



COUNCIL MEETING

CONCEPT PLAN

828 MLK

April 27, 2022





Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-9*)





Concept Plans

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback
- Discussion on next step





Project Summary

- ❑ Existing Zoning R-2
- ❑ 80,000 sq. ft. office
- ❑ 200 dwelling units
- ❑ 450 shared parking spaces

- ❑ 10-acre site





Advisory Board Comments

- Community Design Commission
- Housing Advisory Board
- Stormwater Management Utility Advisory Board



Urban Designer Review



1. Rotate office building
2. Parking court
3. Community Green space
4. Courtyard
5. Slope to creek with retaining walls

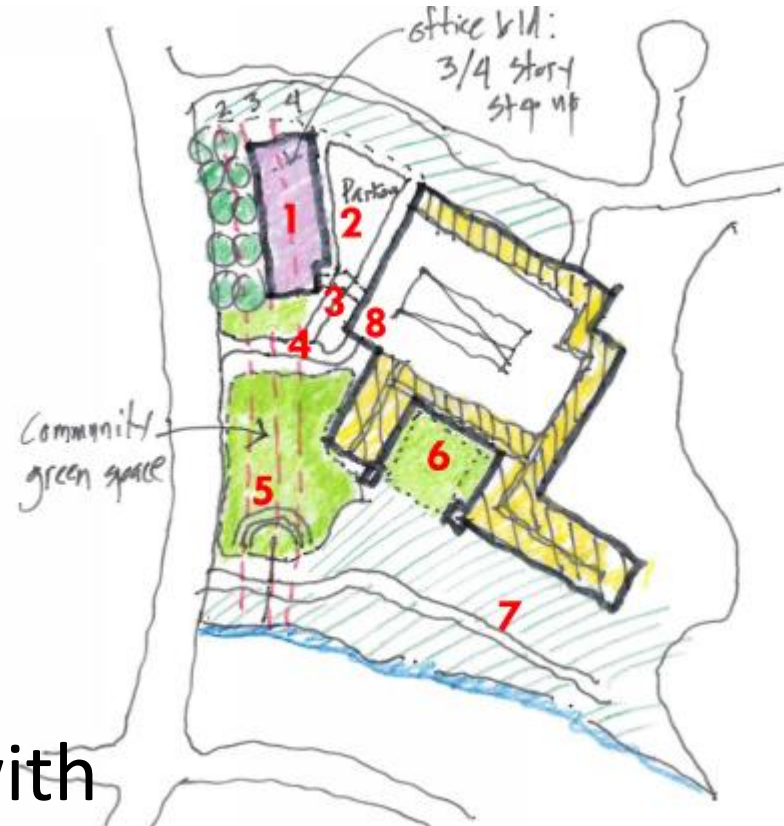


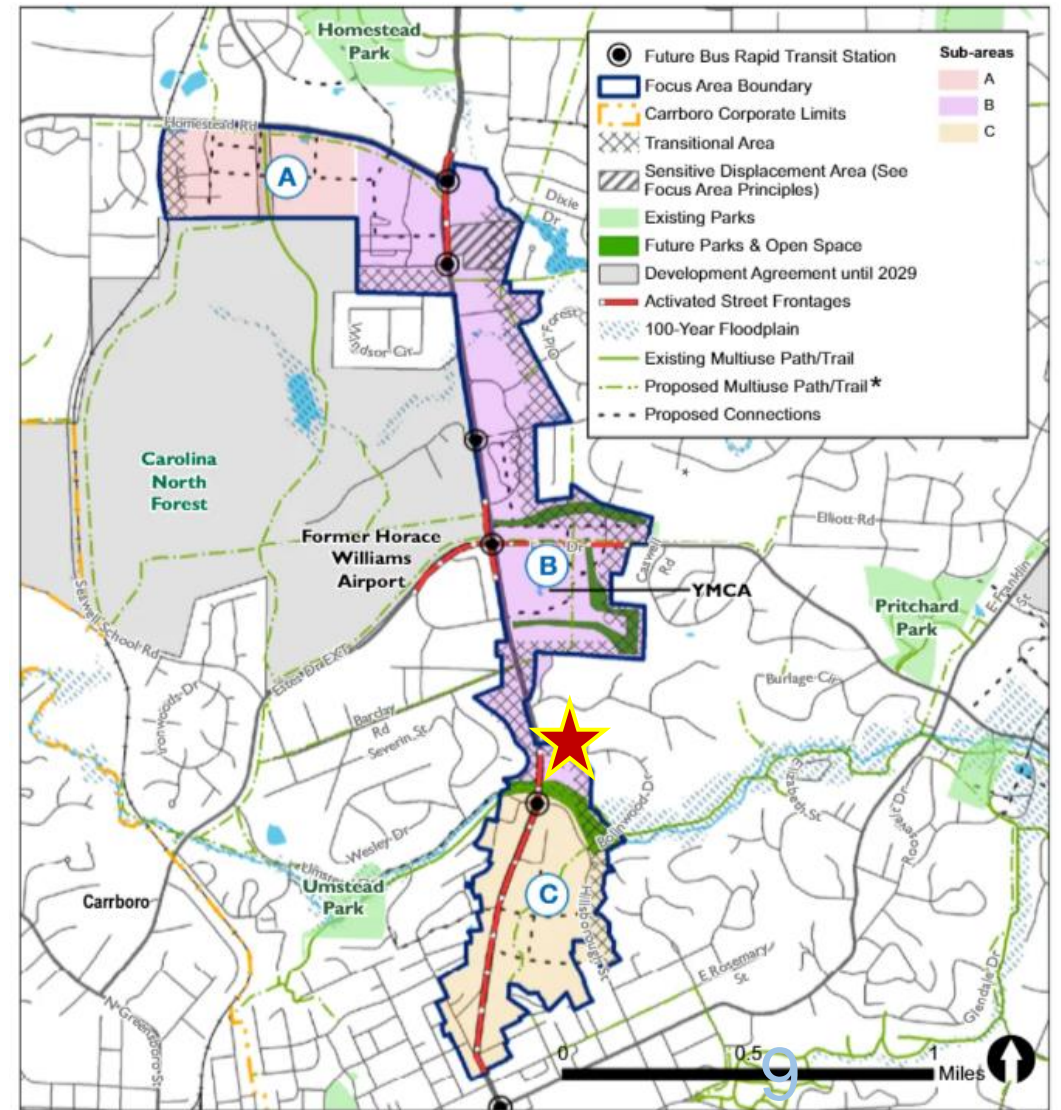
Fig. 2: B.P. Plan Comments



Long Range Evaluation

South MLK Jr. Blvd Focus Area

- Sub-Area B
- Primary Uses include -
Multifamily/Shops/Offices
- Activated Street Frontage along MLK
6 stories
- Transitional Area to north and east
2-4 stories





Bus Rapid Transit (BRT)





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