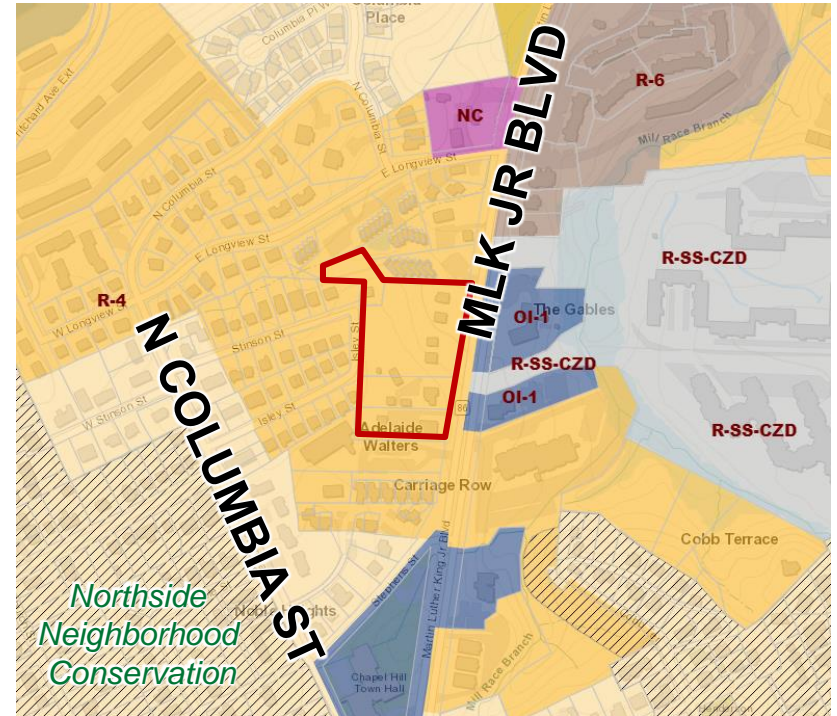
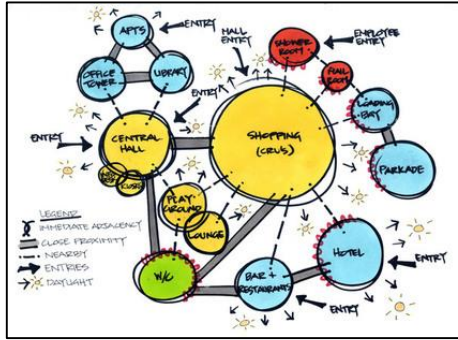




