



Columbus Flats

805-823 N. Columbus Street

Master Plan Amendment #2021-00003

Rezoning #2021-00005

Development Special Use Permit #2021-10020

Transportation Management Plan SUP #2021-00056

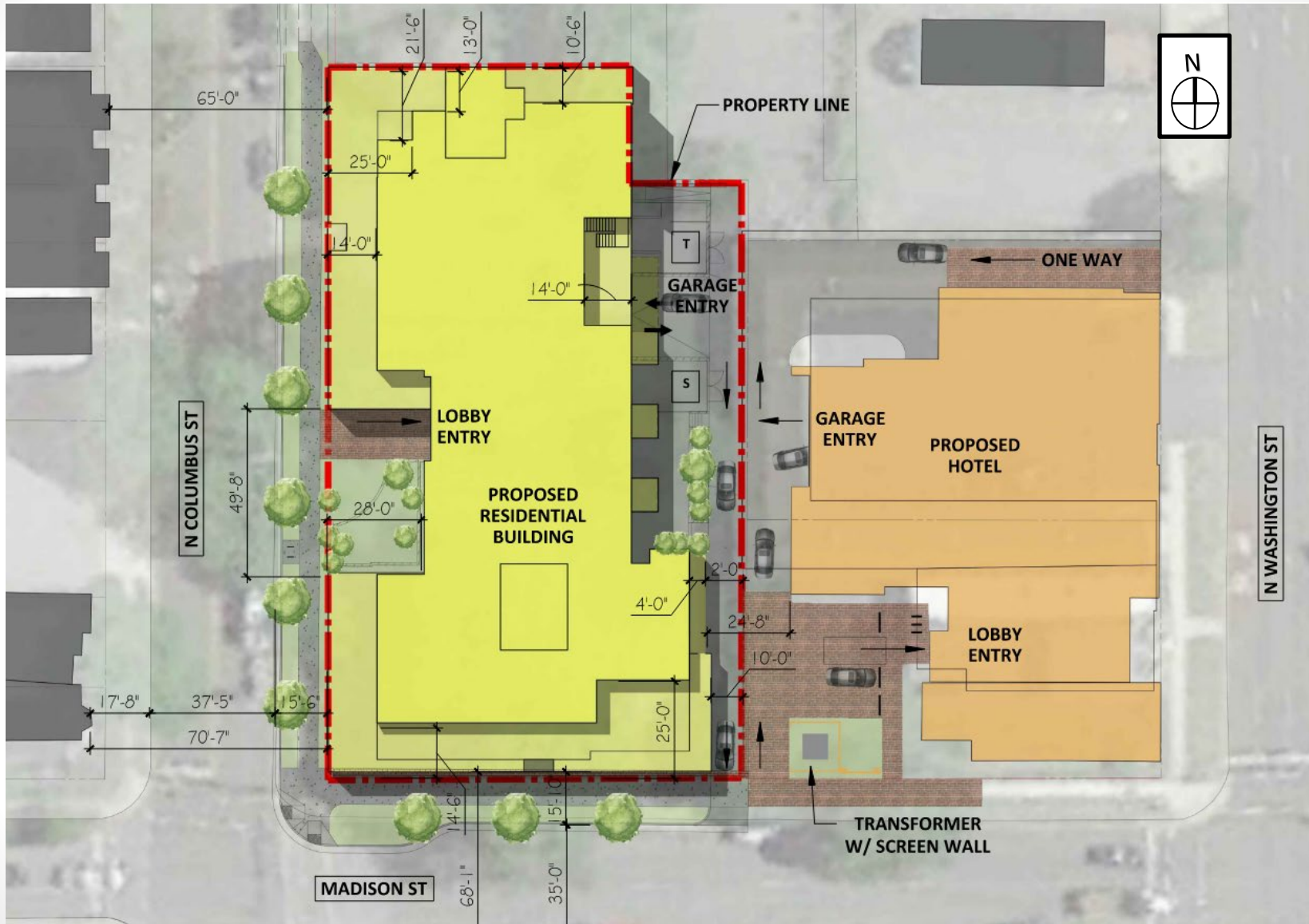
City Council

October 16, 2021

Project Location



Project Description



Columbus Flats – DSUP#2021-10020

Building Design



Columbus Flats – DSUP #2021-10020



Columbus Street elevation



Madison Street elevation

Building Design



Columbus Flats – DSUP#2021-10020



Private alley elevation



North elevation

Master Plan Amendment and Rezoning



Rezoning:

CRMU-H
Commercial Residential
Mixed Use (High)

- Preserves and strengthens residential areas
- Meets rezoning criteria
- Appropriate mass and scale
- Affordable housing units
- Quality urban design

Master Plan Amendment:

Land Use and Height maps

- Consistent with SAPs

SUPs and Modifications

Special Use Permits (SUPs)

- ❖ Increase in floor area ratio to 2.5 in CRMU-H Zone
- ❖ Section 7-700 density bonus for the provision of affordable housing
- ❖ Parking reduction
- ❖ Transportation Management Plan (TMP)

