



Tri Pointe Eisenhower Avenue

***Development Special Use Permit #2020-10035
Transportation Management Plan Special Use Permit
#2020-00075***

Planning Commission – March 2, 2021

Project Location



DSUP#2020-10035 / TMP SUP#2020-00075

Site Plan



DSUP#2020-10035 / TMP SUP#2020-00075



Building Design

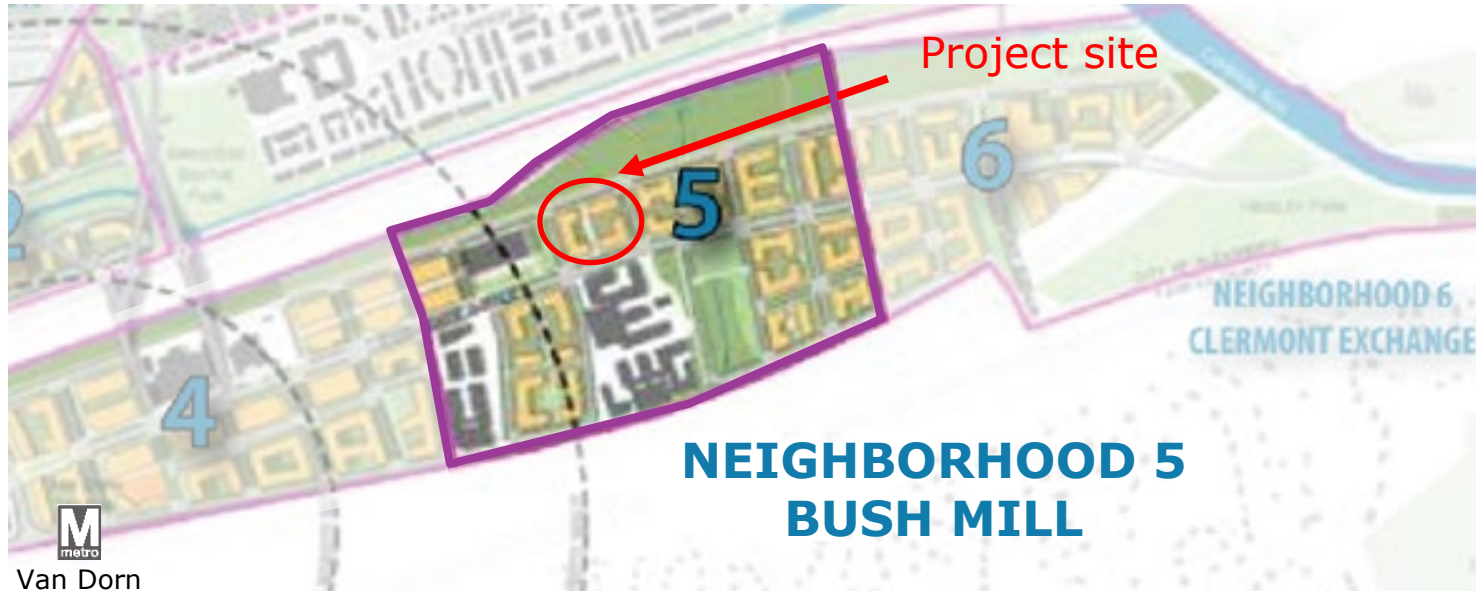


75 Townhouse units



64 "Back-to-Back" units

Conformance with SAP



- Residential use
- Eisenhower streetscape improvements
- Parallel public rear road
- Green building policy
- North-South open space connection
- Stormwater runoff

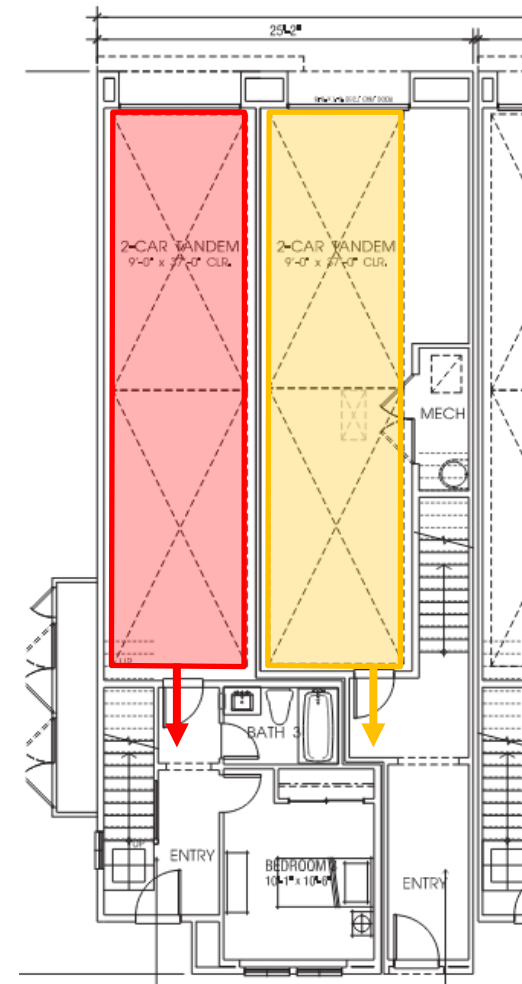


Proffers from 2019 Rezoning

- Transition building heights; tallest closest to the Van Dorn Metrorail station
- Face building entrances towards Eisenhower Avenue and have internal streets align with EWSAP
- Provide a parallel road reservation in the northern portion of the site
- Provide 30% on-site open space, improve Backlick Run, or provide a monetary contribution
- Install utility conduits along the Eisenhower Avenue to prepare for undergrounding of utilities
- Contribute \$2.99/GSF to Affordable Housing Trust Fund

