

## 02-23-2022 Town Council Meeting Responses to Council Questions

### **ITEM #10: Concept Plan Review: The Flats, 607-617 MLK Jr. Blvd.; 121 Stinson St.**

#### **Council Question:**

Just to clarify, the only new information in the materials provided is the updated sketch, is that right? Could you ask the applicant to provide - before the meeting so we have time to review it - a brief written narrative of the changes they have made since the last round of feedback, including on the affordable housing plan?

#### **Applicant Response:**

##### Height/ Scale

- *Height has been reduced by a minimum of one story on each elevation*
- *Provide Step-back at 4 stories on elevation fronting MLK Jr Blvd*
- *Provide Step-back at either 2 or 3 stories on elevation fronting Isley St*
- *Incorporated 'Stoop' concepts on lower elevations to provide a more residential architecture style as a "transition zone" for the abutting residential properties to the west*

##### Building Mass

- *Replaced 5.5 Story Parking Deck with 2 below-grade podium parking levels*
- *Approximately 15% reduction of overall building footprint*
- *Provided an open, u-shaped courtyard fully open to MLK to reduce massing along MLK and to 'engage' the MLK frontage*
- *Provide a 30 ft offset in bldg. footprint fronting Isley St*

##### Project Density

- *Reduce overall density by approximately 15%*

##### Parking Total

- *Incorporated underground parking and reduced parking by +/- 100 spaces*

##### Proximity to Adjacent Properties

- *Doubled the setback (35' to 70') along the north property line @ TH's*

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- *Increased the setback by 30 ft (Setback adjusted to 75 ft.) for 50% of the Isley St frontage at Senior Housing to the Southwest of the Building*
- *Note: The property to the south is a parking lot serving the senior housing structure to the SW.*

#### *Traffic on Isley and Stinson Streets*

- *Eliminated resident traffic by eliminating resident access to parking from Isley-Stinson Neighborhood*
- *Shifted vehicle (residential and delivery) access to the underground parking areas to northern end of the site*