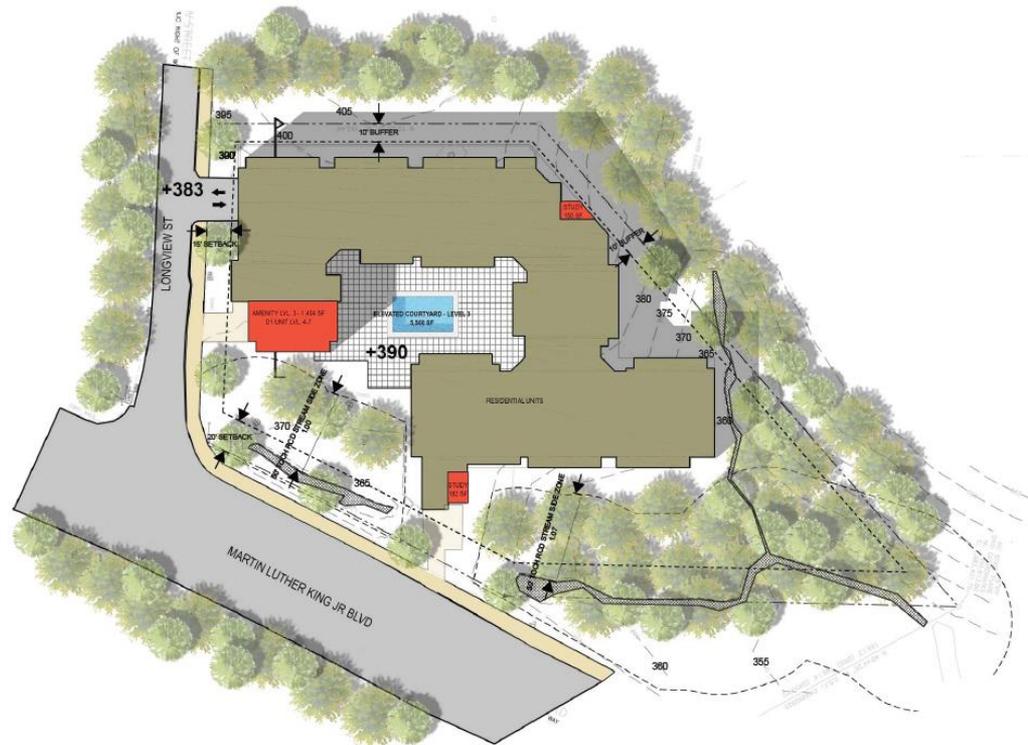


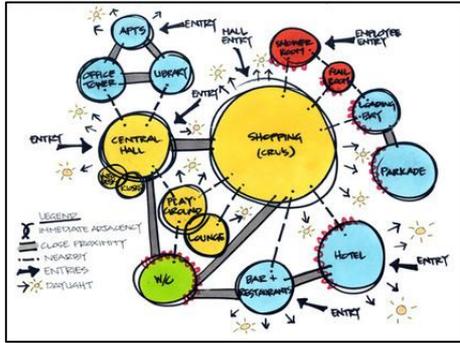


Aspen Heights – Concept Plan

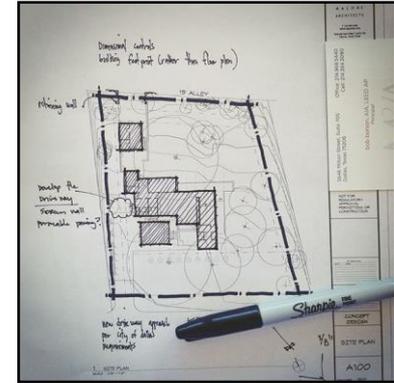
701 Martin Luther King Jr. Blvd.

