



# **Victory Center Retail Building**

5001 Eisenhower Avenue

DSUP2020-10022

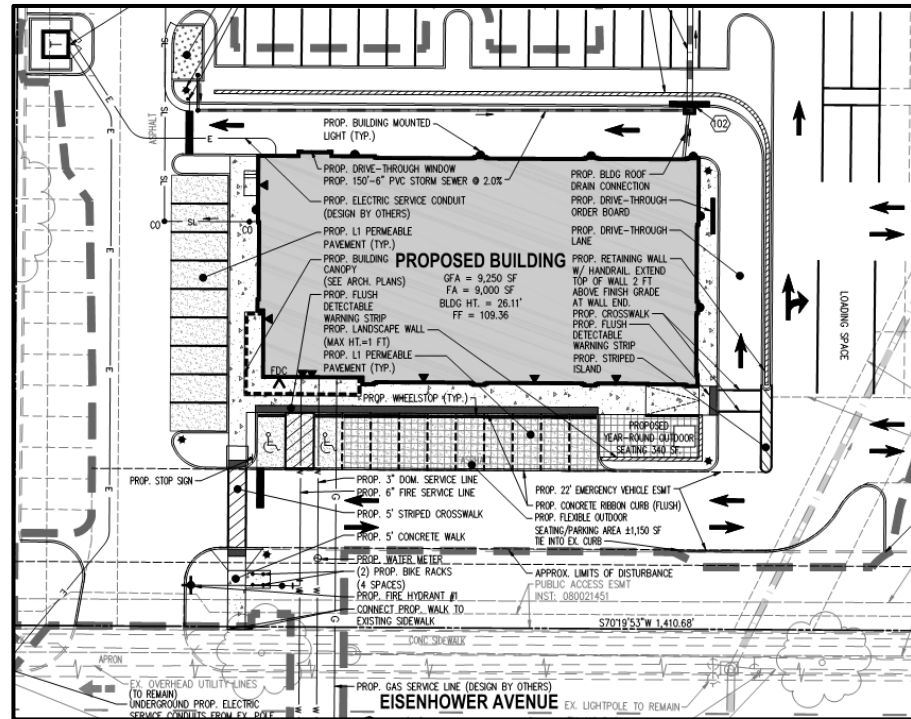
City Council– November 14, 2020

# 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*

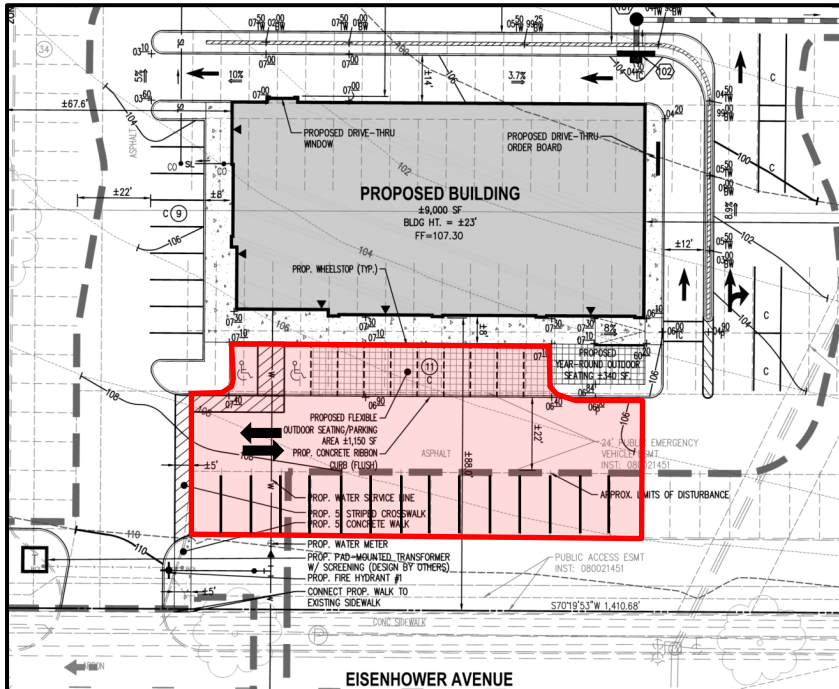


*Southern & Western Building Elevations*

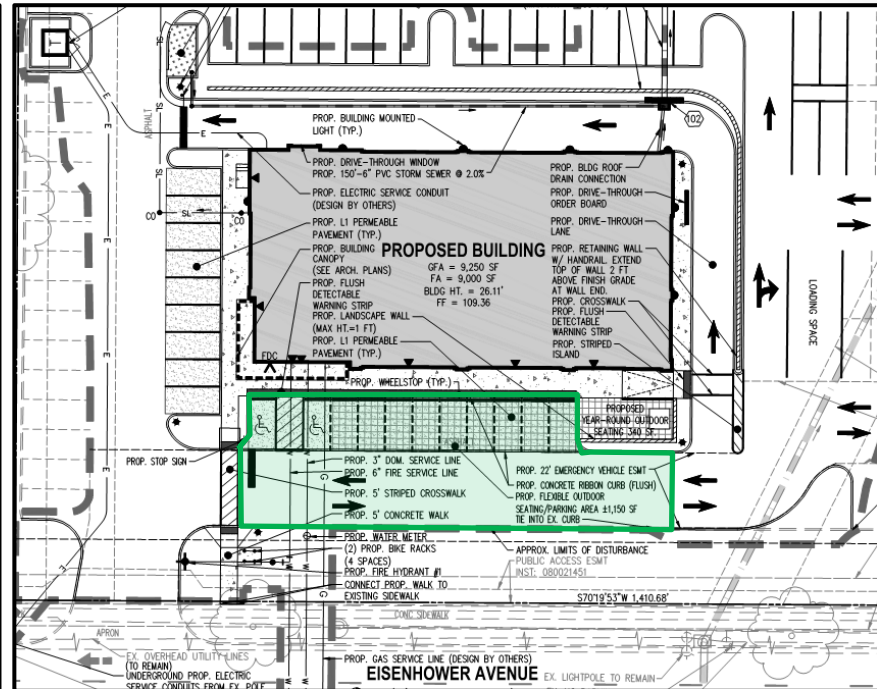
# Site Plan



*Previous Submission*



*Current Submission*



# Eisenhower West SAP

- Ultimate vision is mixed-use residential/office/ground-level retail in 5 to 15-story building
- 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 and Planning Commission recommend **approval** subject to compliance with all applicable codes and staff recommendations

