

City Council Hearing

February 25, 2020



*Planning, Building and
Code Enforcement*

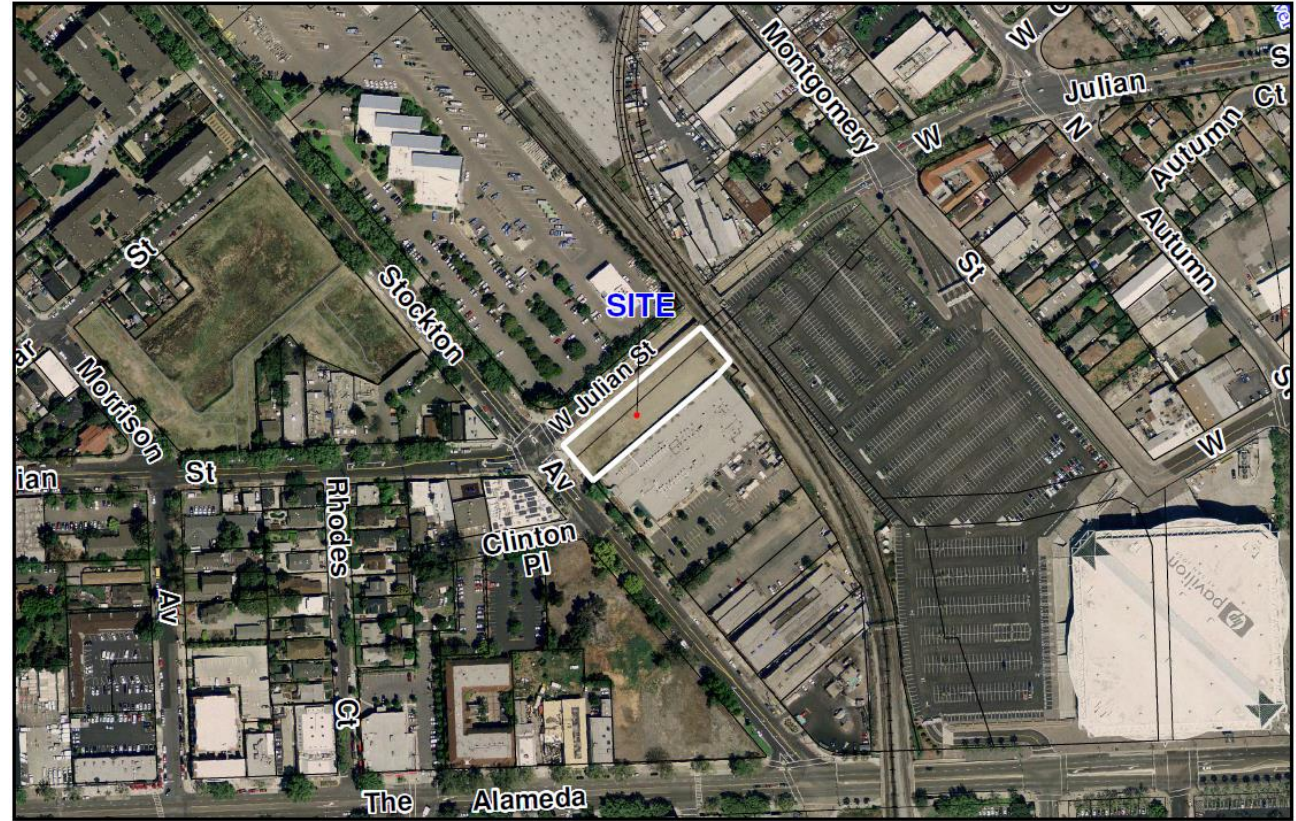
Item 10.2

C19-039, SP19-063, T19-050: Conventional Rezoning, Special Use Permit and Vesting Tentative Map for Certain Real Property located at 292 Stockton Avenue

Presenter: Rosalynn Hughey, Director, PBCE

Project Description

- Location: 292 Stockton Avenue, within Diridon Station Area
- Nine-story building with 303 hotel rooms and 19 condominium units
- Separate lobbies and elevators for hotel guests and condominium residents
- Three levels of underground parking
- 1,500 square foot privately owned, publicly-accessible plaza at the corner of Stockton Avenue and West Julian Street
- Fitness center, pool and roof deck



Community Outreach

- Community Meeting held July 15, 2019
- Key Concerns:
 - Pickup and drop off area
 - Bicycle circulation safety at intersection
 - Sidewalk widths
 - Parking
 - Traffic Operation during SAP Events



Response to Community Concerns

- Pickup and drop off will occur on the first level of the underground parking garage
- Sidewalk improvements along Stockton Avenue and Julian Street
- Installation of a new crosswalk on the south leg of the Stockton/Julian intersection
- Existing traffic signal will be modified to enhance flow and circulation for pedestrians, bicyclists and vehicles
- New bike lane on the north side of West Julian Street
- Traffic operations during SAP events will be monitored and controlled by the Department of Transportation's Traffic Management Center

Planning Commission Recommendation

- January 29, 2020 Planning Commission Meeting;
recommended approval of project:
 1. Adopt a resolution adopting the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report
 2. Approve an ordinance rezoning the property from Heavy Industrial Zoning District to the DC Downtown Primary Commercial Zoning District
 3. Adopt a resolution approving the Special Use Permit
 4. Adopt a resolution approving the Vesting Tentative Map