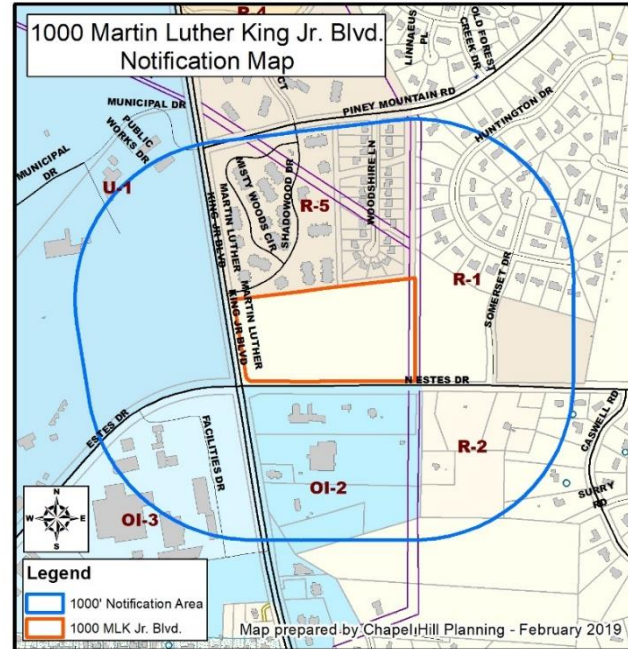


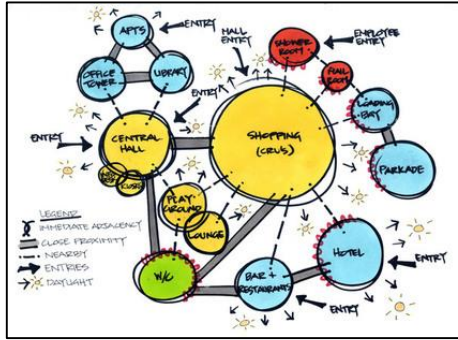


1000 Martin Luther King Jr. Blvd Concept Plan

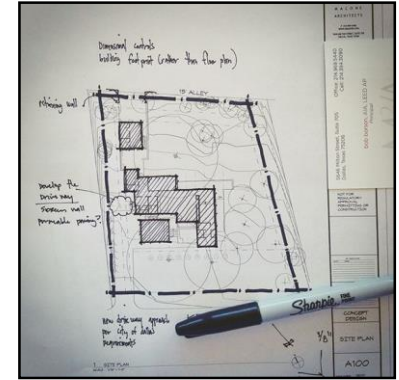
Town Council
Public Hearing

April 17, 2019

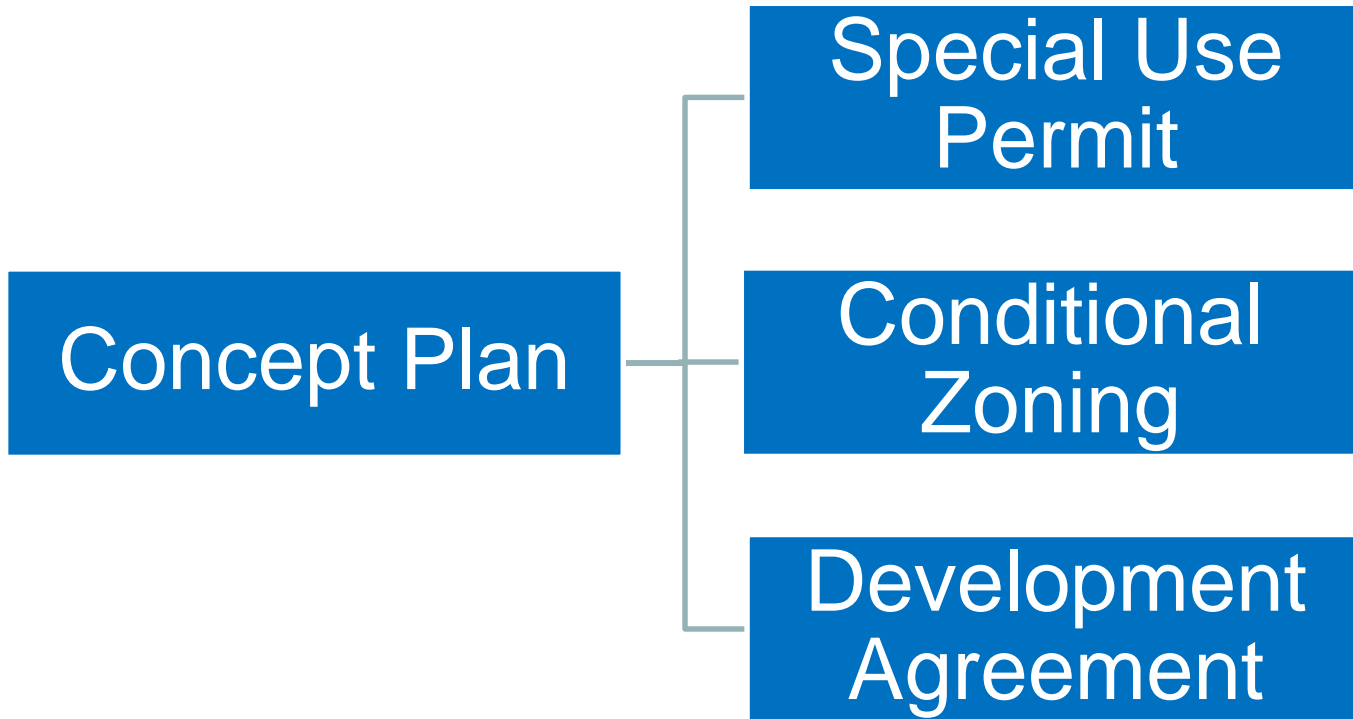




