Jefferson Manor / Huntington Station ST #09-IV-MV1

March 16, 2010

Presentation to the Jefferson Manor Community

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Department of Planning and Zoning

Tonight's Agenda

- Jefferson Manor Special Study
  - Study Timeline
  - Review of alternatives presented in December
  - Revised Alternatives and Draft Plan Text

Jefferson Manor Study

- Timeline
  - December 15: Jefferson Manor Community meeting
  - Jan – Feb: Refinement of Options, Draft Plan Text
  - March 16: 2nd meeting with Jefferson Manor Community
  - March – May: Work with HCD on Conservation Plan Amendment, Refine Plan Text
  - June: Final Staff Report, Planning Commission public hearing
  - July: Board of Supervisors public hearing

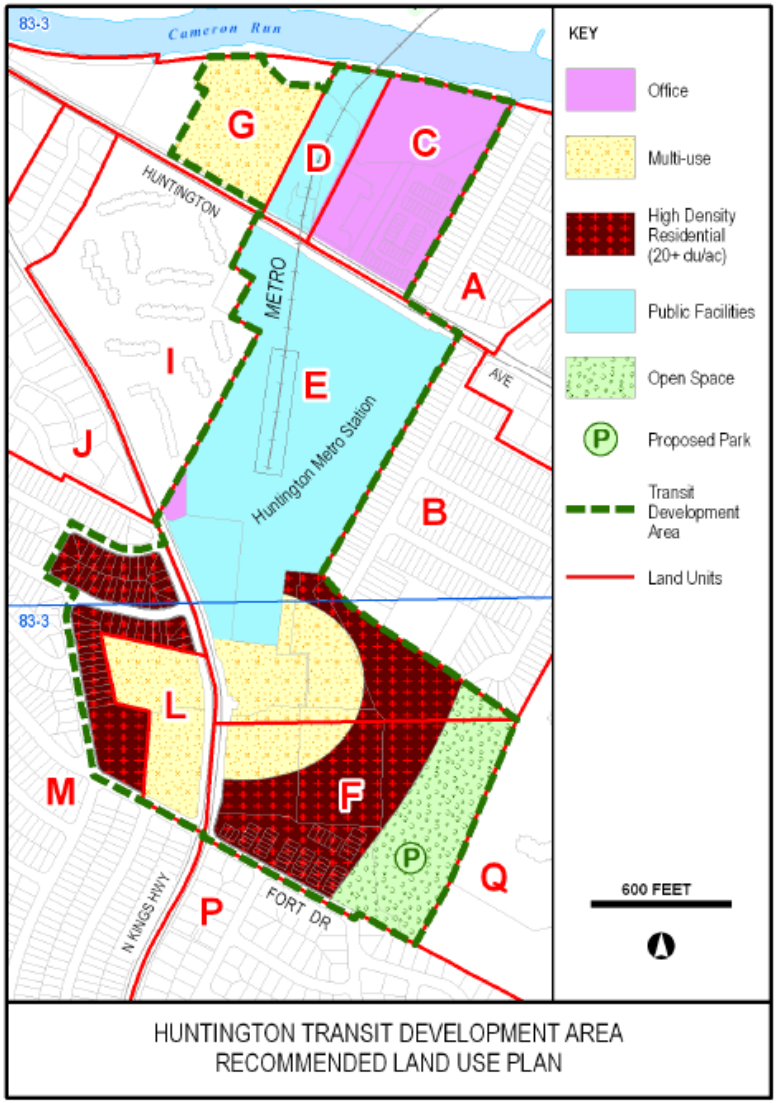
Planning vs. Zoning

- Plan Amendment
  - Evaluate uses and density in context of surrounding uses
  - Estimate vehicle trip generation and road network impacts
  - Conformance with Policy Plan objectives and goals
  - Impacts on public facilities, schools, parks, environment, etc.
- Rezoning Application
  - Comprehensive Plan conformance
  - Traffic patterns, road improvements identified
  - Detailed analysis of site design and layout, uses, proffers, etc.

