



Greenhill South CDD

600 South Pickett Street

Text Amendment #2019-0004

Rezoning #2019-0005

Coordinated Development District (CDD)

Concept Plan #2019-0002

City Council – July 9, 2019

Project Location



Greenhill South CDD

CDD#2019-0002

Project Description

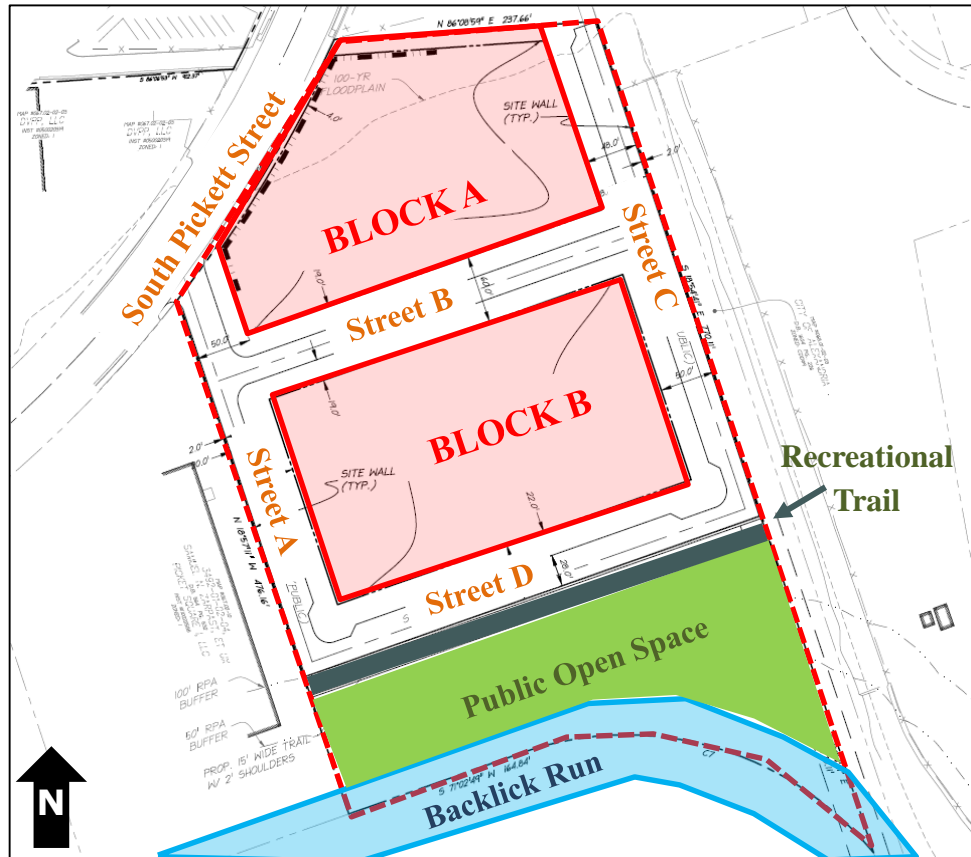
- **CDD Concept Plan** as framework for future development subject to future DSUP approval
- **Rezoning** of site from I / Industrial to CDD#28
- **Text amendment** to establish new CDD#28
- Up to 973,000 SF proposed at 6.2-acre site in future
 - 900,000 SF of multifamily residential
 - 52,000 SF of above-grade parking (remainder below grade)
 - 19,000 SF of retail/commercial uses
- Future building height would range from five to 15 stories



Preliminary CDD Concept Plan



- Two new development blocks
- Four new streets proposed, three of which would be public
- Over 1.5 acres of land dedicated to the City as public open space
- New bicycle-pedestrian recreational trail and bridge to Boothe Park



Project Description

- Two-phase CDD - Block A expected first and Block B second
- Open space dedication, trail, and bridge expected to occur as part of Phase I
- Streets and other infrastructure to be built block-by-block
- Max 15% transfer of building square footage from one block to another would be allowed
- Final CDD Concept Plan submission, similar to a final site plan submission, would be required



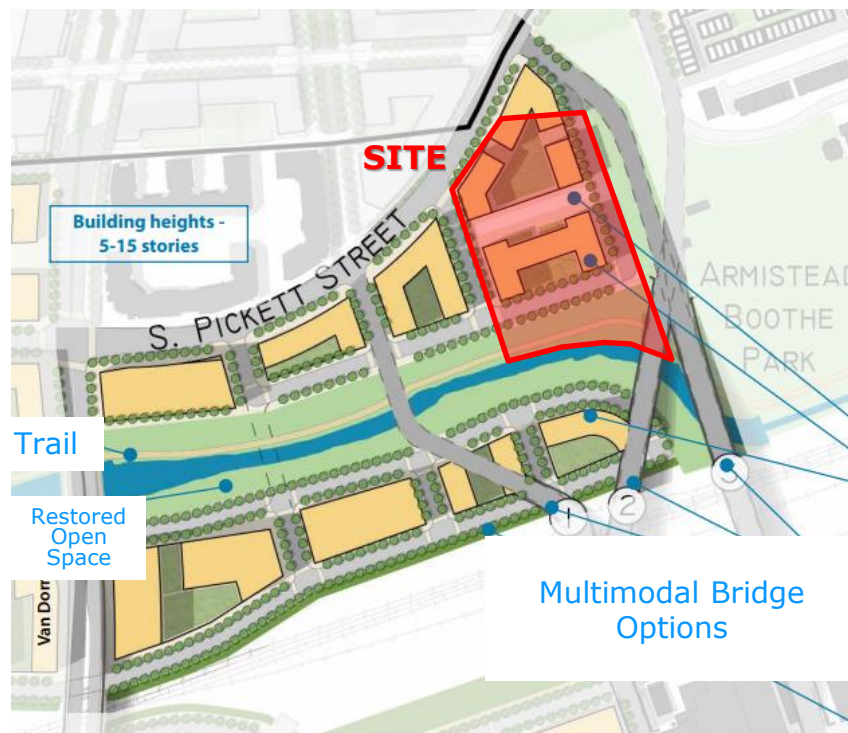
Grading / Floodplain

- Most of the project site is located within the 100-Year floodplain
- In order to build residential uses at this location applicant proposes:
 - Raise the grade at the site by as much as 10 feet toward the southern end of the site
 - Re-map the site out of the floodplain consistent with FEMA and City floodplain regulations
- Special floodplain study recommended in Condition #57



