

Lee District SSPA Task Force Meeting

April 25, 2022



PLANNING & DEVELOPMENT



Agenda

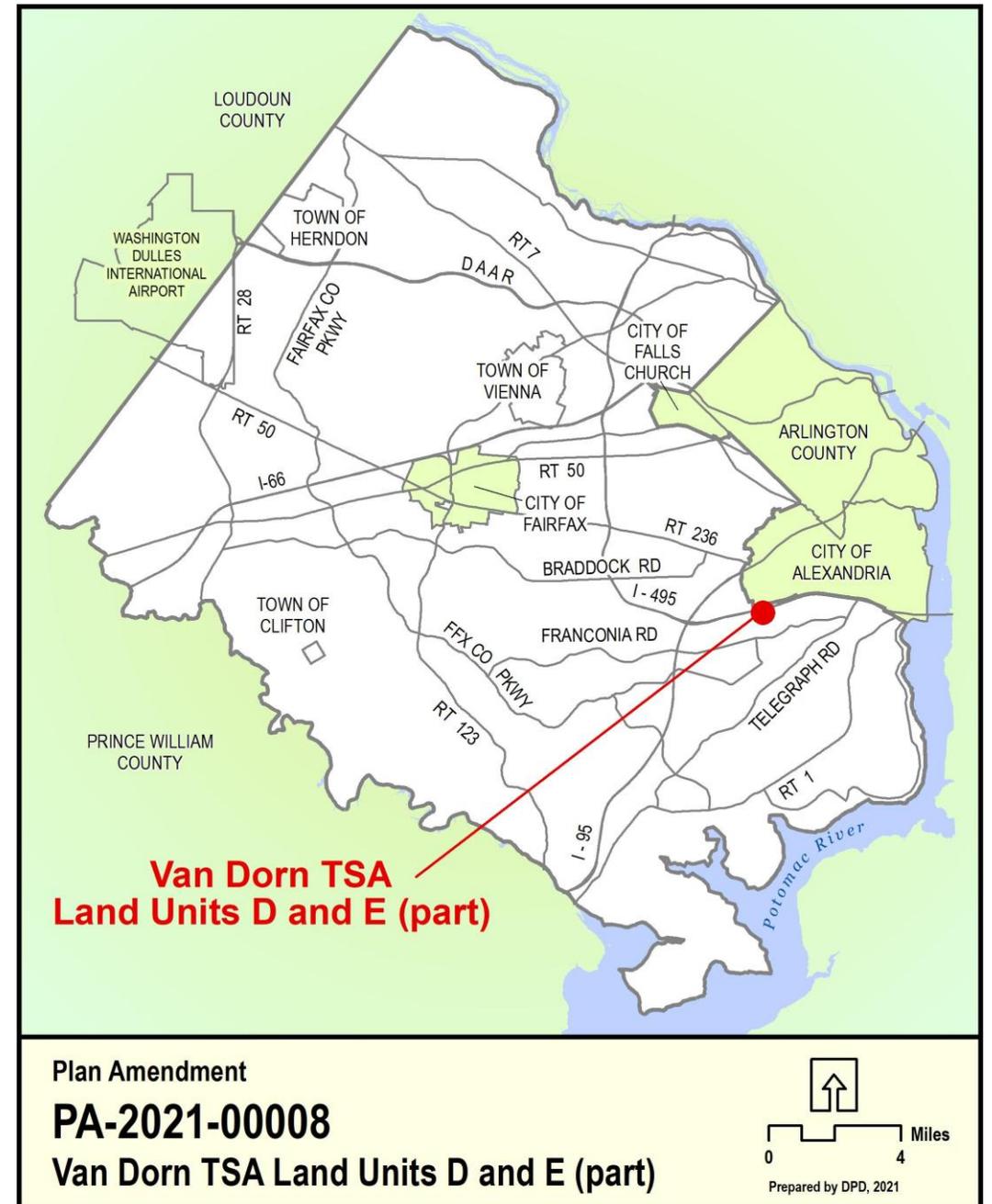
- 1 Welcome and Announcements
- 2 Virtual Meetings Script and Roll Call
- 3 Van Dorn TSA Land Units D and E (part)
 - Draft Plan Text
 - Public Questions and Comments
 - Task Force Discussion
 - Task Force Vote
- 4 Next Steps and Schedule Moving Forward
- 5 Site Specific Plan Amendment (SSPA) Process
- 6 Adjourn