Site Plan Modification

- ❖ Crown coverage



Affordable Housing

Set-aside units

| Number | Configuration |
|--------|------------------------|
| 1 | One-bedroom |
| 4 | One-bedroom plus den |
| 2 | Two-bedroom plus den |
| 1 | Three-bedroom plus den |

FAR breakdown

| | Rezoning* | Section 7-700 |
|-------|--------------------------|---------------|
| FAR | .75 (RB) to 2.5 (CRMU-H) | 2.5 to 3.014 |
| Units | 4 units | 4 units |

* Consistent with City's 2020 Housing Contribution Policy update

Parking Reduction



| | |
|-------------------|-------------|
| Parking ratio | .68/bedroom |
| Required parking | 73 spaces |
| Parking proposed | 69 spaces |
| Parking reduction | 4 spaces |

- Parking will be unbundled per City policy at first sale

Open Space and Crown Coverage



Crown Coverage



Required – 25%

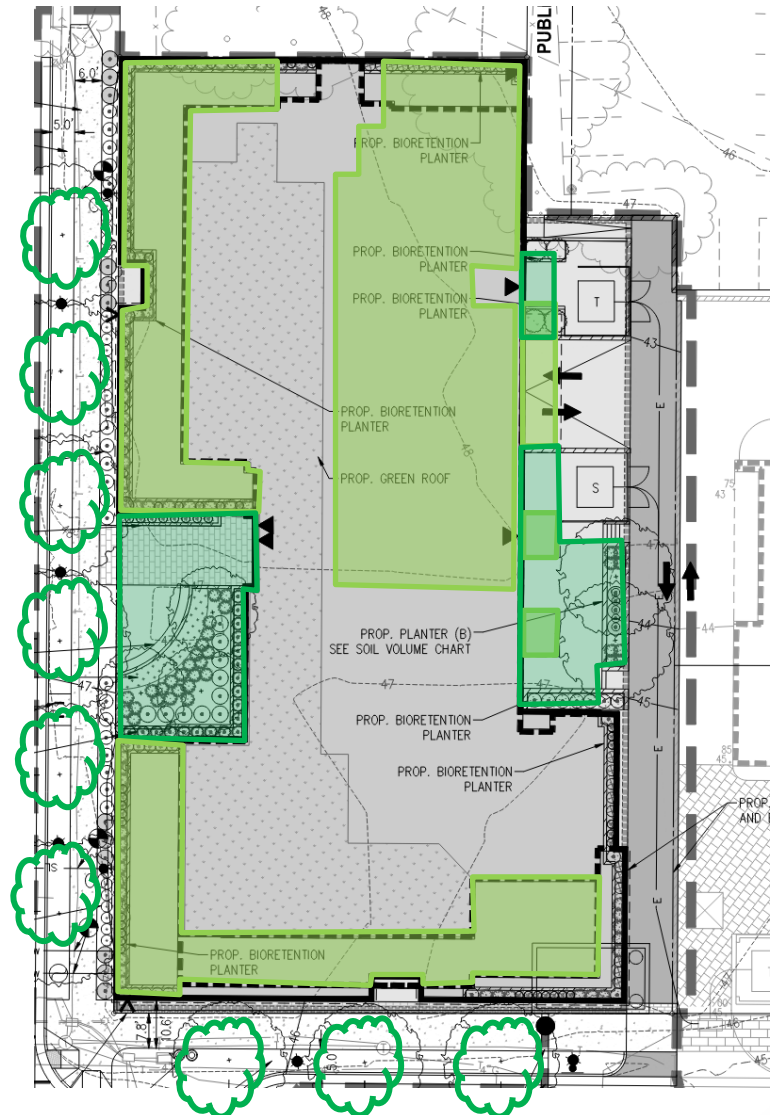
Proposed – 13%

Open Space

Required - 40%

Provided - 51%

-  Above grade open space
-  At-grade/first floor open space



Project Benefits

- Completion of a private alley
- High-quality architecture
- Green Building Policy compliant
- Eight affordable set-aside units
- Streetscape improvements: hybrid/concrete sidewalks, planting strips, street trees, streetlights
- Madison Street “Walking Street” BMNP improvements
- Contributions
 - \$57,246 Housing Trust Fund*
 - \$48,000 (approximately) to the Braddock Community Amenities Fund*
 - \$309,000 (approximately) to the Braddock Open Space Fund*
 - \$15,000 toward the City’s Capital Bike Share Fund*
 - \$5,980 toward the Urban Forestry Fund*
 - \$32,646 or in-kind contribution of public art*



Outreach*

| DATE | MEETING |
|--------------------|------------------------------------|
| City Meetings | |
| February 17, 2021 | BAR concept review meeting |
| May 17, 2021 | BIAG meeting |
| May 19, 2021 | BAR concept review meeting |
| September 2, 2021 | AHAAC meeting |
| Applicant Meetings | |
| April 20, 2021 | Applicant hosted community meeting |

* All meetings were held virtually

Recommendation



Staff and Planning Commission recommend **approval**, as amended (Condition 15a).

Columbus Flats – DSUP#2021-10020



Illustrative rendering of proposed project