



INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Charles S. Cox
City Manager

DATE: November 8, 2017

SUBJECT: Resolution 2017-120 – Detailed Site Plan Midway Urban Village, a Mixed-Use Community, Phase One at 4141 Blue Lake Circle and 4040 and 4100 McEwen Drive

Summary

Site design: *Twelve (12) buildings of rentable townhomes, three (3) stories in height.
Three (3) mixed-use buildings with first floor retail/commercial spaces and apartments in the upper floors, four (4) stories in height.
Two (2) clubhouse / leasing offices, two (2) stories in height.*

Uses: *263 residential units: 193 rentable townhomes and 70 apartments; 13,910 square feet of first floor retail/commercial spaces, and additional retail use within the proposed clubhouse.*

Masonry: *Minimum 75% masonry on all façades visible from public view.*

Parking: *2.01 overall parking ratio, 564 overall parking spaces: individual garages for each townhome unit and on-street parking spaces along the interior streets and Blue Lake Circle (175 on-street parking spaces).*

Landscape: *Approximately 24.35% of the property consisting of public open space and a wide trail around Blue Lake, landscaped open space and wide sidewalks with streetscape.*

Existing Conditions

This 12.111-acre site is comprised of three corner lots and another lot which includes the lake. The site is bordered by Blue Lake Circle, McEwen Drive and Blue Lake. The site is located approximately 330 feet east of Alpha Road and approximately 150 feet west of Midway Road. There are currently four office buildings placed around Blue Lake. All of these buildings have surface parking orientated towards the main streets.

The subject property is a portion of Tract 3 within the Planned Development District No. 90 (PD-90).

Tract 3 of PD-90 was amended by the applicant, Leeds Real Estate Services, Inc., in October 2017 with Ordinance No. 3474 to accommodate the development of a new project known as "Midway Urban Village." Midway Urban Village is a proposed mixed-used community consisting of four blocks and containing 498 rentable dwelling units and 17,409 square feet of retail, to be developed in two phases. The present Detailed Site Plan represents Phase One, corresponding to block A, B and C.

Site Design

The applicant, Leeds Real Estate Services, Inc. is proposing to develop Phase One of Midway Urban Village, a mixed use community consisting of 263 dwelling units and 13,909 square feet of retail space.

Phase One contains:

- Twelve (12) groups of three-story townhomes totaling 193 townhome units,
- Three (3) four-story mixed use buildings with 10,819 square feet of first floor retail and 70 apartment units in the upper floors,
- Two (2) two-story leasing office and clubhouse, 3,091 square feet.

The proposed site layout contains a central interior private street/spine road that cuts through the tract north of Blue Lake connecting McEwen Drive on both sides parallel with Blue Lake Circle. This spine road will serve as a main access to all buildings. Another proposed interior street is the southern continuation of Greenview Boulevard, across McEwen Road. The streetscape for all internal streets will include a pedestrian-friendly walkway with wide sidewalks and an urban design with head-in on-street parking, first floor retail and street trees.

The spine road configuration includes: a 24 feet wide travelway, 18 feet long head-in parking spaces on one or both sides of the road and sidewalks along both sides of the road, varying in width:

- On the east side, between block A and B, the spine road will be 74 feet right-of-way: 24 feet travelway plus 18 feet long head-in parking spaces along both sides of the street, 6 feet wide sidewalk along the northern side and 8 feet wide sidewalk along the southern side of the street. The minimum front setback between the buildings and the sidewalk will be 5 feet. The overall distance between buildings will be approximately 87 feet.
- On the west side, between Block C and D, the spine road will have head-in on-street parking only on the southern side. The street right-of-way for this portion will be 60 feet: 24 feet travelway plus 18 feet long head-in parking spaces along the southern side, 6 feet

wide sidewalk along the northern side and 8 feet wide sidewalk along the southern side of the street. The minimum setback between the buildings and the sidewalk will be 4 feet. The overall distance between buildings will be approximately 70 feet.