Van Dorn TSA Land Units D and E (part)

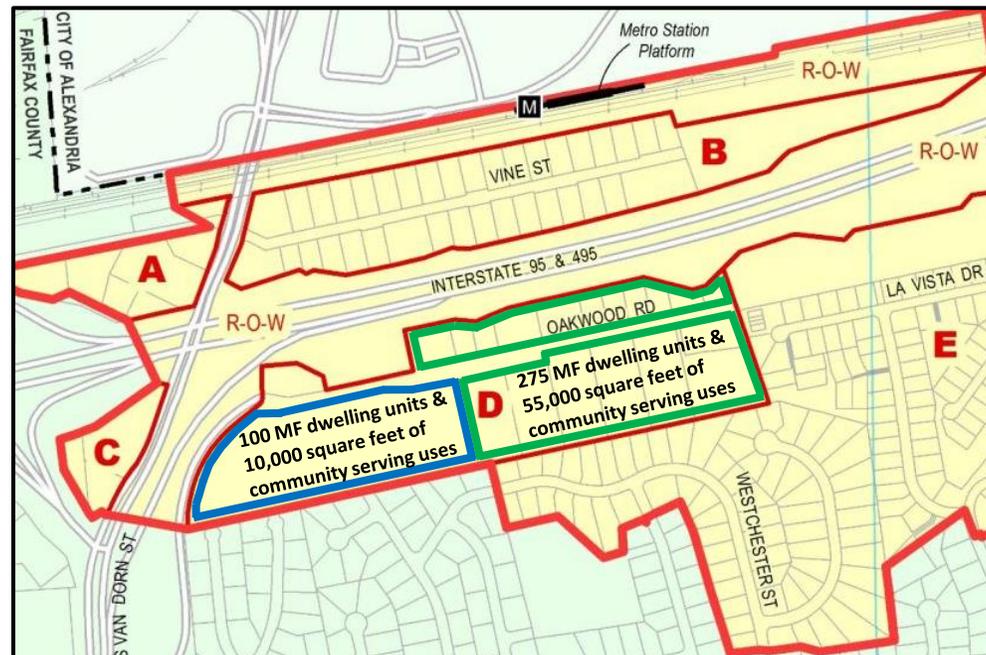
Meeting Objectives

- Review of draft Plan text including conditions
- Task force recommendation and vote



Draft Plan Text

As a second option, up to 375 multi-family dwelling units or stacked townhomes and a maximum of 65,000 square feet of office and neighborhood serving commercial uses, such as daycare and not self-storage, may be appropriate with full consolidation under the following conditions:

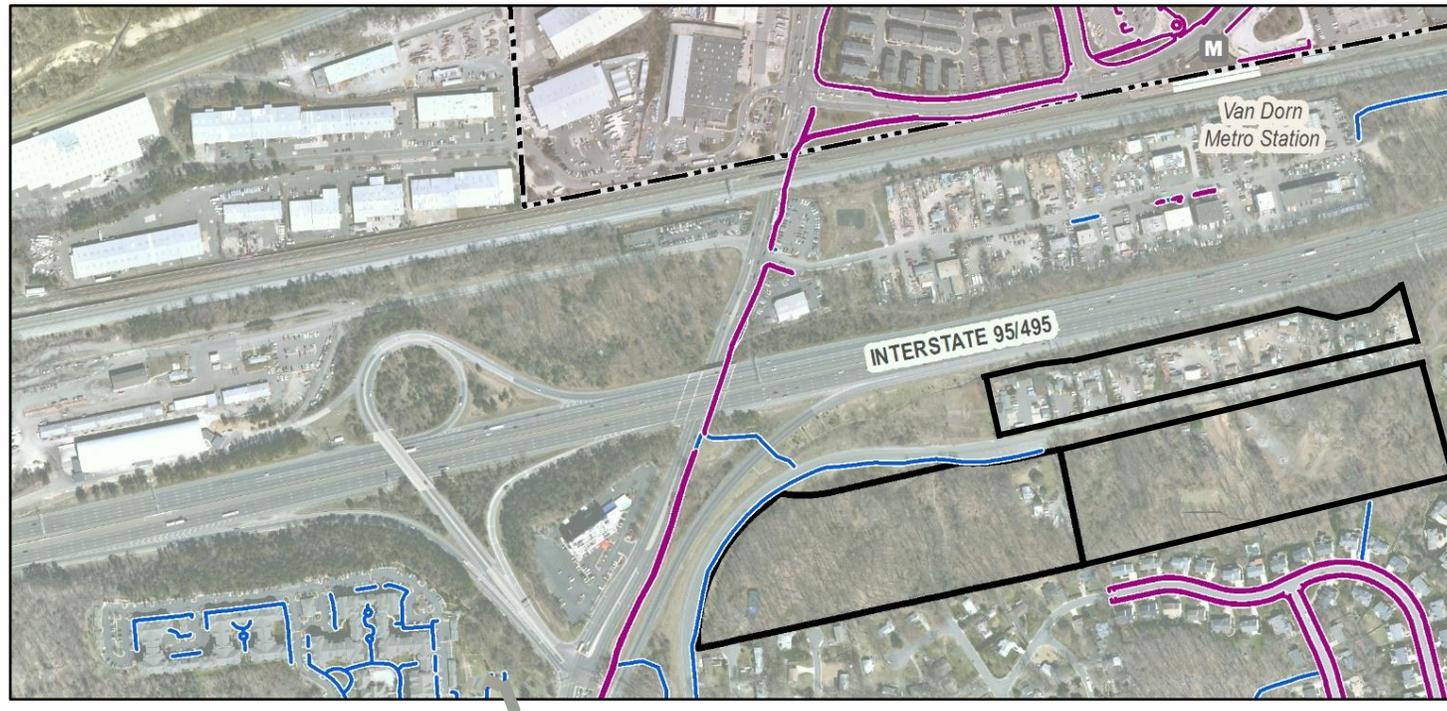


Conditions | Transitions

- Ensure compatible transitions with adjacent residential neighborhoods to the south and east through site and building design, transitions in height, landscaped screening, and appropriate buffers;

Conditions | Pedestrian and Bicycle Access

- Provide improved pedestrian and bicycle connections to transit, such as to bus service on South Van Dorn Street and to the Van Dorn Street Metrorail Station;



Conditions | Stormwater Management

- Minimize impervious surfaces and incorporate stormwater management controls that exceed the minimum standards for redevelopment to achieve a 25% reduction in the peak runoff rate for the 1, 2, and 10-year storm events; and

Conditions | Oakwood Rd. – Vine St. Connector

- Demonstrate that development does not preclude the implementation of the planned bridge connecting Oakwood Road to Vine Street in Land Unit B.



Consolidation

- If full consolidation is unachievable and provided the four conditions above are achieved, Tax Map 81-2 ((3)) 12A may redevelop with up to 100 multifamily dwelling units or stacked townhomes and up to 10,000 square feet of neighborhood serving commercial uses. The remainder of Land Unit D may redevelop independently of Tax Map 81-2 ((3)) 12A with up to 275 multifamily dwelling units or stacked townhomes and up to 55,000 square feet of office and neighborhood serving commercial uses with full consolidation. Screening between new residential and existing commercial and industrial uses should be provided.



Public Questions and Comments



Task Force Discussion

Lee District Task Force Meeting

Thank You For Your Time



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