Jefferson Manor Study

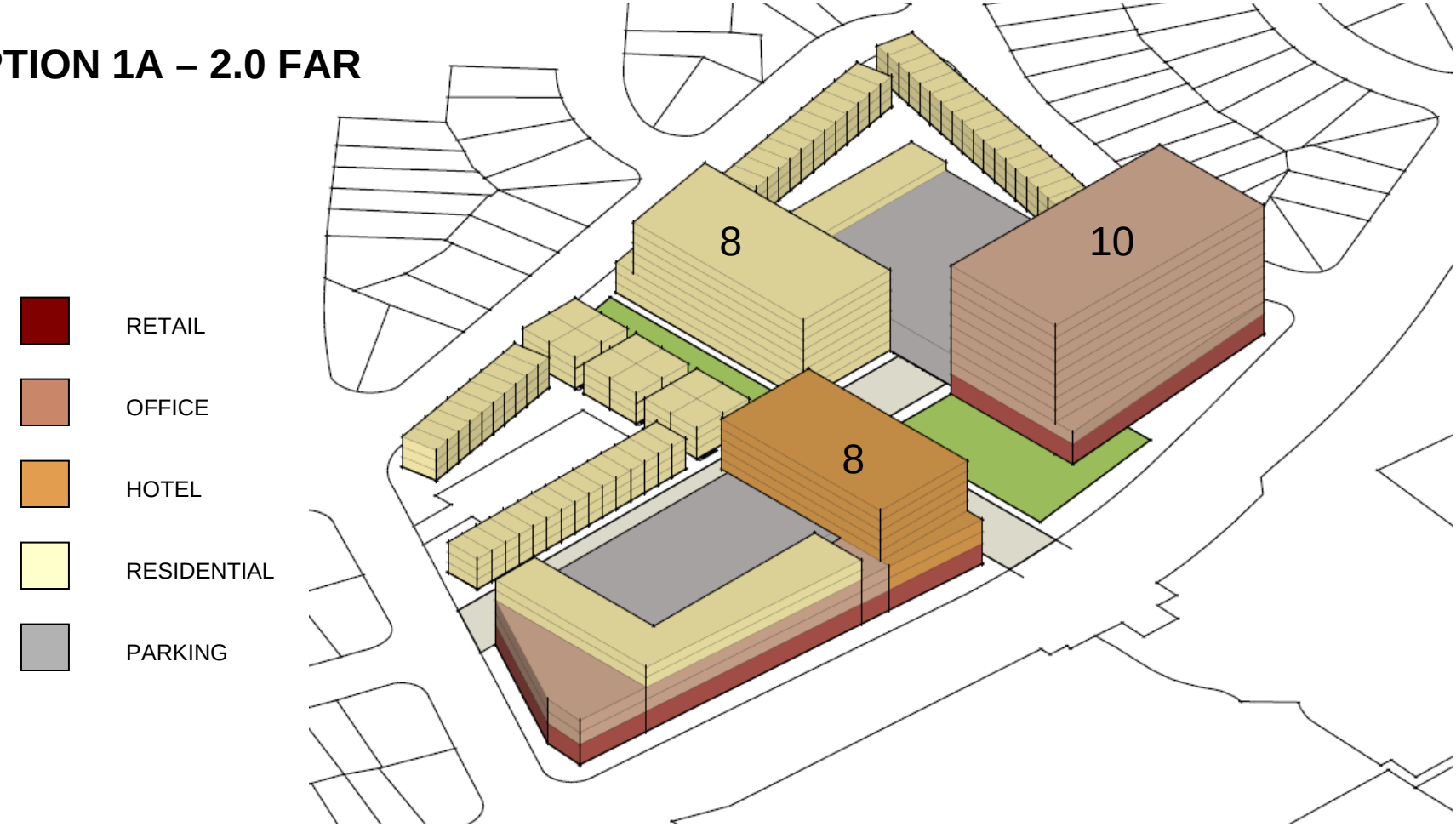
Jefferson Manor Study

- Plan Text
  - Garden Apts to be retained and upgraded
  - Redevelopment with 445 dus + 87,000 sf retail (45 du/ac)
  - Public plaza oriented to transit station



