

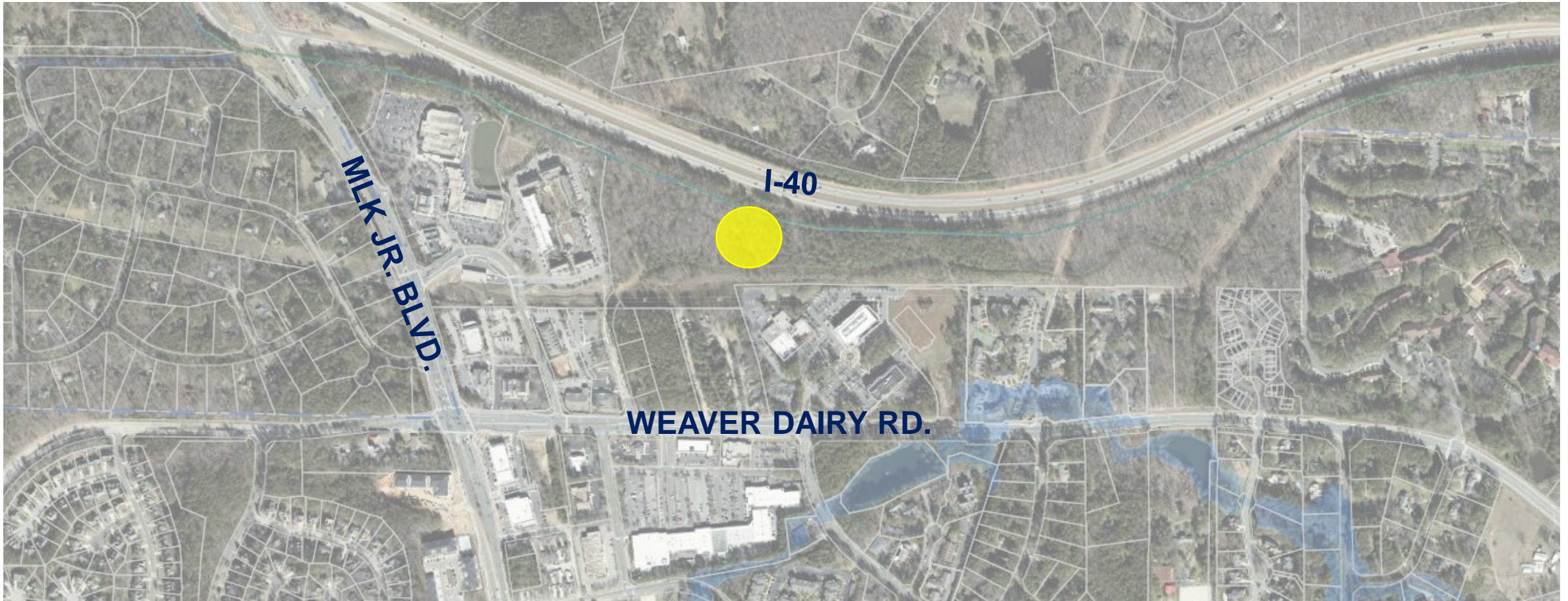


COUNCIL MEETING

CONCEPT PLAN

Lullwater Park

September 28, 2022





Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-5*)





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
MU-OI-1 and R-3
- ❑ 489 dwelling units,
mix of housing
types
- ❑ Surface and
covered parking
- ❑ 49.8-acre site





Advisory Board Comments

Community Design Commission

- Maintain tree canopy
- Create amenities
- Transition thoughtfully to adjacent residential
- Reduce parking

Housing Advisory Board

- Consider more affordable units at 80% AMI, meet 15% goal
- Mix of AMI levels
- Reduce parking to encourage transit use

Stormwater Management Utility Advisory Board

- Reduce impervious surfaces
- Reduce area used for parking
- Consider Low Impact Design measures
- Avoid filling wetlands
- Address existing flooding
- Siting of dumpsters, discharge points, and buildings - consider stream buffers and adjacent residential



Long Range Evaluation

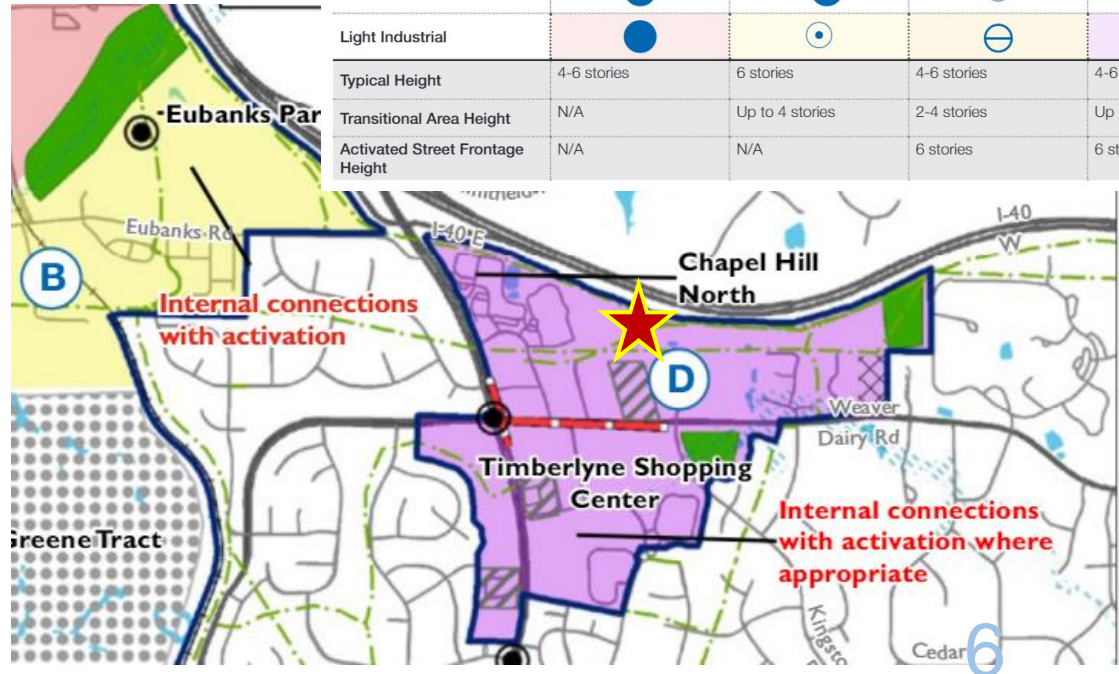
□ N MLK Jr Blvd Focus Area

- *Sub Area D*
- *Multifamily residential is a Primary land use*
- *Townhomes & Residences is a Secondary land use*
- *Typical Height 4-6 stories*

Character Types and Height in 2050: North MLK Boulevard

● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	⊖	●	○	●
Multifamily Residential	⊖	●	●	●
Commercial/Office	⊖	○	⊖	●
Parks and Green/Gathering Spaces	○	●	○	●
Townhouses & Residences	⊖	○	●	○
Institutional/University/Civic	●	●	○	○
Light Industrial	●	○	⊖	⊖
Typical Height	4-6 stories	6 stories	4-6 stories	4-6 stories
Transitional Area Height	N/A	Up to 4 stories	2-4 stories	Up to 4 stories
Activated Street Frontage Height	N/A	N/A	6 stories	6 stories





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