Greenview Boulevard will include a landscaped median and will have a street right-of-way of 102 feet: 10 feet wide landscaped median, 2 travelways, 22 feet wide, 18 feet long head-in parking spaces along both sides of the street, 6 feet wide sidewalks along both sides of the street. The front setback between the buildings and the sidewalk will be minimum 9 feet. The overall distance between buildings will be 120 feet.

The Conceptual Site Plan places the three lots along the spine road as follows:

- **Block A**, the southeast corner, has a special layout being with a combination of four (4) groups of rentable three-story townhomes with individual units, two (2) mixed use buildings with first floor retail and apartment units in three (3) extra upper floors and two (2) two-story clubhouses within the leasing office. Block A will contain 90 units (74% one bedroom): 48 rentable townhomes (averaging at 1,249 square feet in area) and 42 apartment units (averaging 661 square feet in area).

A U-shaped interior alley, 24 feet wide, will provide access to all the buildings and will connect to Blue Lake Circle on the south and to the spine road on the north. An emergency exit gate will be installed at the access point at Blue Lake Circle and will have a short 30 feet wide fire lane.

The eastern building will contain sixteen (16) townhomes fronting the lake and taking full advantage of the lake views. The western building will contain nine (9) townhomes facing Blue Lake Circle. These townhomes will have two (2) bedrooms and will be 1,485 or 1,587 square feet in area. One of the units in the western building will have one (1) bedroom. The floor plans for these units contains the garage and one bedroom on the first floor, the kitchen and the living and dining area on the second floor and another bedroom on the third floor. All units will have balconies and large yards facing the lake and the street. The garage doors will have access from the interior alley.

The middle building will contain 23 townhomes with both the front door and the garage door from the interior alley. These townhomes will have one bedroom and will be 959 square feet in area. The floor plans for these units contains the garage on the first floor, the kitchen and the living and dining area on the second floor and one bedroom on the third floor. All units will have balconies.

The two mixed-use buildings will face the spine road and McEwen Drive. The first floor will contain units for retail and commercial uses: 3,715 square feet in the western building and 4,586 square feet in the eastern building. The site plan proposes large sidewalks, varying from nine (9) to fifteen (15) feet in width, in front of the retail areas.

The western mixed-use building will contain fifteen (15) apartment units on the second, third and fourth levels. The eastern mixed-use building will contain 27 apartment units on the second, third and fourth levels. All apartment units are proposed to have one bedroom and will be varying in area from 582 to 749 square feet. The access for the residential portion will be through the stair cases placed at the ends of the buildings. The mixed-use building will contain one elevator as well.

A clubhouse complex is proposed on the westernmost corner, along the spine road in the center of Midway Urban Village. The complex will contain two (2) buildings and one (1) pool for residents. The buildings are proposed to be 3,901 square feet in area and two story in height. The clubhouse will include a roof deck overlooking the lake.

- **Block B**, the northeast corner, also has a special layout with a combination of five (5) groups of rentable three-story townhomes with individual units and one (1) mixed use building with first floor retail and apartment units in three extra upper floors. Lot B will contain 99 units (68% one bedroom, 26% two bedroom and 6% three bedroom): 71 rentable townhomes (averaging at 1,235 square feet in area) and 28 apartment units (averaging 573 square feet in area).

An interior alley will provide access to all the buildings and will connect to McEwen Road in two points of access on the north side and to the spine road on the south.

The western building will contain eleven (11) townhomes fronting Greenview Boulevard. The eastern building will contain seven (7) townhomes facing McEwen Drive. These townhomes will have two bedrooms and will be 1,485 or 1,587 square feet in area. One of the units in the western building will have one (1) bedroom. The floor plans for these units contains the garage and one bedroom on the first floor, the kitchen and the living and dining area on the second floor and another bedroom on the third floor. All units will have balconies and large front yards facing the street. The garage doors will have access from the interior alley.