Jefferson Manor Study

OPTION 1A – 2.0 FAR

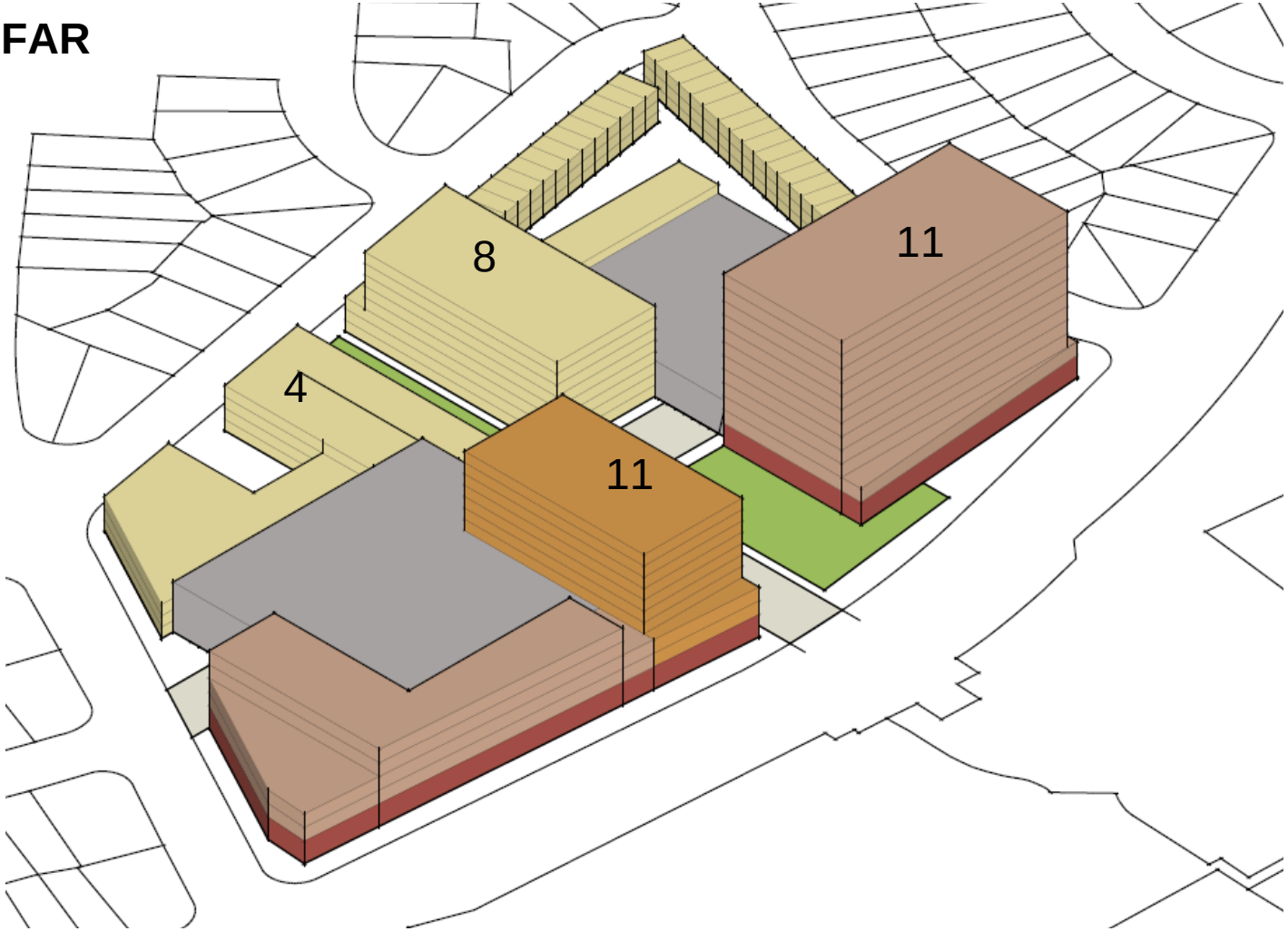


View looking NW

Note: Concept for discussion purposes only

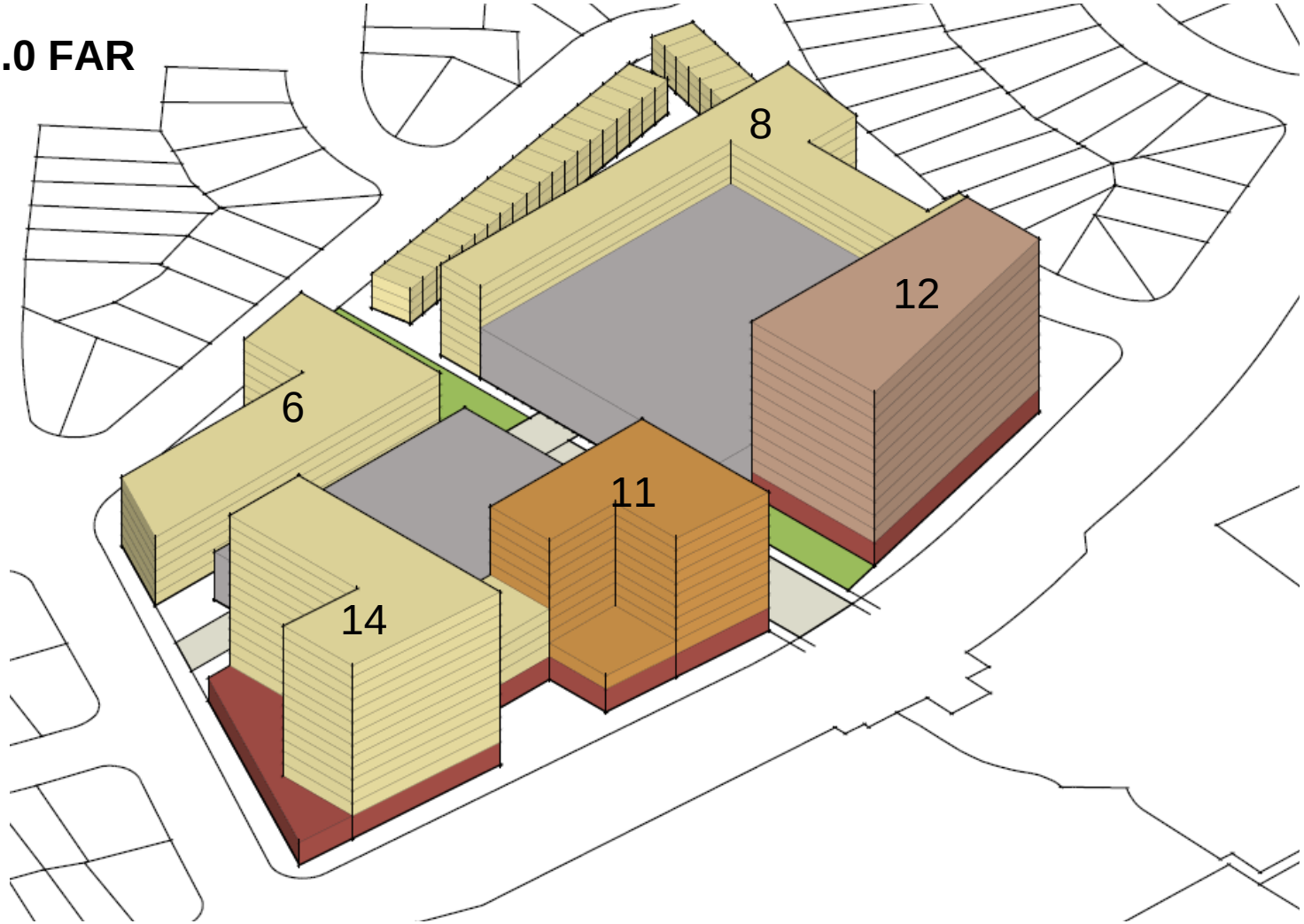
Jefferson Manor Study

OPTION 2A – 2.5 FAR



Jefferson Manor Study

OPTION 3B – 3.0 FAR



Jefferson Manor Study

OPTION – 2.3 FAR

RETAIN EXISTING DUPLEXES

Community Comments

Pedestrian/Bike Access

Pedestrian safety crossing North Kings Hwy – tunnel?
Shortcut for people to walk from Fort Dr. to N. Kings at an angle
Encourage bike or walk to metro
Bicycle routes from Fairhaven

Intensity/Height

Underground parking might allow shorter buildings
Building height is a concern
3.0 FAR makes it hard to transition to existing neighborhood
Shorter buildings at edge to transition to neighborhood
2.3 FAR – better option w/ keeping existing duplexes
Keep height at 8-10 stories
Good spot for TOD – last undeveloped metro site in County
2.0 or 1.5 FAR more in scale with neighborhood
Tallest buildings closest to N. Kings (helps block noise from Hwy)
Avoid placing backs of buildings/parking garages along residential streets
Rather see building façade than garage

Community Comments

Parking and Transportation
Cut-through traffic on Telegraph (on N. Kings Hwy)
Don't want additional cut-through traffic on Fort Drive
Access into neighborhood could be more difficult – turning movements
Overflow/guest parking into neighborhoods could be a problem
Put parking underground
Soils marine clay under site?

Types of Uses
More office use – want employment here (take metro to work)
Community recreation center would be a good amenity
Hotel – no, brings strangers
Like employment: office and retail oriented
Like hotel use – would bring restaurant/bar
Ground floor retail needed in this area, to serve the neighborhood
Affordable housing ok as per Policy Plan
Don't want property owners forced to sell for development
Like giving owners the option to sell for the redevelopment effort

Community Comments

Environmental
Green roofs, green strips
LEED certification for green building
More green space, plaza, common areas

