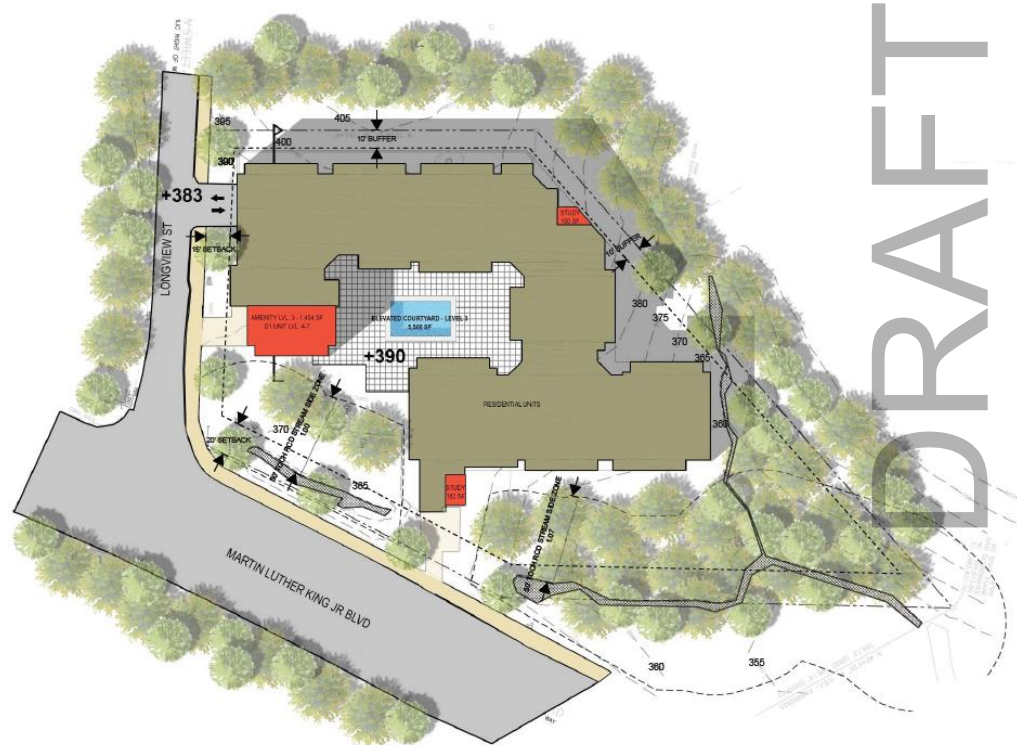


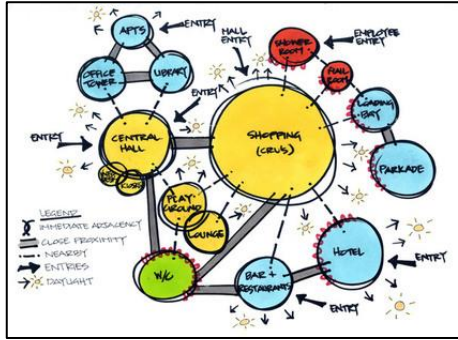


# Aspen Heights – Concept Plan

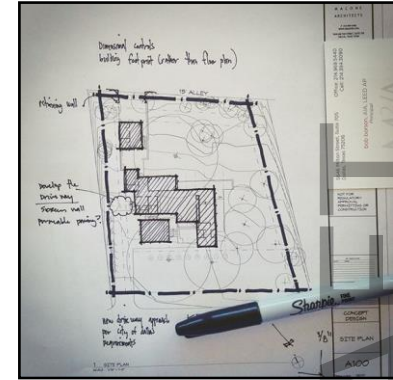
701 Martin Luther King Jr. Blvd.