Special Use Permits

- Parking
 - Back-to-back units have 2 parking spaces per unit (128 total spaces)
 - Zoning ordinance only counts 64 spaces (excludes tandem)
 - Exclusive tandem spaces satisfy intent of the ordinance
- Transportation Management Plan

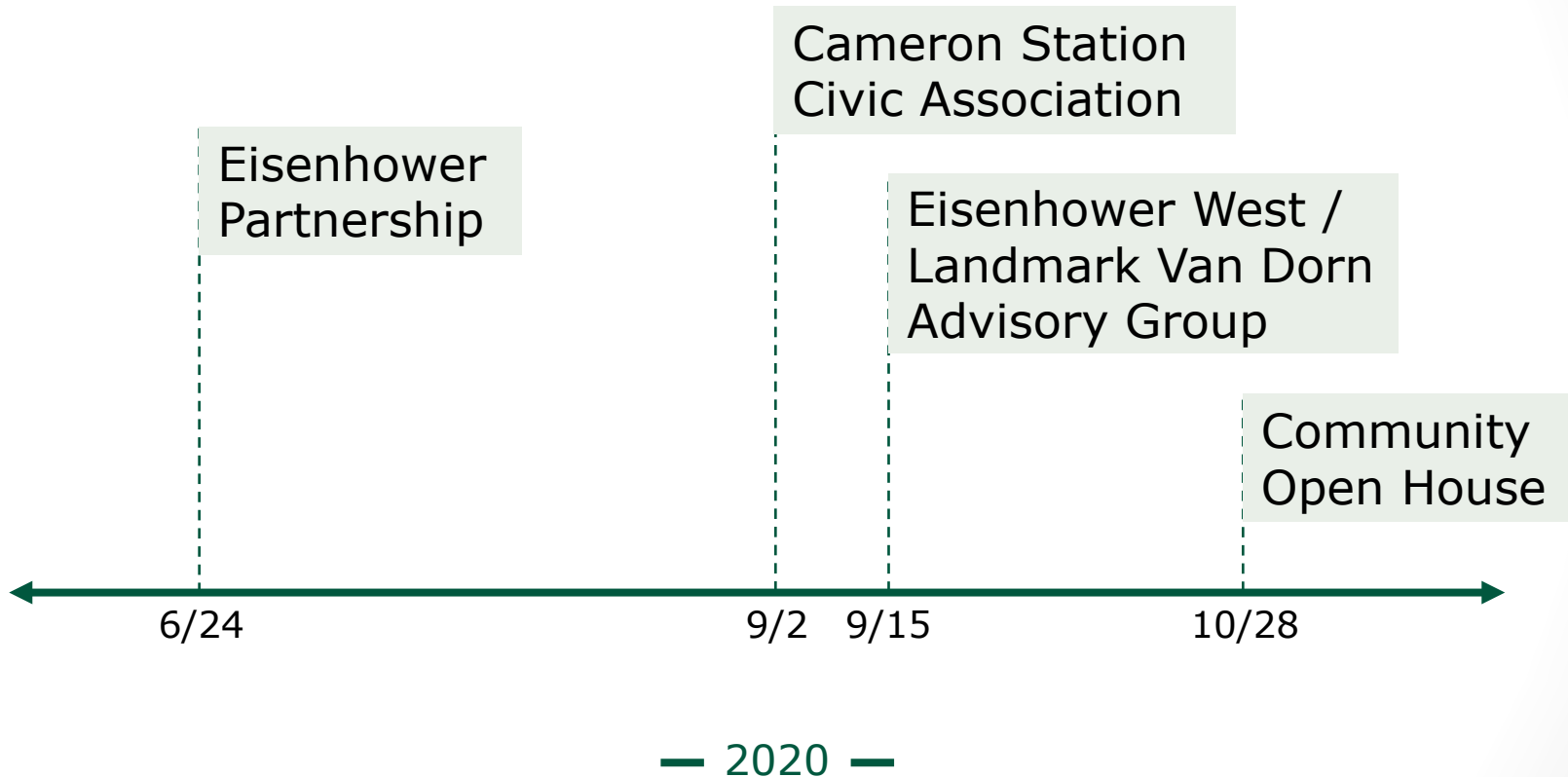


Exclusive tandem spaces with private entrances (arrows)

Community Benefits

- **139 residences** that meet 2019 Green Building Policy
- Contributions:
 - \$40K for new bikeshare station
 - \$75K for public art
 - \$1.2M Affordable housing contribution
 - \$1.9M for area infrastructure
- Transportation:
 - Bicycle/pedestrian path on Eisenhower Ave
 - Easements for future streetscape improvements
 - New pedestrian crossing on Eisenhower Ave
 - New public street parallel to Eisenhower Ave
- 1-acre of open space plus off-site open space improvements

Virtual Community Outreach



Recommendation

- Proposal aligns with the Zoning Ordinance and the SAP
- Staff recommends **approval**