The southern building will contain fifteen (15) townhomes facing the interior spine road. This building will alternate two and three-bedroom units. The two-bedroom units will be 1,485 or 1,587 square feet in area. The floor plans for these units contains the garage and one bedroom on the first floor, the kitchen and the living and dining area on the second floor and another bedroom on the third floor. All two-bedroom units will have balconies and large front yards facing the street. The three-bedroom units will be 1,658 square feet in area and will contain an additional bedroom on the third floor. All three-bedroom units will have large front yards facing the street. The garage doors will have access from the interior alley.

The northern building will contain fourteen (14) townhomes facing McEwen Drive and the garage doors having access from the interior alley. The middle building will contain 24 townhomes with both the front door and the garage door from the interior alley. These townhomes will have one bedroom and will be 959 square feet in area. The floor plans for these units contains the garage on the first floor, the kitchen and the living and dining area on the second floor and one bedroom on the third floor. All units will have balconies.

The mixed-use building will face McEwen Drive. The first floor will contain 2,518 square feet reserved for retail and commercial uses. The site plan proposed large sidewalks, varying from nine (9) to fifteen (15) feet in width, in front of the retail areas. This building will contain 28 apartment units on the first, second, third and fourth levels. All apartment units are proposed to have one bedroom and will be varying in area from 451 to 620 square feet. The access for the residential portions will be through the stairs placed at the ends of the buildings. The building will contain an elevator as well.

- **Block C**, the northwest corner, consists of four (4) groups of rentable three-story townhomes with individual units. Lot C will contain 74 units (70% one bedroom, 23% two bedroom and 7% three bedroom units). The townhomes will average at 1,154 square feet in area.

An interior alley will provide access to all the buildings and will connect to McEwen Road to the north and to the spine road.

The northwest building will contain 26 townhomes facing McEwen Drive and the garage doors having access from the interior alley. The middle building will contain 24 townhomes with both the door and the garage door from the interior alley. These townhomes will have one bedroom and will be 959 and 1,033 square feet in area. The floor plans for these units contains the garage on the first floor, the kitchen and the living and dining area on the second floor and one bedroom on the third floor. All units will have balconies.

The eastern building will contain eleven (11) townhomes facing Greenview Boulevard. These townhomes will have two bedrooms and will be 1,485 or 1,587 square feet in area. One of the units in the western building will have one (1) bedroom. The floor plans for these units contains the garage and one bedroom on the first floor, the kitchen and the living and dining area on the second floor and another bedroom on the third floor. All units will have balconies and large front yards facing the street. The garage doors will have access from the interior alley.

The southern building will contain thirteen (13) townhomes facing the interior spine road. This building will alternate one, two and three-bedroom units. The one-bedroom units will be 1,033 square feet in area. The floor plans for the one-bedroom units contains the garage on the first floor, the kitchen and the living and dining area on the second floor and one bedroom on the third floor. The two-bedroom units will be 1,485 or 1,587 square feet in area. The floor plans for the two-bedroom units contains an additional bedroom on the first floor. All one and two-bedroom units will have balconies and front yards facing the street. The three-bedroom units will be 1,658 square feet in area and will contain an additional bedroom on the third floor. All units will have large front yards facing the street. The garage doors will have access from the interior alley.

Elevations

All of the exterior building façades visible from public view will be at least 75% masonry product (brick). All façades facing the interior alleys will be at least 50% masonry product (brick). All of these façades will be a combination of brick and fiber cement siding.

Special attention to the side façades facing the public streets was provided. These are proposed to have architectural features typical for the main façades: large windows, awnings and, in some situations, a main access to the unit.

All townhome buildings will be three (3) stories in height and approximately 33 feet high. Special attention will be paid to the buildings in the intersection of Greenview Boulevard and the spine road. The units at the corner will have front façades for both streets and taller towers at the last level. For the townhome buildings, the applicant is proposing a combination of two colors of

brick and fiber cement siding. Each block will have a different, but complimentary, color combination.

