



COUNCIL MEETING

CONCEPT PLAN

The Flats

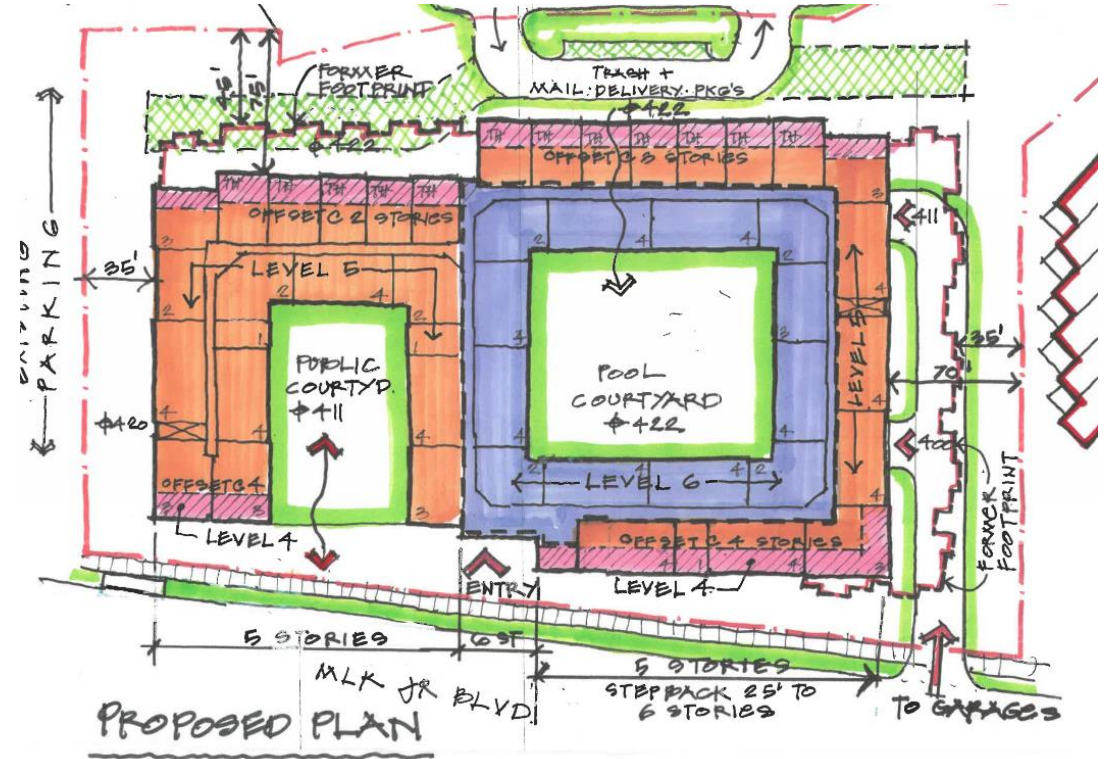
February 23, 2022





RECOMMENDATION

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-3*)





