



Meeting Date: August 20, 2019

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, ASLA, Director, Development Services

From: Julie Kirkpatrick, PLA, ASLA, Long Range Project Manager

Title: Update: Encore Mixed-Use Building (formerly Festival Park Commons)
Site Development Plan, DRB Approval
Project # SDP19-0004

Executive Summary

Located in the South District of the Downtown Overlay District, the Encore Site Development Plan (SDP) includes a seven-story, mixed-use building with retail/restaurant space, offices, 124 for-sale condominiums, and a 601 space parking garage (**Attachment B and C**). Originally known as Festival Park Commons and now called Encore, the project encompasses three commercial lots facing N. Wilcox Street between Town Hall and South Street, as well as the Town Hall

parking lot adjacent to N. Perry Street and the associated alley/rights-of-way (**Attachment A**). On August 14, 2019, the Design Review Board (DRB) voted 6-0 to approve the SDP, the additional building story request, and the landscape variance for five less street trees along N. Wilcox Street.



Project Area (after Rights-of-Way Vacations)
CD-Festival Commons, LLC Ownership in Red (left),
Town Ownership in Blue (right)

Discussion

Proposed SDP



This SDP application includes a mixed-use building, a public/private parking garage, two outdoor plazas, and a public dog park. The seven-story building will have approximately 28,600 square feet of retail, office, and restaurant space facing N. Wilcox Street. Above the commercial space will be 124 for-sale condominium units. On the east side of the site along N. Perry Street, the 601 space parking garage will include 308 public parking spaces that will be owned by the Town. The remaining parking spaces will accommodate parking for the commercial and condominium uses. The garage will also include bike parking and electric vehicle charging stations. The entrance to the parking garage will be from South Street.

With the proposal of 28,621 square feet of non-residential uses, 124 dwelling units, first 2,000 square feet exemption, and 8,371 square feet of existing buildings to be demolished credit, the applicant is required to provide 161 parking spaces. The application provides 601 parking spaces with 308 being owned by the Town for public use and 293 available for the commercial and residential uses. This is an excess of 132 more spaces than required.

Existing SF Credit	
Liquor Store	4,000
Mini Lube Garage	1,641
Meineke	2,730
first 2,000 SF exempt	2,000
TOTAL	10,371

	<u>Proposed SF</u>	<u>Required</u>	<u>Proposed</u>	<u>Town Owned</u>	<u>Extra Spaces</u>	<u>Confluence owned</u>
Non-residential	28,621	36.50				
Residential Units	124	124				
TOTAL		160.50	601	308	132	293
		161				

Adjacent to the building and west of the garage entrance, a loading area for deliveries is included along South Street. Also included are two outdoor plaza areas, one adjacent and south of Town Hall (currently includes parking for Town Hall) that will be owned by the Town and one along N. Wilcox Street that is surrounded by the proposed building. Lastly, a dog park will be available to the public on the southeast corner of the property by N. Perry and South Streets (**Attachment B and C**).



Proposed View from N. Wilcox Street

Also associated with this project is a proposed roundabout at the N. Wilcox Street and South Street intersection. The intention is that the roundabout would be a Town project and would be operational before the Encore project receives final certificates of

occupancy. The SDP also shows minor changes to the on-street parking along the eastern side of N. Wilcox Street and South Street.

Design Review Board Findings

Per CRMC 17.42.100, The Design Review Board has the authority to review and approve all Site Development Plan applications within the downtown area as well as grant additional building story requests and variances. On August 14, 2019, the Design Review Board (DRB) voted 6-0 to approve the SDP, the additional building story request, and the landscape variance for five less street trees along N. Wilcox Street. The DRB found that the allowance of one additional story on the building was justifiable, finding it will incorporate elements found in adjacent landmark structures and does not negatively impact the adjacent properties and found that the landscape variance to allow 10 trees along N. Wilcox Street was justifiable due to exceptional and practical difficulty of the 10-foot separation requirement from utilities. Further, the DRB found there is no adverse effect on the public's health, safety, and welfare as it pertains to the requested landscape variance.

Attachments

Attachment A: Encore Location Map
Attachment B: Site Plan
Attachment C: Project Renderings

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First Street

N Winton Street

Confluence
Ownership

Town
Ownership

N Perry Street

South Street

S Perry Street

Encore Ownership Map



0 15 30 45
Feet



ATTACHMENT C



Proposed View from N. Wilcox Street,
Looking East



Proposed View from N. Wilcox Street,
Looking Southeast



Proposed View from N. Wilcox Street,
Town Plaza, Looking East



Proposed View from N. Wilcox Street,
Looking Northeast,
Corner of N. Wilcox and South Streets



Proposed View from N. Perry Street and South Streets,
Garage, Looking Northwest