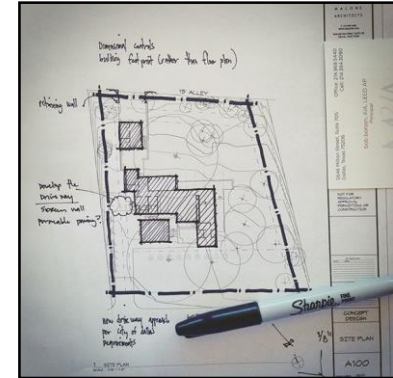
The Flats Concept Plan

Town Council
March 24, 2021

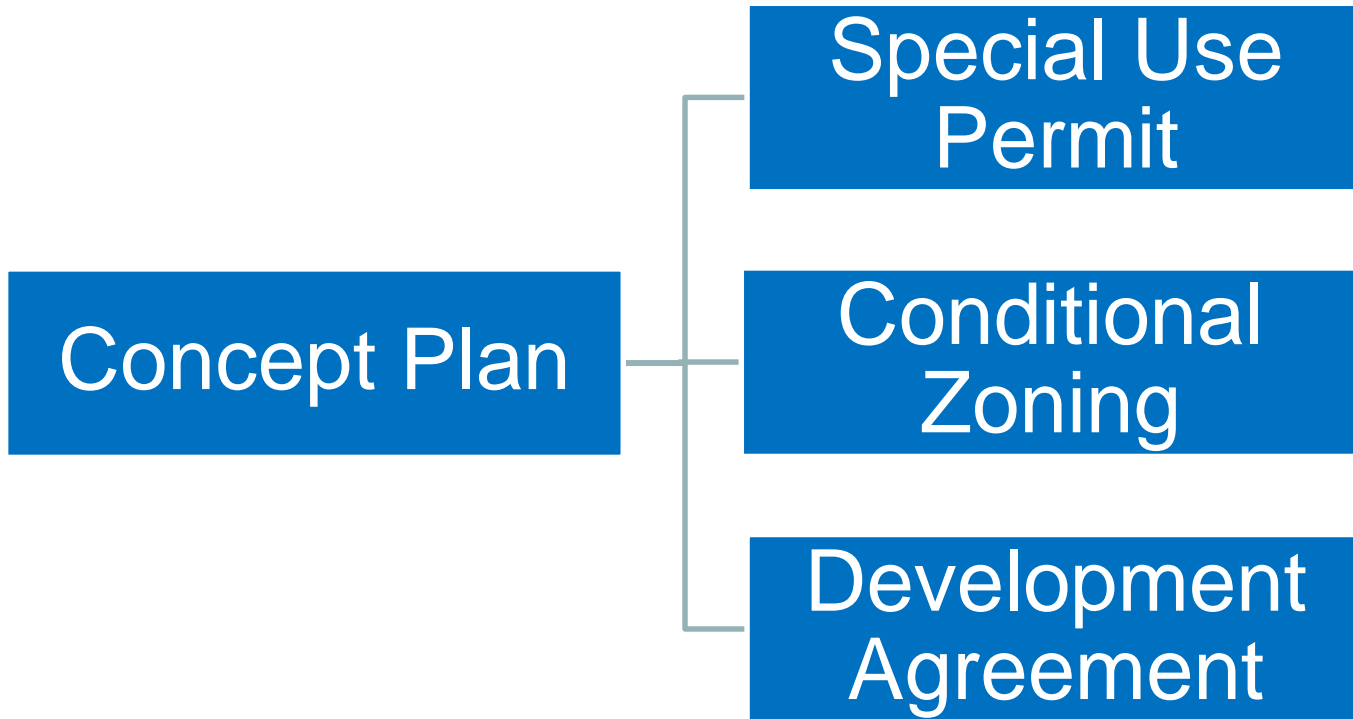