Small Area Plan Compliance

- Proposal is consistent with goals established in the Eisenhower West SAP, including:
 - Future building heights
 - Proposed uses, including ground-level commercial
 - Location and widths of the new streets
 - Public open space land dedication
 - Construction of recreational trail
 - CDD Zoning



Project Benefits

- Dedication of 68,225 square feet (1.56 acres) of land to the City for public open space
- The construction of a portion of recreational trail and a bridge connecting the trail to Boothe Park
- Provision of new ground-level retail/commercial uses
- Future contributions consistent with the Eisenhower West / Landmark-Van Dorn Developer Contribution Policy
- Voluntary affordable housing contribution (estimated at \$4.6 million) and five affordable units.



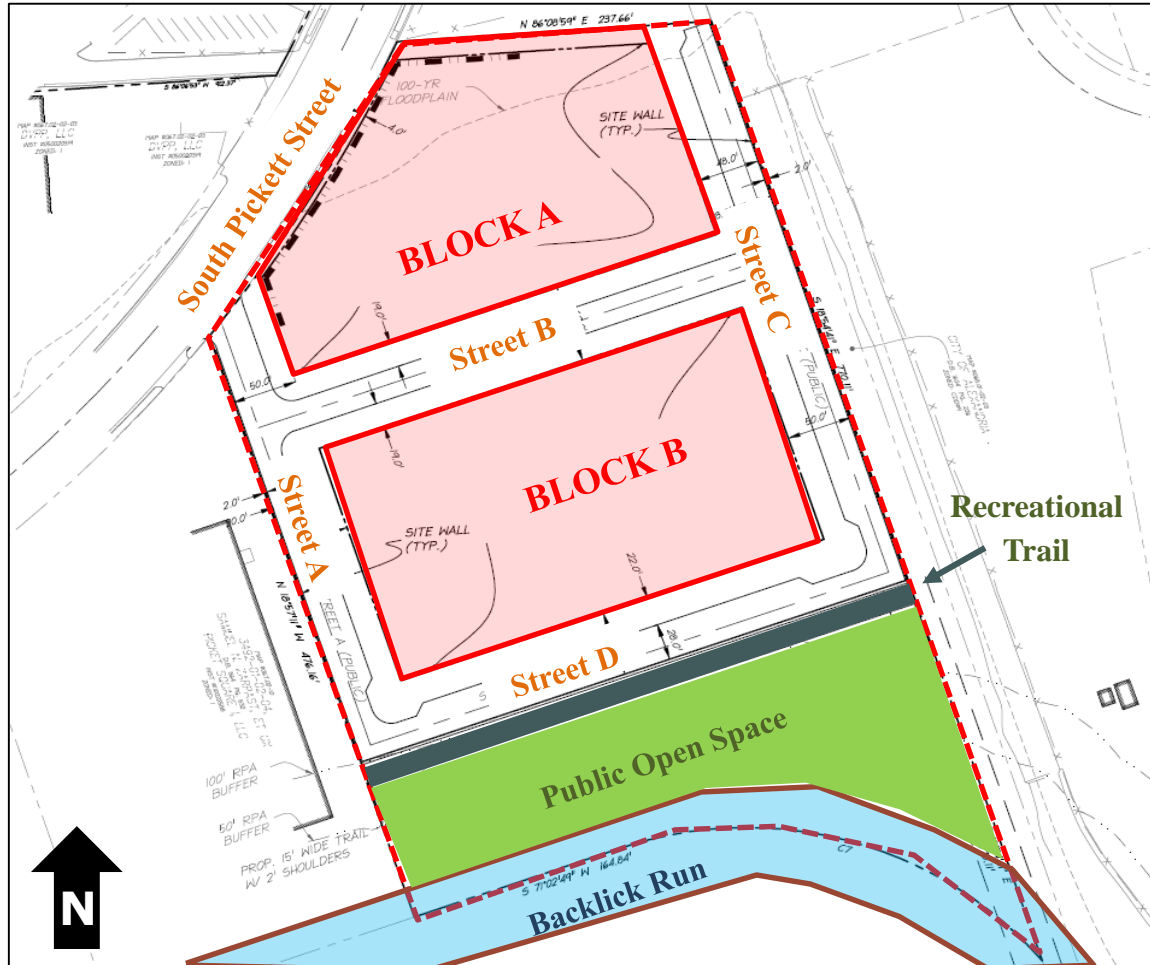
Community



| Meeting Date | Community Group |
|--------------|---|
| 5/1/2019 | Cameron Station Civic Association |
| 5/22/2019 | Eisenhower West/Landmark-Van Dorn Implementation Advisory Group |
| 5/28/2019 | Open House Community Meeting |
| 5/29/2019 | Federation of Civic Associations |

Conclusion

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



Eisenhower West SAP

