 2018	The Oronoco
December 12, 2018	Urban Design Advisory Committee
January 9, 2019	Old Town Civic Association
January 30, 2019	Federation of Civic Associations

Conclusion

Staff and the Planning Commission recommend **approval** subject to compliance with all applicable codes and the staff recommendations.