Concept Plans



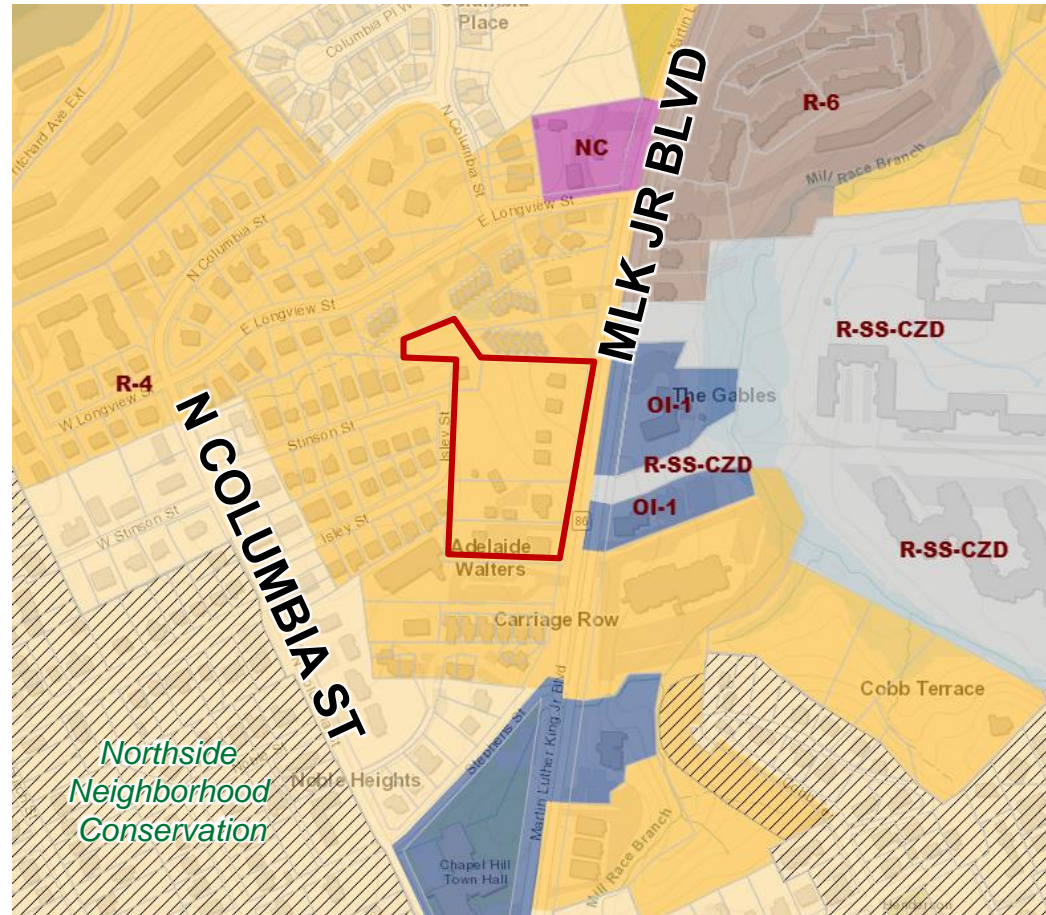
- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback



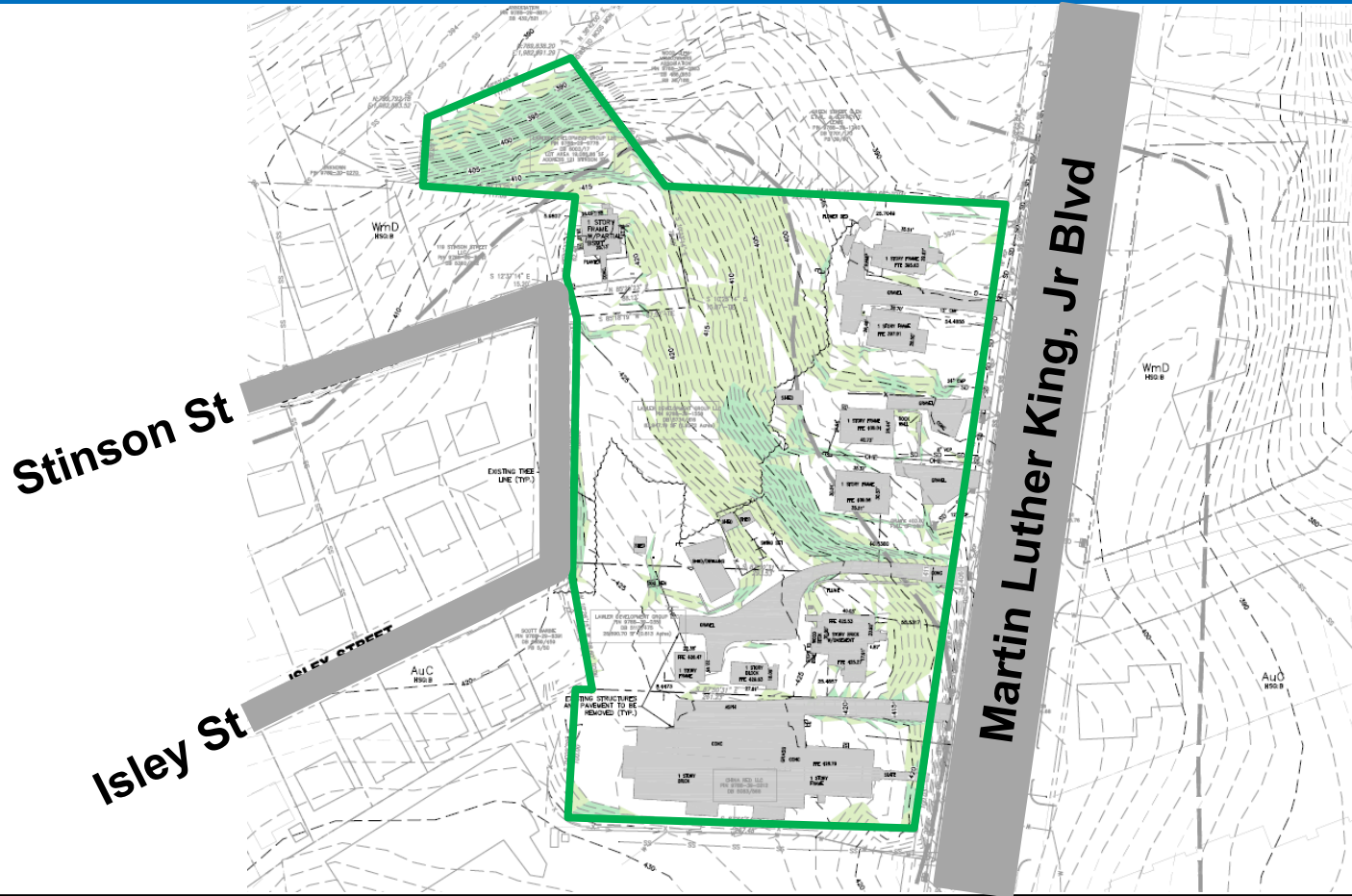
- Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-12)

The Flats – Project Summary

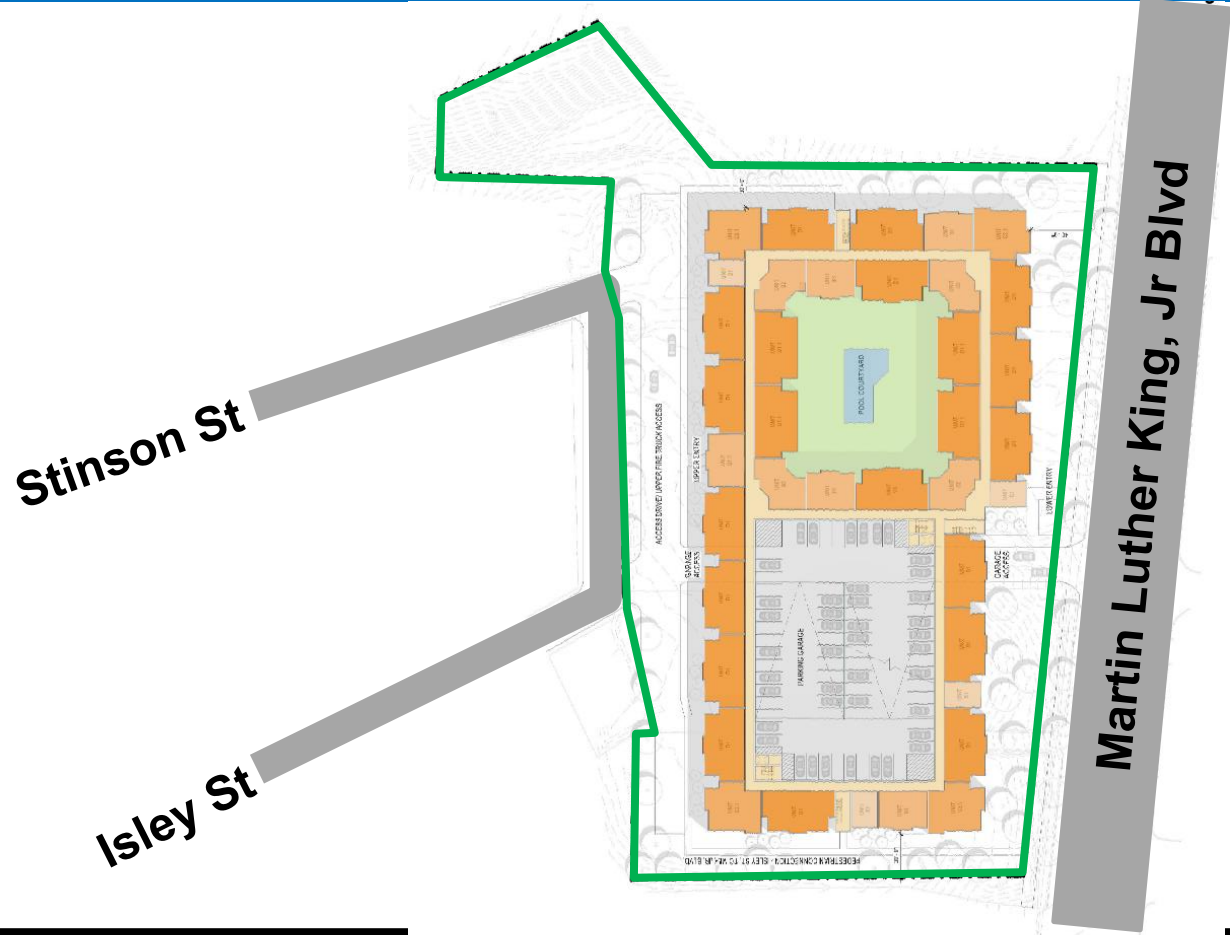
- Existing: Single-family and small multifamily
- Existing Zoning: R-4
- Proposed: ~200 units, 600-650 beds
- 5-6 stories
- Wrapped parking deck
- Resident amenities