Concept Plans



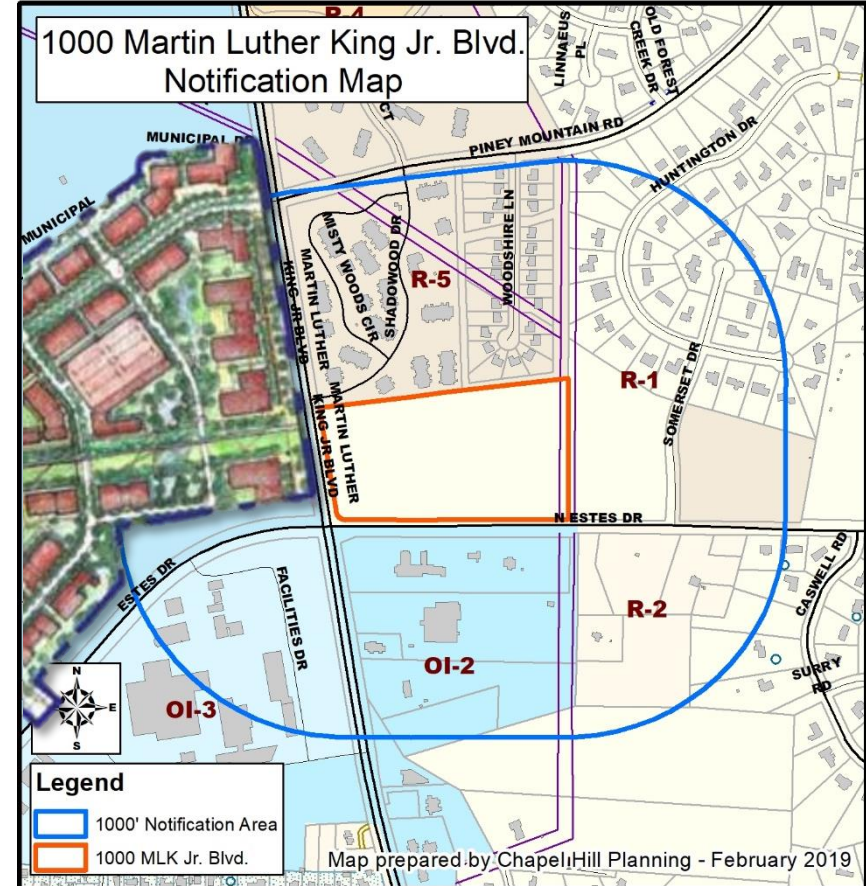
- **No Decision; Feedback Only**
 - Applicant presents rough initial sketch
 - Staff does not conduct formal review of concept
 - Instead forwards sketch for preliminary feedback



