

449-459 Russell Street Falcon Heights Lot 1 & 2

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Planning Commission Hearing
August 14, 2018



449-459 Russell Street Proposal

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- Site Design Review approval to construct a 22,469 square foot mixed-use building at 449 & 459 Russell Street, Lots 1 and 2 of the Falcon Heights subdivision.
- Application proposes to modify the subdivision by consolidating the two lots into one.
- Ground floor includes a mix of office and light manufacturing space.
- Second floor consists of 10 two-bedroom residential condominiums ranging from 814 to 1,094 square feet.
- Application includes an Exception to the Site Development and Design Standards for entrances more than 20 feet back from the sidewalk. The space between the building entrances and sidewalk is proposed as outdoor plaza space.

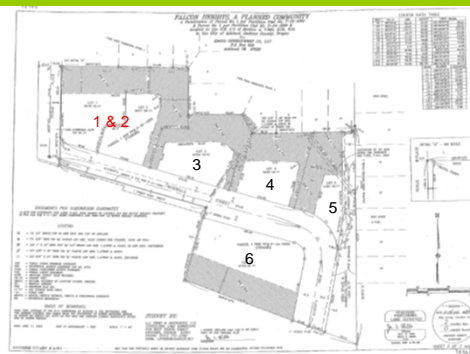
449-459 Russell Street Vicinity Map

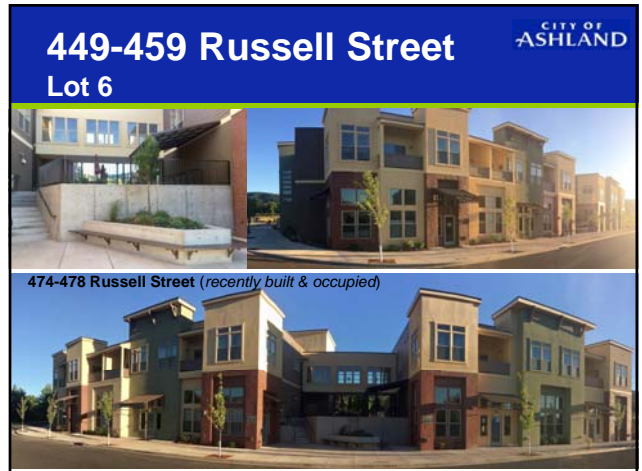
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449-459 Russell Street Falcon Heights Subdivision

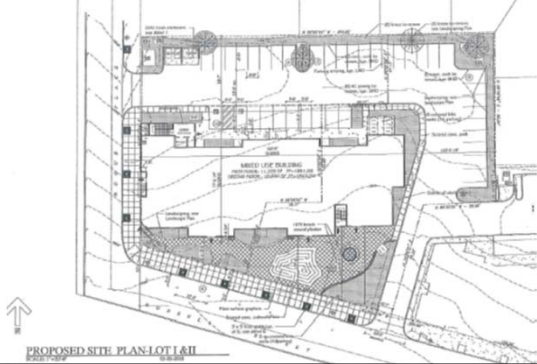
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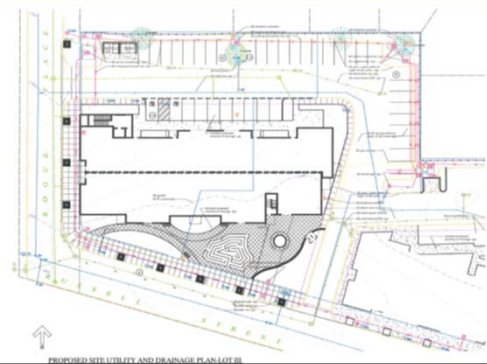
449-459 Russell Street Proposed Site Plan

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449-459 Russell Street Proposed Utility & Drainage Plan

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449-459 Russell Street Elevation Drawings

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449-459 Russell Street 3D Renderings

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449-459 Russell Street Solar Shadow Study

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449-459 Russell Street Parking Calculation per 18.4.3.040

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469 Russell Street – Mixed-Use

10 Two-bedroom residential units @ 1 1/4 spaces per unit	=	17.5 spaces
11,228 sq. ft. of general office @ 1 space per 500 sq. ft.	=	22.456 spaces
Total Parking Required	=	39.956 spaces

Total Parking Required:	40 spaces
Surface Parking Provided (Off-Street):	39 spaces
On-Street Parking Credit Requested:	1 spaces
Mixed-/Joint-Use Parking Credits Requested:	0 spaces

**Total Off-Street Parking Provided: 40 spaces with 1 credit
(A 2.39 % reduction)**

- 469 Russell received a 2-space on street credit and an 1.296-space mixed use credit. (A 15.48 % reduction.)
- 474 Russell received a 4-space on street credit and a 4.7-space mixed use credit (A 23.71% reduction.)
- 479 Russell received a 1-space on street credit and a 2-space mixed use credit. (A 16.5% reduction.)

449-459 Russell Street Proposed Landscape Plan

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449-459 Russell Street Staff Recommendations

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Staff Recommendation
Staff recommends that the application be approved with the conditions detailed in the attached draft findings.