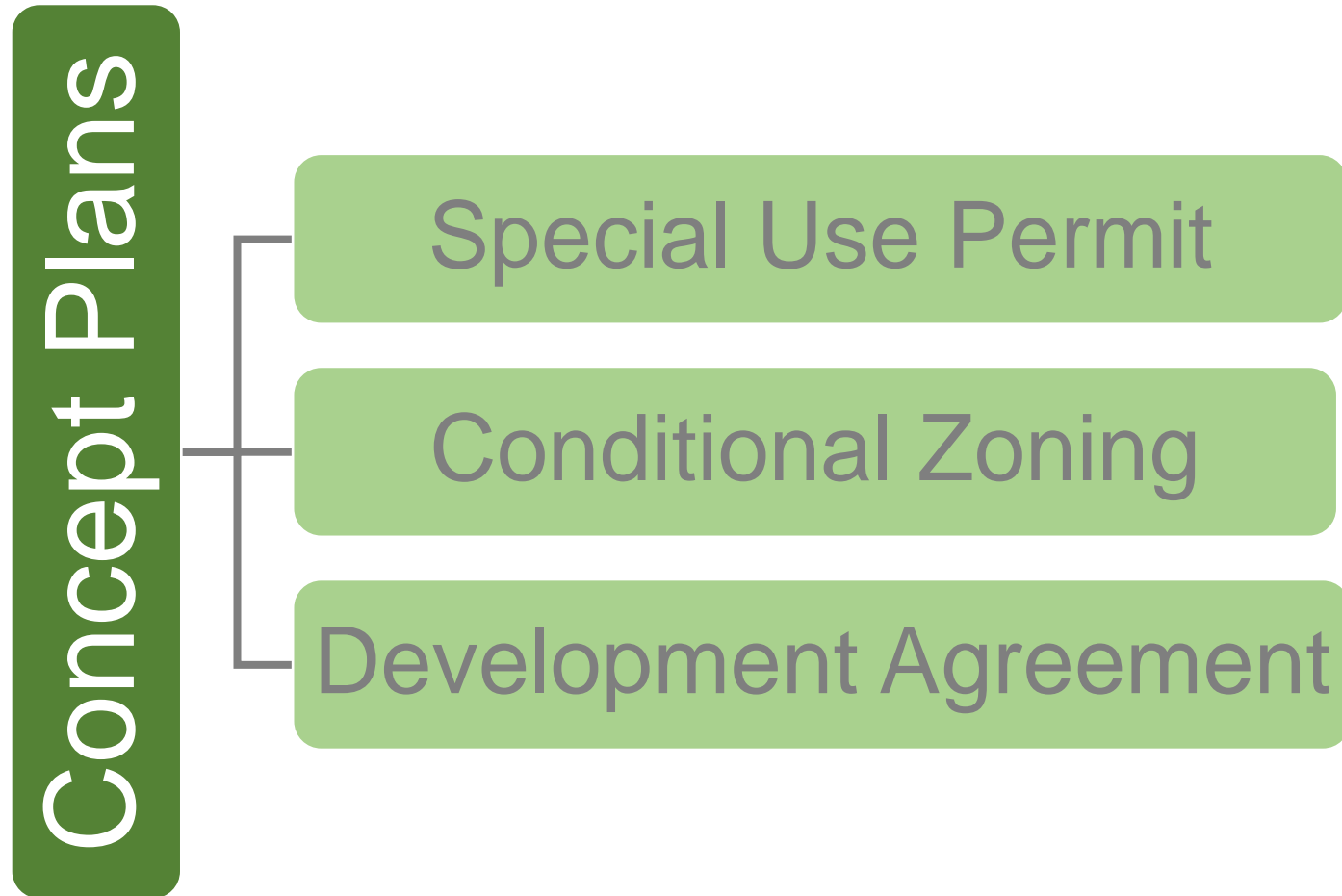
CONCEPT PLANS

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





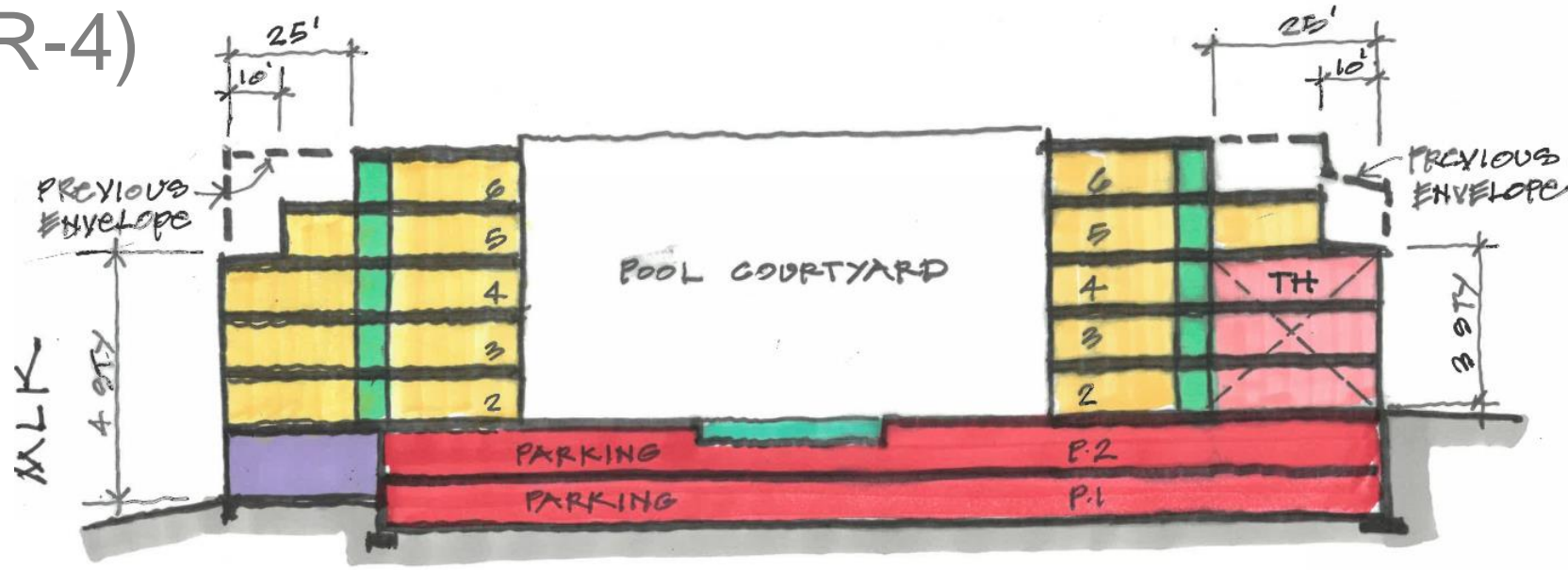
PROCESS OVERVIEW





PROJECT SUMMARY

- ❑ Existing Zoning (R-4)
- ❑ 200 Units
- ❑ 500-570 beds



E-W SECTION C POOL COURTYARD
1"=20'



COMMENTS (from 2021 Plan)

Community Design Commission

- Height and size of building
- Setback on Martin Luther King Jr. Blvd.
- Transition to adjoining neighborhood
- Traffic impacts on adjoining neighborhood
- Preservation/relocation of existing homes

Urban Design Review

- Height relationship to adjoining neighborhood
- Pedestrian connection through site to Stinson Street
- Amount of parking
- Frontage along Martin Luther King Jr. Blvd.
- Views through building/visual transparency



LONG RANGE EVALUATION



Character Types and Height in 2050: South MLK Boulevard

● Primary (predominant land uses)
 ⊙ Secondary (appropriate, but not predominant)
 ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C
Multifamily, Shops & Offices	⊙	●	●
Multifamily Residential	●	●	●
Commercial/Office	⊖	⊙	●
Parks and Green/Gathering Spaces	●	●	⊙
Townhouses & Residences	●	⊙	⊙
Institutional/University/Civic	●	⊙	⊙
Typical Height	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	2-4 stories	2-4 stories	2-4 stories (Adjacent to lower scale residential uses, stop backs or other transitional methods are necessary to ensure harmonious transitions)
Activated Street Frontage Height	N/A	6 stories	8 stories, 4 stories at the front setback line



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