Town Council  
May 12, 2021

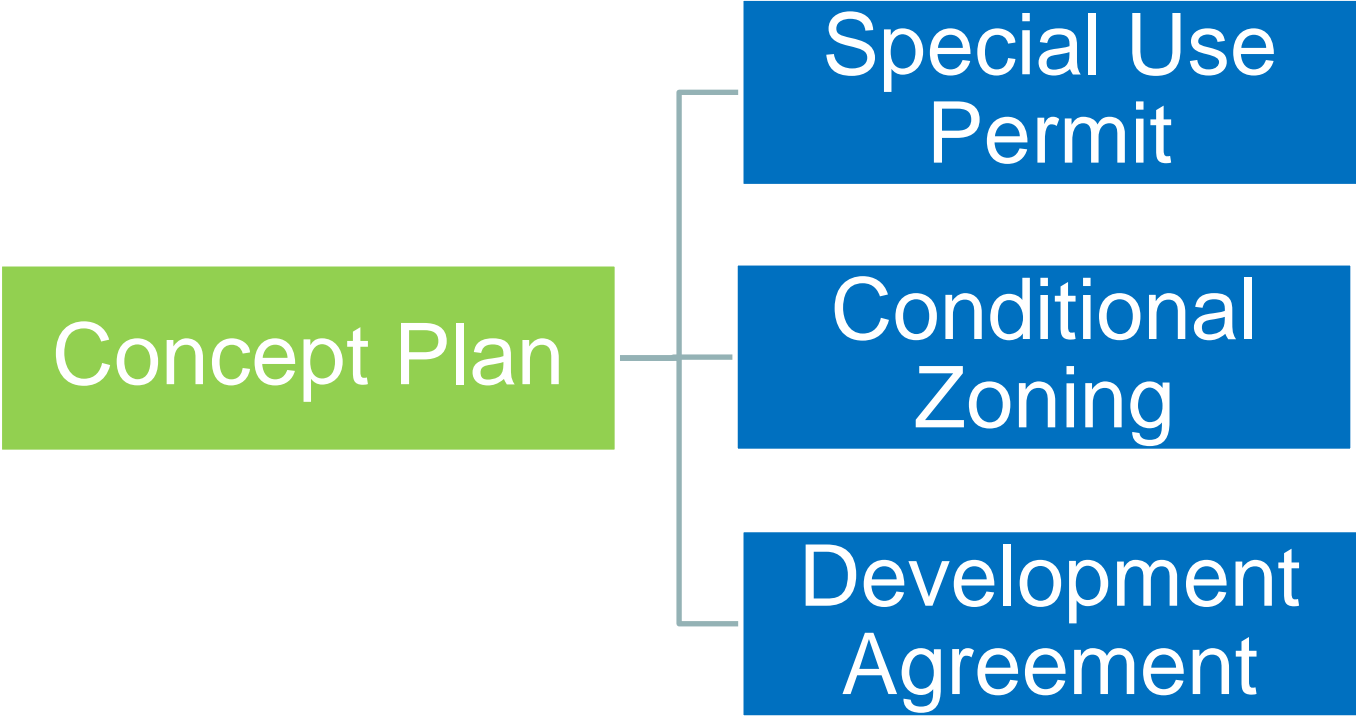




## Concept Plans



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



DRAFT

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

DRAFT

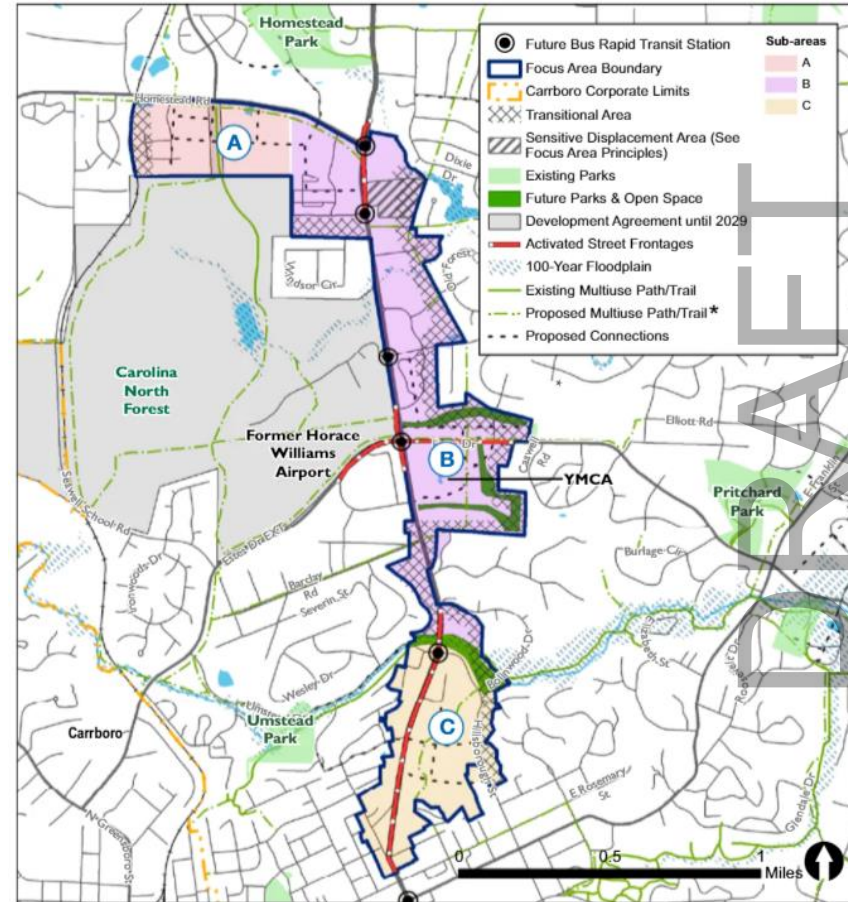
# