



COUNCIL MEETING

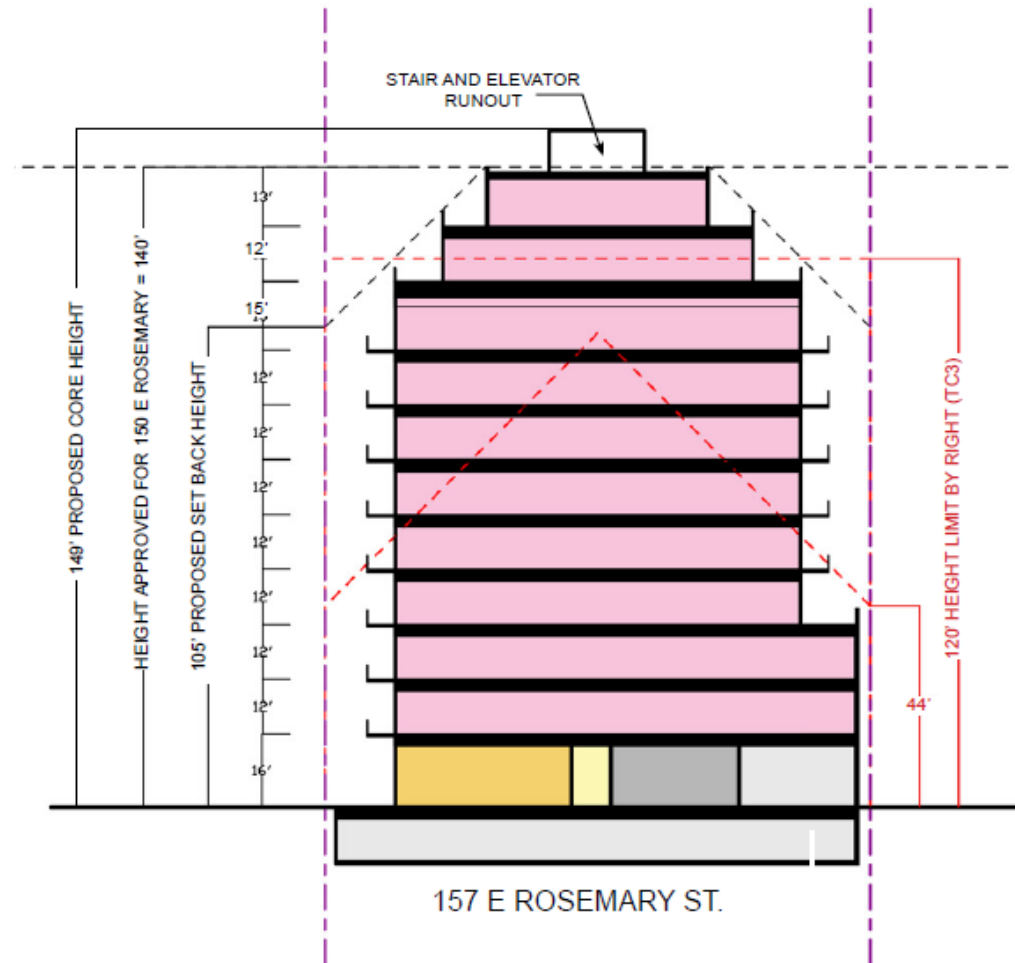
CONCEPT PLAN





Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-12*)





Concept Plans

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback
- Discussion of next steps





Project Summary

- ❑ Existing Zoning TC-2
- ❑ 50 multifamily units
- ❑ 10% affordable units proposed
- ❑ Ground-level retail
- ❑ Below-grade parking
- ❑ 0.3-acre site

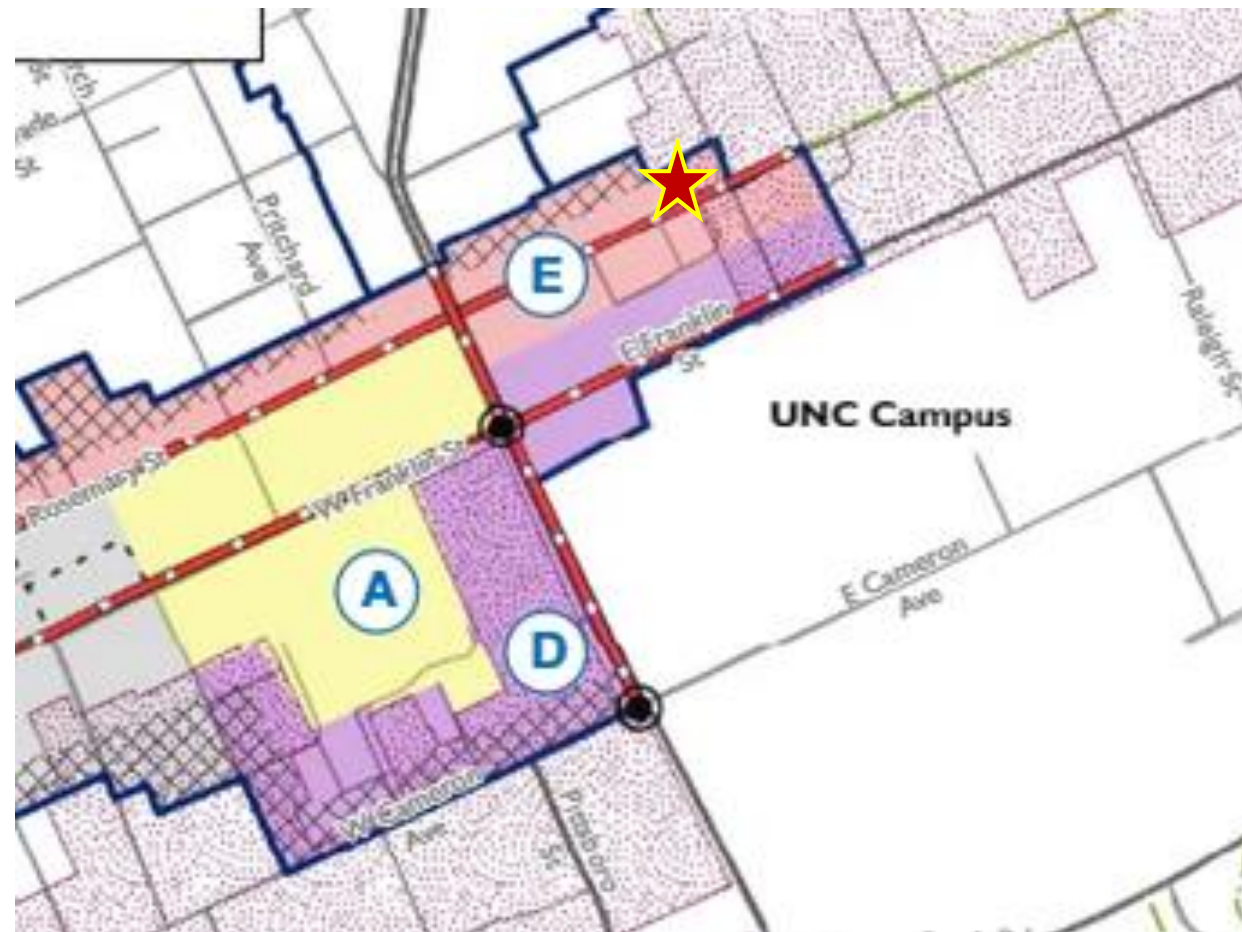




Long Range Evaluation

□ Downtown Focus Area

- *Sub Area E*
- *Multifamily residential is a Primary land use*
- *Typical Height 4 stories at front setback, 6 stories interior*
- *Activated Street Frontage*





Advisory Board Comments

❑ Community Design Commission

- Height should provide transition, avoid canyon effect, include quality architecture
- Possibility of integrated development with adjacent property
- Have step backs or articulation on multiple sides of building
- Address exposed parking level
- Consider impacts of traffic and service vehicles
- Iterative design review

❑ Housing Advisory Board

- Consider affordable units comparable in size
- Consider interspersing affordable units



Urban Designer Comments

- Provide space along street for shade trees, seating, pedestrian features
- Design exposed portions of parking level to integrate with building architecture
- Roof of parking level as pedestrian amenity or green roof
- Consider flipping retail to east side, aligned with future Town green across the street
- Height should be in between lab building and lower-scale residential to the north
- Articulation measures for north side of building



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