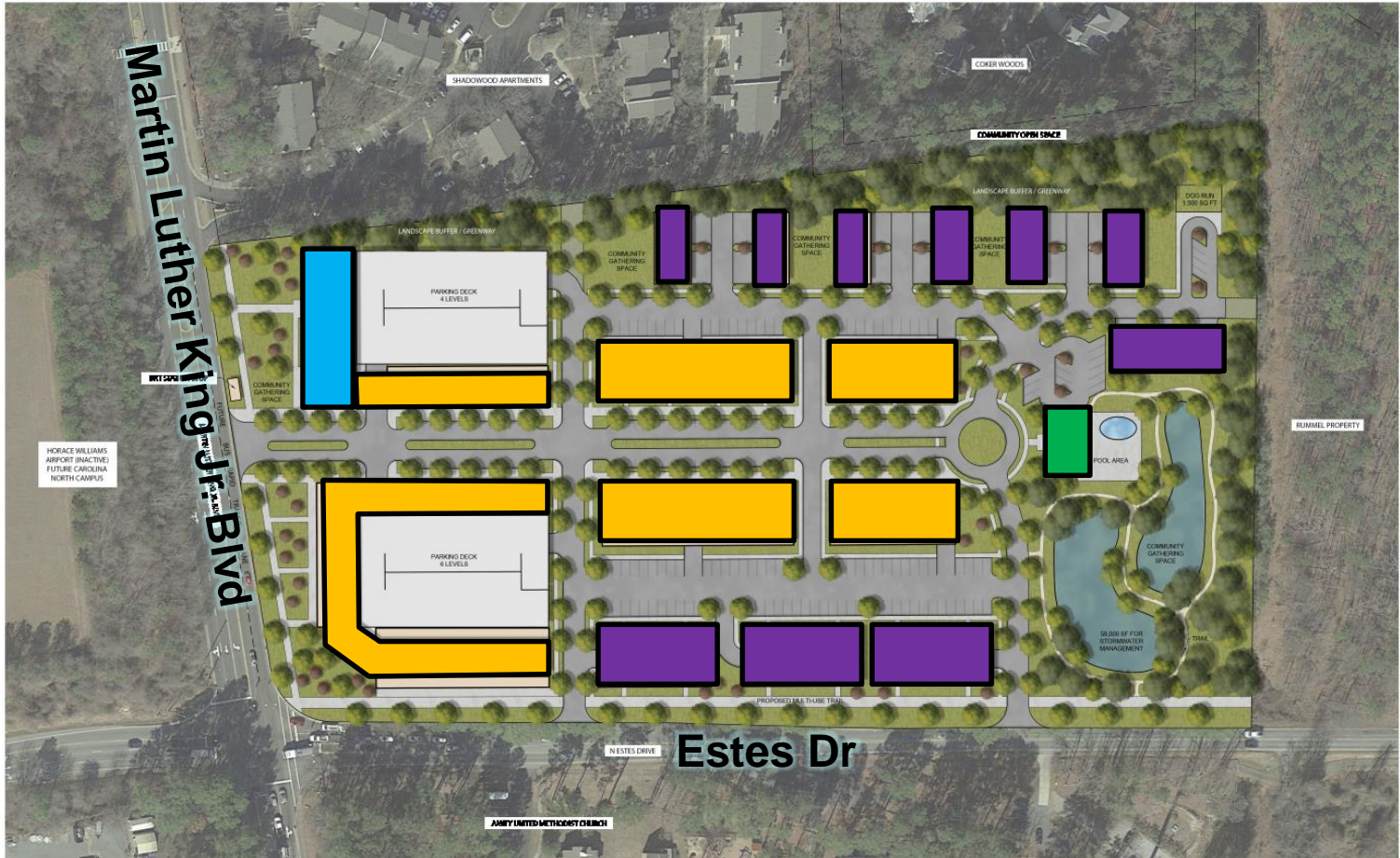
- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.

1000 MLK Jr. Blvd – Project Summary

- Mixed-Use Townhomes and Apartments with Office, Retail, and Amenities
- Up to 351,500 SF and 284 Units
- 1,127 parking spaces
- Rezoning from R-1 to OI-3



1000 MLK Jr. Blvd – Concept Plan



- Site should serve as a BRT node, encourage public transit
- Need high-quality architecture and gathering spaces
- Consider green buildings and fully wrapping the deck
- Too much parking, too few trees
- Access points are too close to the intersection
- Lack of street activation along N. Estes Dr
- Consider the State provisions regarding forestry permits

- Affordable units should be between 50-60% AMI
- Important for the 15% affordable units to be on-site
- Recommend accepting housing subsidies/vouchers
- Employees should be able to live on-site
- Create additional recreation space
- Need diversity in residential and commercial units

- Adopt Resolution A, transmitting comments to the applicant regarding the proposed development.