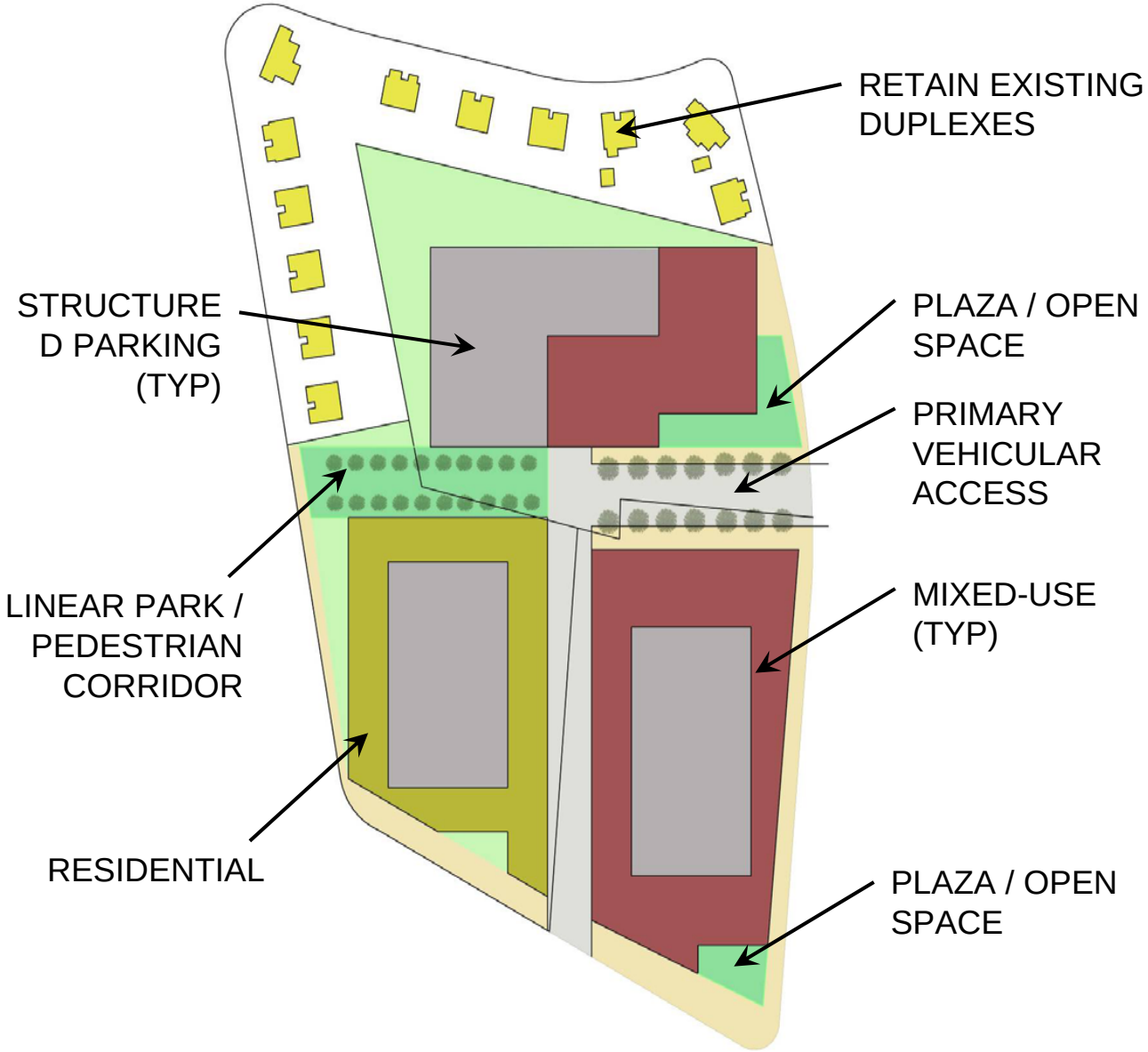
Other:
More office and retail oriented
More greenspace/plazas, bike friendly lanes, smaller structures next to existing structures
Permeable surfaces, rain overflow/drainage, pedestrian friendly crossings/pass through
4-, 6-, 8- story maximum
Gradual sloping heights to neighborhood is important
Don’t make buildings too tall or it will look jarring
Vehicle traffic and noise are concerns

