



COUNCIL MEETING

CONCEPT PLAN

AURA SOUTH ELLIOTT

March 8, 2023





Recommendation

- Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-15*)



Concept Plans

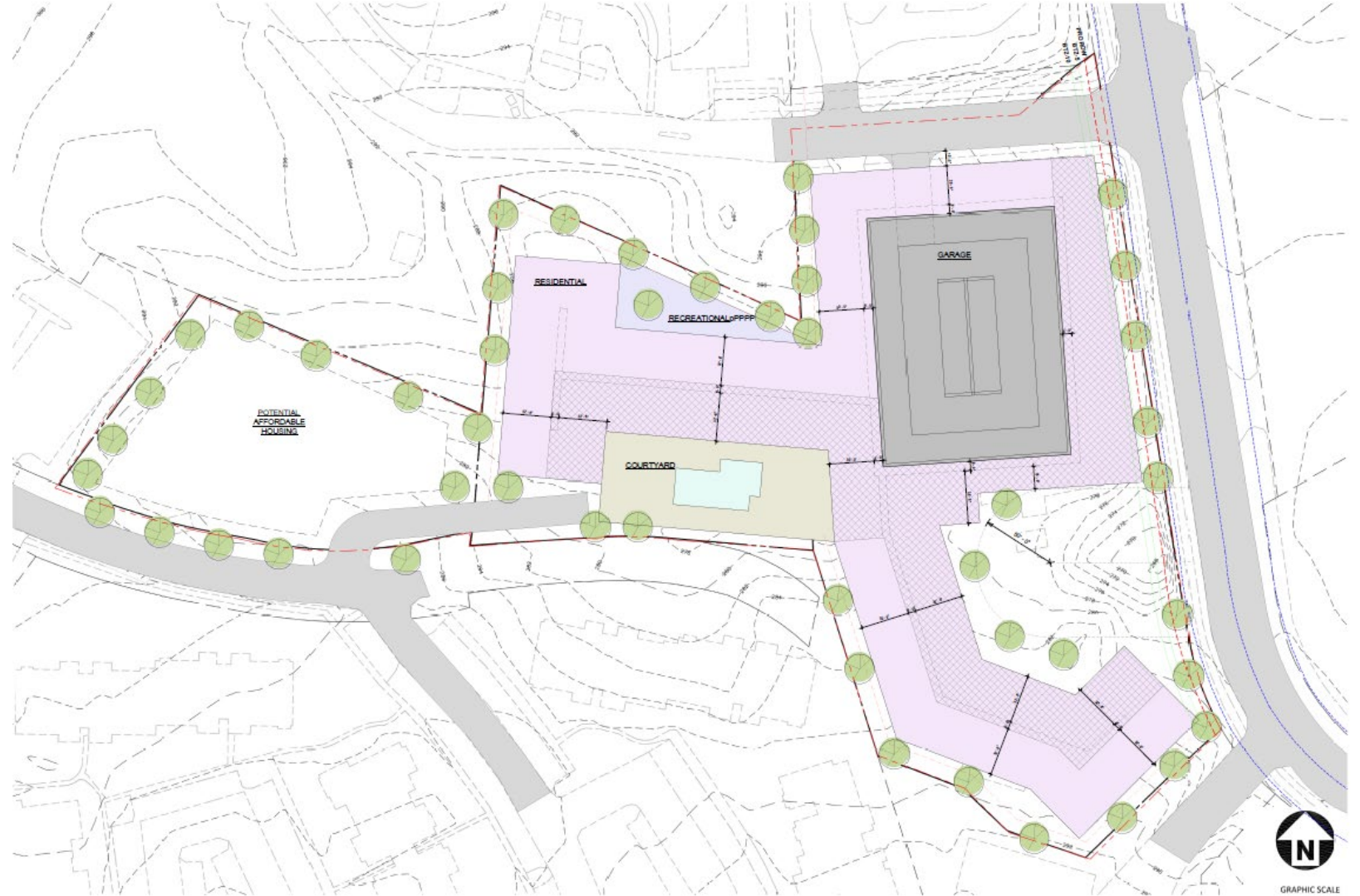
- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Community Design Commission preliminary feedback
- Discussion of next steps





Project Summary

- ❑ Existing Zoning: OI-2 and R-5
- ❑ Multifamily with structured parking
- ❑ Affordable Housing component proposed





