



Victory Center Retail Building

5001 Eisenhower Avenue

DSUP2020-10022

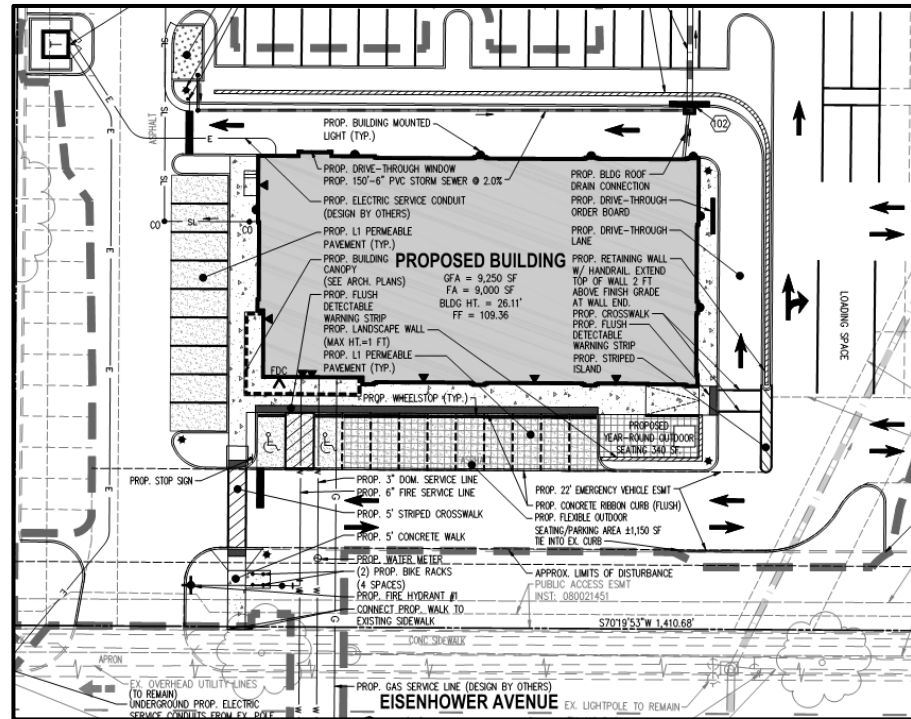
Planning Commission – November 5, 2020

Project Site



Request

- Development Special Use Permit to construct new 9,000 SF retail building
- One story, 26 feet tall
- Drive-through window and queuing lane
- Two new landscape islands
- Outdoor dining areas
- Project is on separate lot from subdivision request also on this docket



Architecture

Southern & Eastern Building Elevations

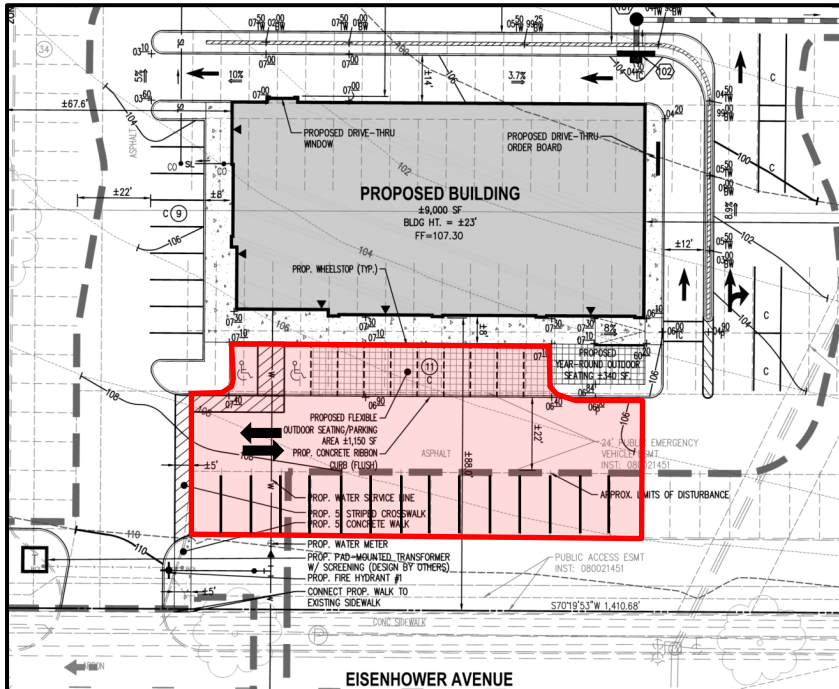


Southern & Western Building Elevations

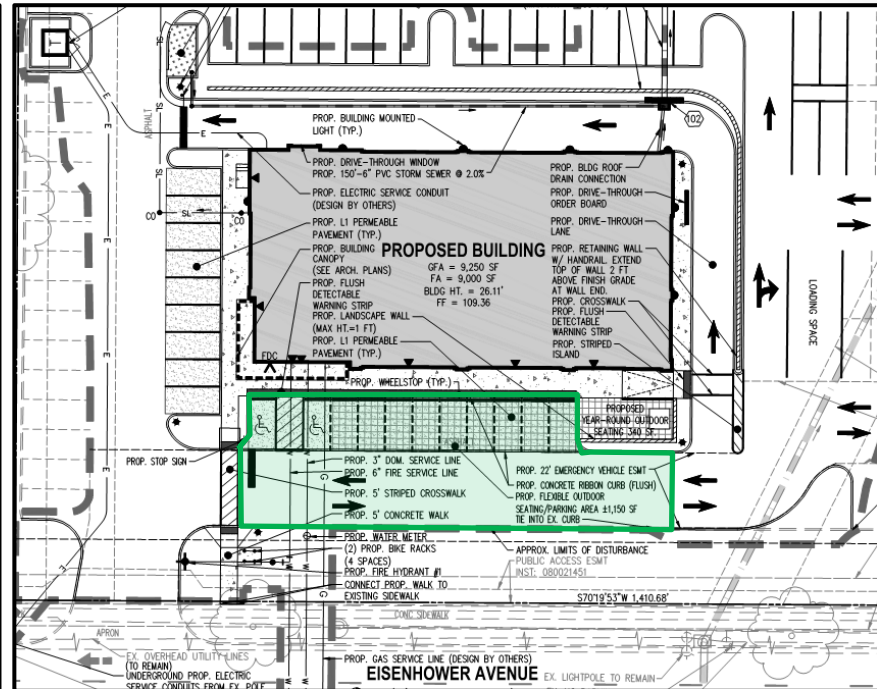
Site Plan



Previous Submission



Current Submission



Eisenhower West SAP

- Ultimate vision for the site is mixed-use residential/ground-level retail of 5-15 stories
- Proposal is consistent with several SAP elements
- Land-use recommendations
 - Interim uses
 - Retail/commercial uses to complement Victory Center
 - Ground-level restaurants/cafes along Eisenhower
- Transportation/streetscape improvements
- Environmental Sustainability

Community Benefits

- Easement along the property frontage for future streetscape improvements consistent with SAP
- Consistency with City's 2019 Green Building Policy
- Improved water quality and reduced stormwater runoff compared to present conditions
- Public art (\$2,775) and bike share (\$2,500) contributions
- Contribution consistent with the Eisenhower West / Landmark-Van Dorn Developer Contribution Policy (\$27,630 in 2020 dollars)
- Voluntary affordable housing contribution (\$20,610)

Conclusion

Staff recommends **approval** subject to compliance with all applicable codes and staff recommendations