The Flats – Existing Conditions



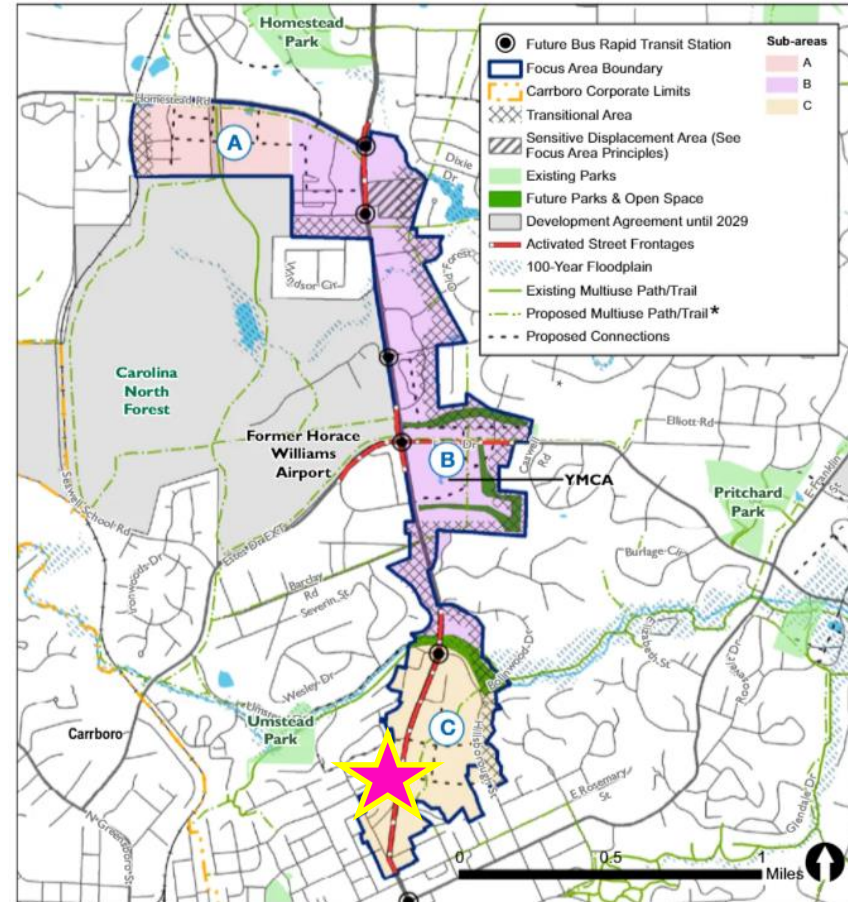
The Flats – Concept Plan



The Flats – Staff Long-Range Evaluation

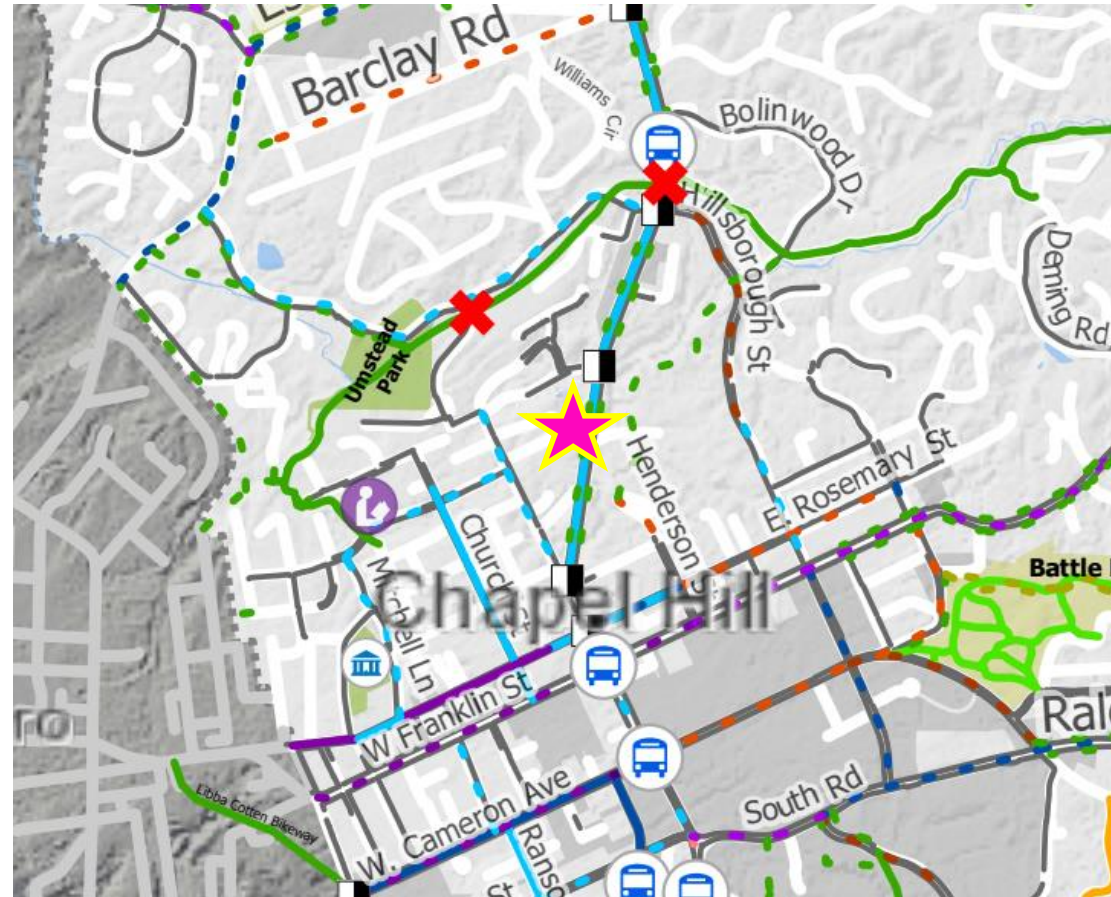
- Future Land Use Map

- 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



The Flats – Staff Long-Range Evaluation

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



The Flats – Staff Long-Range Evaluation

- 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

- Community Design Commission –
February 23, 2021
- Urban Designer Review

The Flats – Recommendation

- Adopt a resolution transmitting comments to the Applicant regarding the proposed development (R-12)