The mixed-use buildings will be four (4) stories in height and approximately 56 feet tall. All first floor retail space will have a typical storefront design with large windows and awnings, and will be twelve (12) feet in height. The upper stories will have a similar architectural design as the townhome buildings.

The clubhouse buildings will be two (2) stories in height and 27 feet tall. The façades will have a storefront design as well.

The interior residential amenities offered at Midway Urban Village will include: nine (9) feet tall ceilings, oversized kitchens with islands, quartz and marble countertops and study or home office areas in most units. Among the amenities included in the clubhouses: rooftop deck overlooking Blue Lake with outdoor living room area, kitchen and grilling stations, fitness center, resort pool courtyard and outside fire place.

The estimated cost for this proposed development is \$45 million. Leeds Real Estate Services, Inc. is planning to lease the residential units for an approximate average monthly rent of \$1,760 or \$1.69 per square foot with monthly rent per unit ranging from \$1,000 to \$2,700.

Parking

The proposed community will be served by 564 on-site parking spaces with a combination of individual garages (386 parking spaces) and surface parking spaces (178 parking spaces). The parking ratio for the residential portion ranges from 1.66 to 2.11 parking spaces/unit.

All townhome units will have individual two-car garages. The retail and apartments located above the retail areas will be surfaced parked. The surface parking spaces are distributed head-in in front of the retail portions and along the spine road and Greenview Boulevard. Thirteen (13) on-street parking spaces are proposed along Blue Lake Circle. No street parking is proposed along McEwen Drive.

The on-street parking spaces are distributed within a comfortable walkable distance of a 500 foot radius and are connected by wide sidewalks. The parking spaces will be assigned and the parking will be enforced by the property management of Midway Urban Village.

Landscape and Open Spaces

Approximately 24.35% of the site is proposed to be natural or landscaped open space. The applicant's design team has oriented the proposed site layout to take full advantage of the views of Blue Lake. In addition, the area around the lake will be enhanced and developed as a public park open to the general public. A new ten (10) foot wide trail will be installed around the lake. Most of the existing mature trees will be maintained.

All new interior streets will include on-street parking, street trees and planters, urban style sidewalks with urban streetscape elements to encourage and sustain the first floor retail areas. The sidewalk adjacent to the retail areas will be minimum nine (9) feet wide, the southern sidewalk along the spine road will be eight (8) feet wide and the northern sidewalk will be six (6)

feet wide. A six (6) foot wide sidewalk will be installed around the perimeter of Midway Urban Village along Blue Lake Circle and McEwen Drive.

Since this is a redevelopment of an existing area, removal of a large amount of mature trees spread throughout the site will be necessary to accommodate construction. A total of 58 trees will be removed - species varying from Oak and Elm trees to Cypress and Crape Myrtle trees. The applicant is planning to maintain all trees around Blue Lake as well as specimen Live Oaks near the new entrance from McEwen Road, and enhance the tree count around the lake. To compensate for the removal of the trees, the applicant is proposing to install 258 new trees, mainly species of large trees. The Landscape Plan proposes a combination of Bald Cypress, Live Oak, Red Oak and Allee Elm trees. The trees will be placed along all streets and driveways, as street trees grouped in small landscaped open spaces and inside all interior areas of the lots.

Signage

No details for signage are included with this Detailed Site Plan. The applicant is planning to install a freestanding multi-tenant monument sign (60 square feet, 10 feet in width) along McEwen Drive, on the Midway Road side. Blade signs will be placed on the mixed-use buildings and a wall sign will be placed on the clubhouse along the spine road. All signage will comply with the sign requirements set forth in PD-90.

Conclusion:

The Detailed Site Plan is consistent with the provisions of Planned Development District No. 90 (PD-90).

On October 23rd, the Planning & Zoning Commission voted to recommend approval of this Detailed Site Plan as outlined in the Resolution No. 2017-120. The vote was unanimous.

Possible Council Action:

1. I move to adopt Resolution No. 2017-120
2. I move to adopt Resolution No. 2017-120 with the following modification(s)...
3. I move to table the item or take no action.