Community Design Comm. Comments

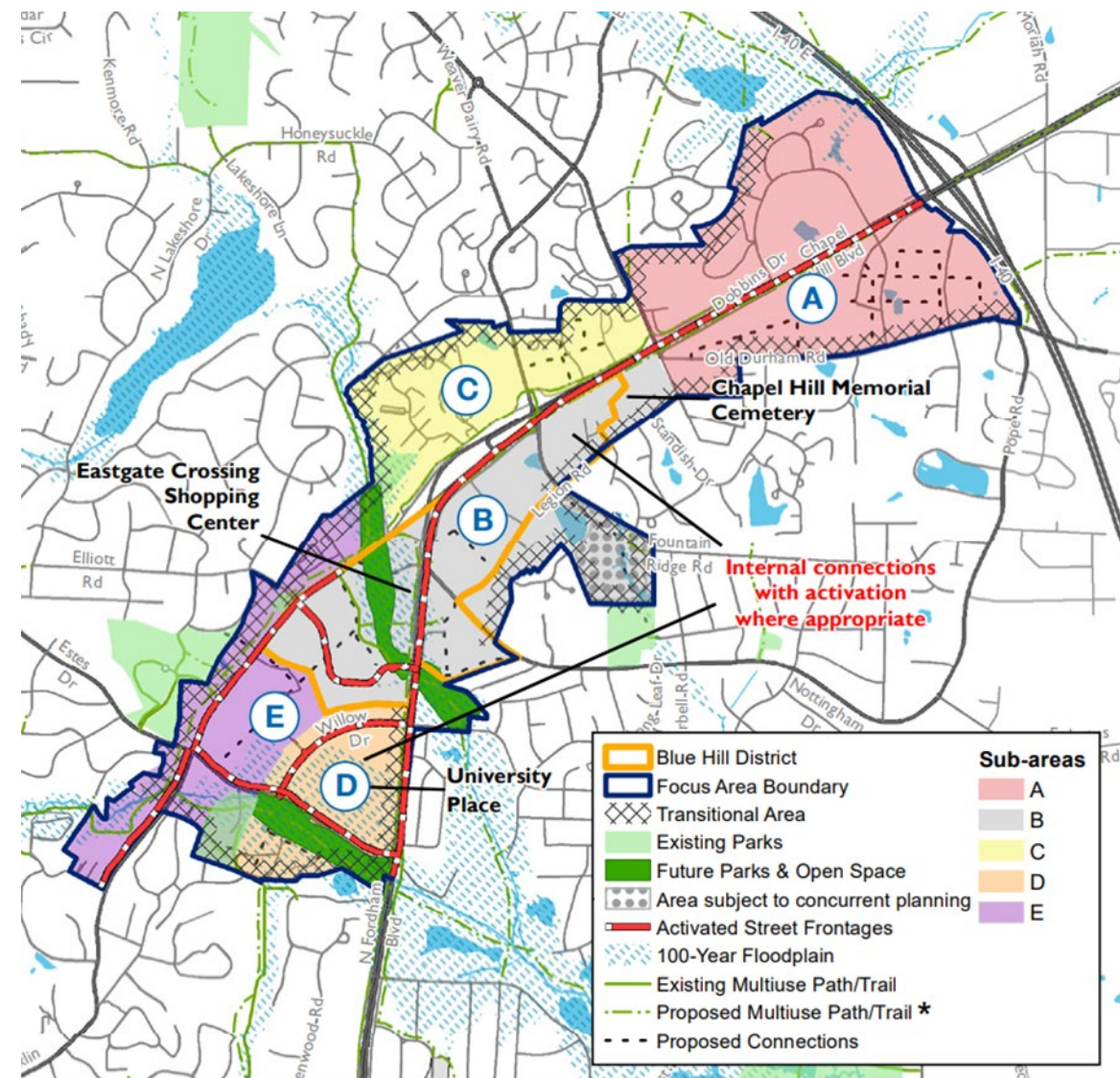
- Building placement and/or design should better accommodate drainage
- Emphasize S. Elliott frontage – street activation and attractive building façade
- Articulation methods to break up building mass
- Expand connections to surrounding shopping, transit service, and Franklin St
- Reduce amount of parking
- Project should be an improvement over recent multifamily in surrounding area



Long Range Evaluation

□ 15-501 Focus Area

- *Sub Area B*
- *Multifamily is a Primary land use*
- *Typical Height 6 stories*
- *S Elliott - Activated Street Frontage*





Long Range Evaluation

- ❑ Within Blue Hill District boundary but not currently subject to Blue Hill zoning
- ❑ Conditional Zoning opportunity





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