Revised Option: 1.75 FAR

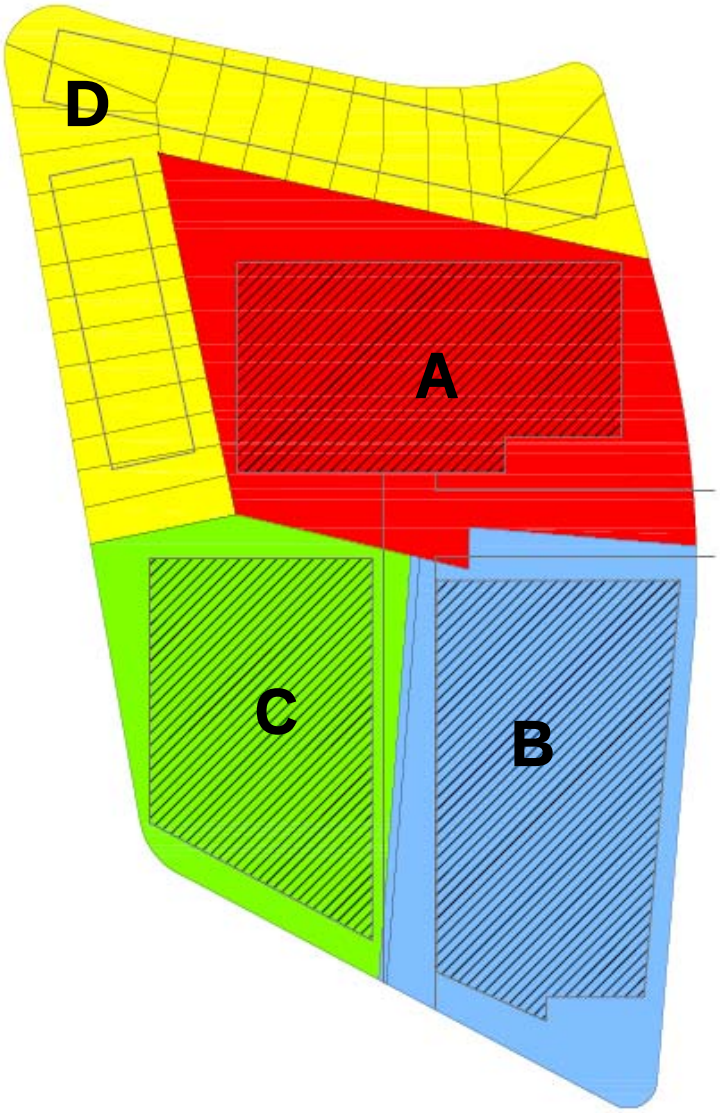
RETAIN EXISTING DUPLEXES

BUILDING HEIGHTS 8 STORIES

Revised Option: 1.75 FAR



Revised Plan: 1.75 FAR

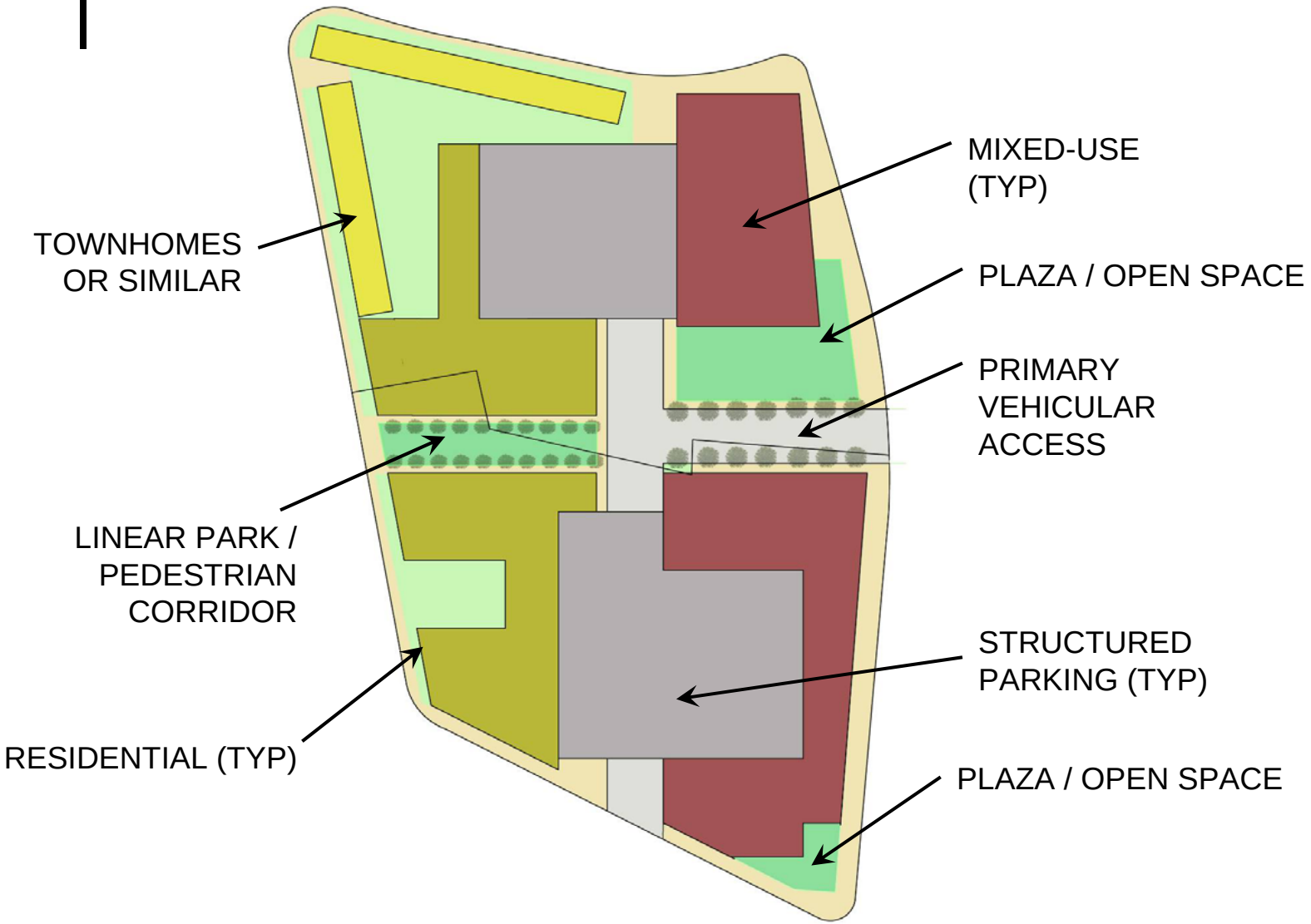


POTENTIAL PHASING
AND CONSOLIDATION

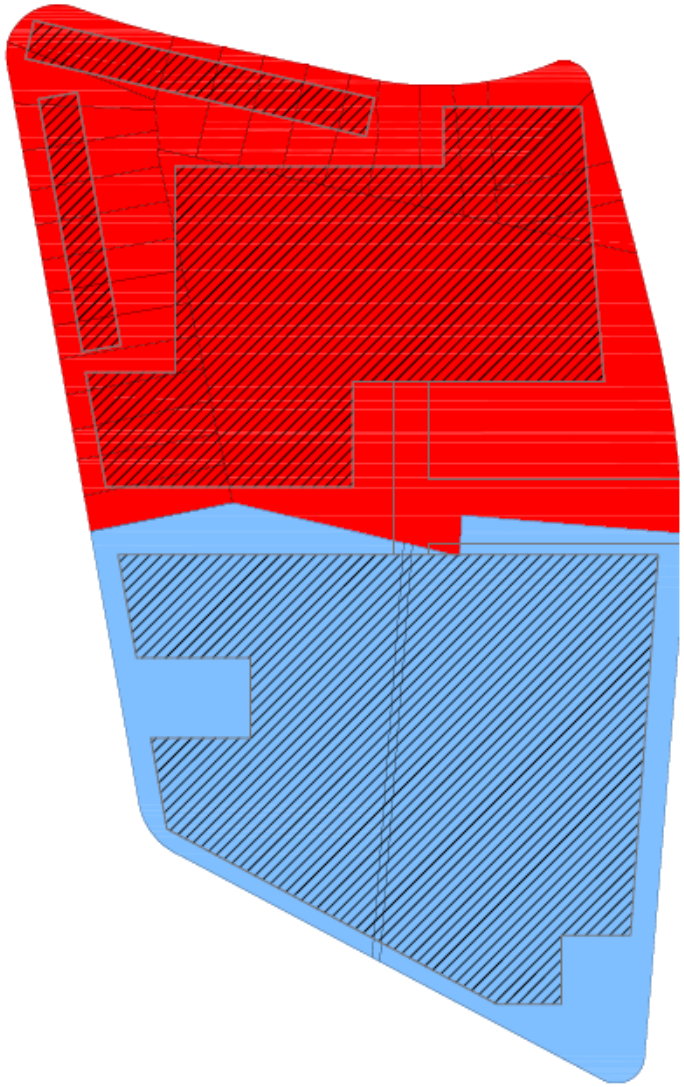
Revised Option: 2.25 FAR

FULL CONSOLIDATION OF THE BLOCK

Revised Option: 2.25 FAR



Revised Option: 2.25 FAR



POTENTIAL PHASING
AND CONSOLIDATION

Draft Plan Text

- 1.75 FAR
  - Development conditions
  - Phased development
- 2.15 FAR
  - Full consolidation of the block
  - Balance traffic impacts by increasing residential component, keep commercial uses nearly same

Questions & Comments

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