Town Council
May 12, 2021



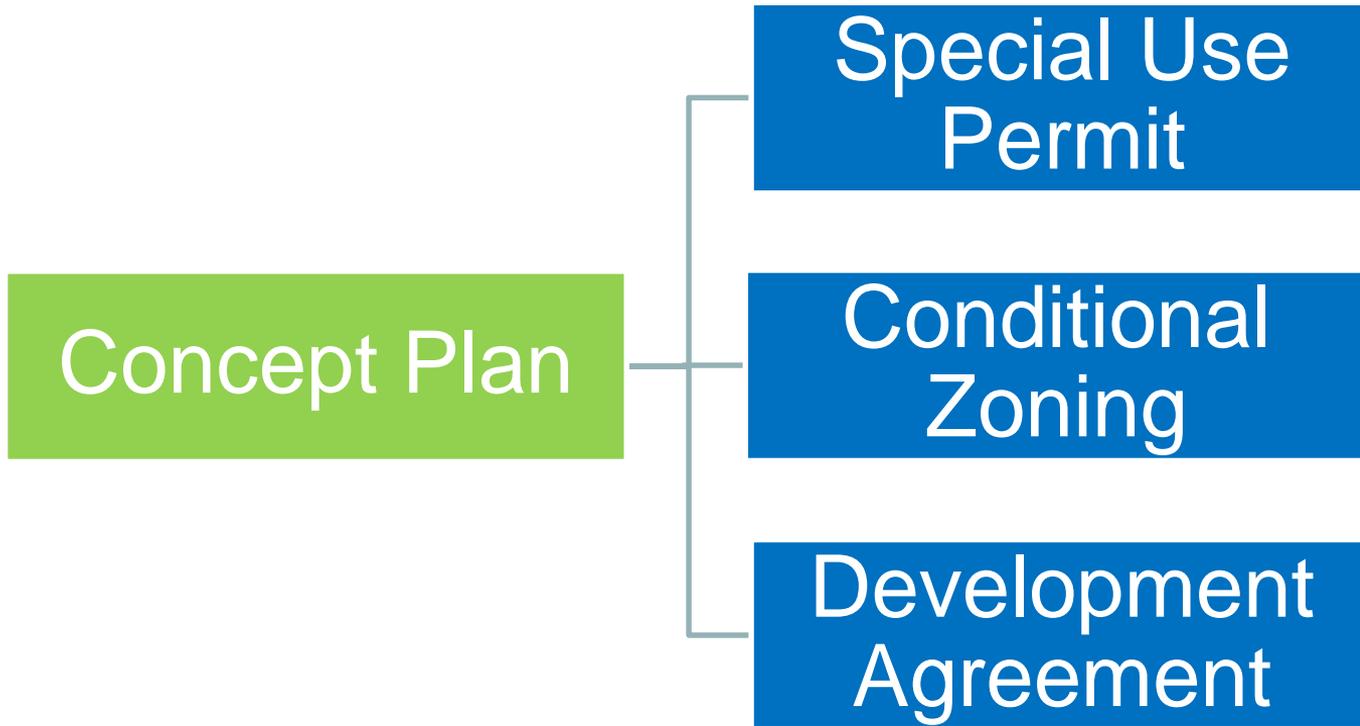


Concept Plans



- No Decision; Feedback Only
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback

Next Step in Process: Submit Formal Development Application



Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-1)

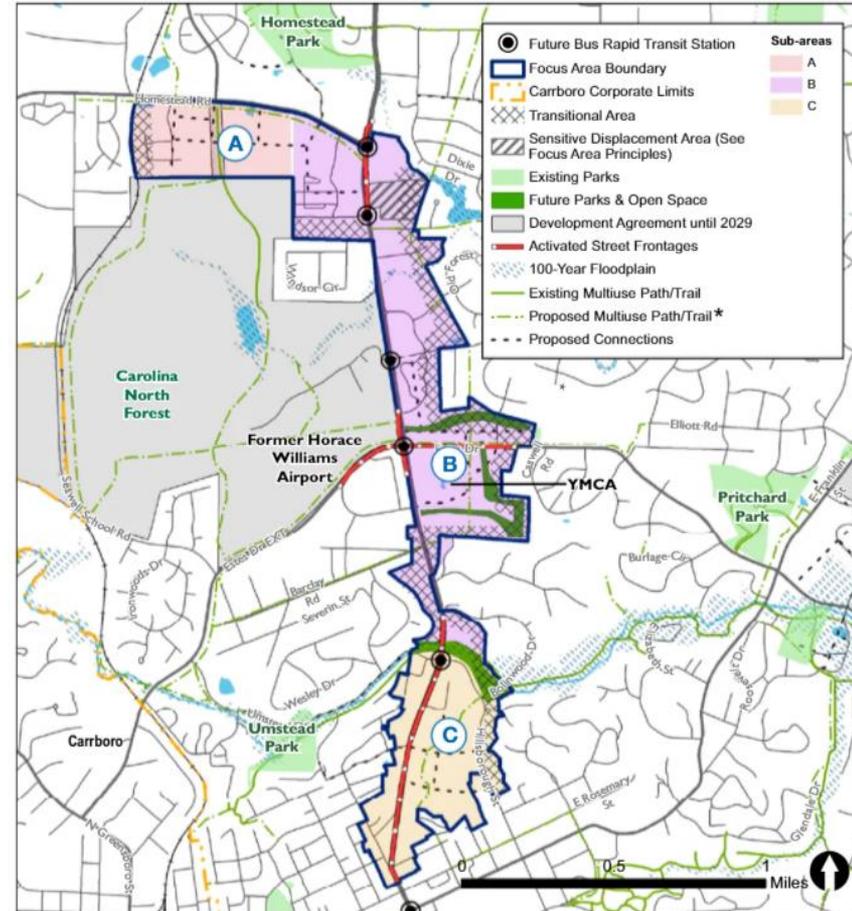
Aspen Chapel Hill – Project Summary

- Student Housing-Multifamily Development
- 109 Units
- 2-stories structured parking (127 spaces)
- 5 levels of residential
- Amenities: pool, study areas, fitness center



