

SUMMARY OF A CONCEPT PLAN REVIEW
1200 Martin Luther King Jr. Blvd-AURA
COMMUNITY DESIGN COMMISSION

February 25th, 2020

The Community Design Commission conducted a concept plan review for 1200 MLK at a meeting on February 25th, 2020. The project proposes a new transit oriented development. Key points made by members of the Commission about the concept plan are listed below.

- Commissioners agreed on the need for a significant landscape buffer b/w the development and the Coker Hills and Shadowood Communities.
- Multiple commissioners echoed concerns of citizens that spoke regarding traffic impacts at an already congested intersection.
- Multiple commissioners were worried about the lack of significant retail space and the viability of the retail proposal.
- Multiple commissioners were concerned about the table-top parking decks abutting housing units, specifically as they related to buildings 8 & 9. Wanted to see how the buildings elevations would work in this location. Look at putting parking underground.
- Multiple commissioners were supportive of proposed pedestrian connections to the neighboring properties.
- Multiple commissioners agreed that where buildings face the street, careful review of those facades would be needed. Also suggested turning building 3 to face the road.
- Multiple commissioners expressed concern over the number of units compared to the previous plan and the scale of the project.

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- One commissioner wanted to see the setback of buildings along MLK match those of Shadowood.
- One commissioner would like to see a reconfiguration of the community green along MLK to better relate to the BRT stop, MLK and the proposed retail. Also suggested that the town common may not have enough space or activity around it.
- One commissioner was supportive of the proposed building heights and in the variation of heights to create a distinct community.
- One commissioner wanted to see architecture that addressed the significance of the site corner, noted as one of the most prominent corners in town. The small area plans recommends an anchor building to create a focal point.
- One commissioner supported architecture that would relate to the community and be inviting. It should use cutting edge architecture and green building practices. High quality architecture for this site is a must.
- One commissioner noted that replacement of tree canopy was imperative.
- One commissioner supported upholding the 3yr moratorium on developing the land.
- One commissioner noted that stormwater runoff was a primary concern.
- One member suggested looking at providing housing for households w/ less than 80% median area income.