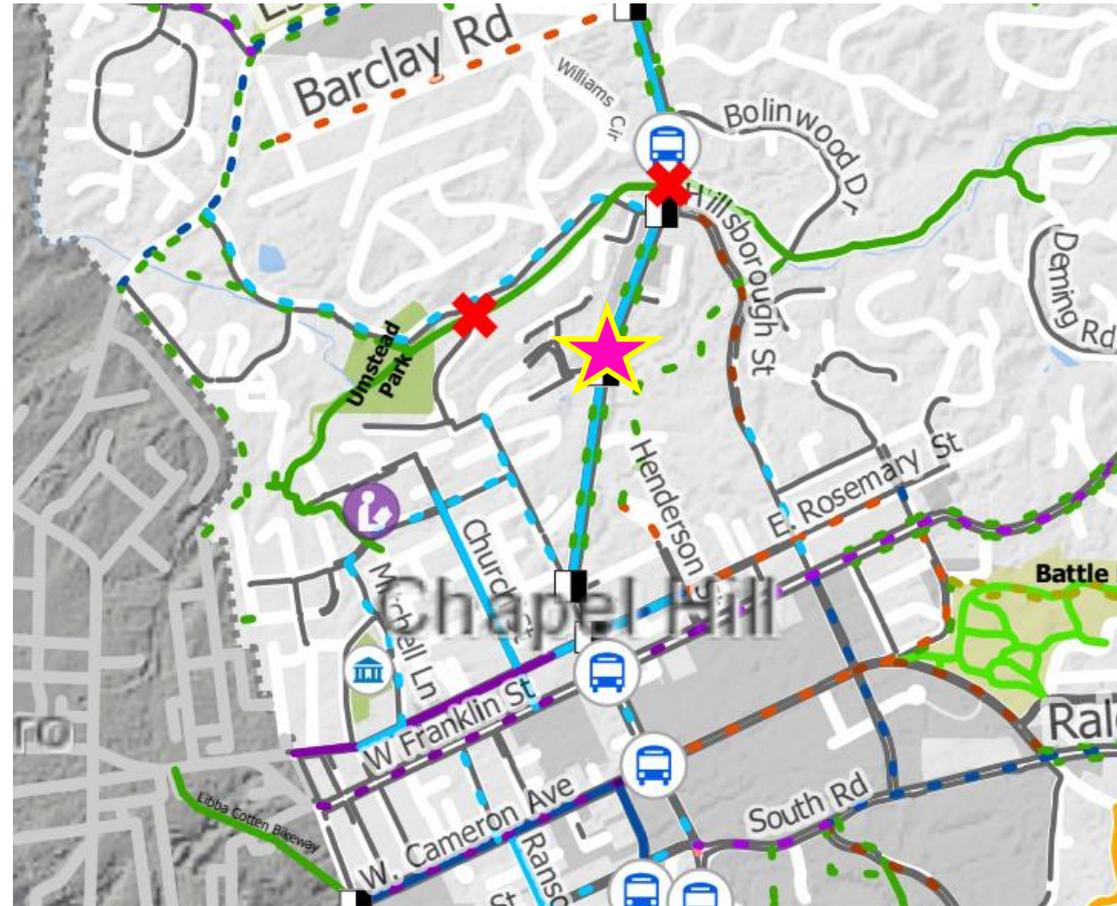
- Future Land Use Map

- S MLK Jr Blvd Focus Area, Sub-Area C
- Primary Uses include Multifamily Residential
- Typical Height: 4 stories at street, up to 8 stories at core
- Activated Street Frontage along MLK Jr Blvd



Staff Evaluation

- Mobility & Connectivity Plan
 - BRT stations within ½ mile
 - Proposed Multi-Use Path along MLK Jr Blvd
 - Upgrade to existing sidewalk and sharrows



- Parks Comprehensive Plan
 - No new parks proposed in this area
- Greenways Master Plan
 - No greenway facilities proposed in the area
- Cultural Arts Plan
 - Site frontage is a ‘Major Cross-Connector’ opportunity for landscape / artistic treatments

Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-1)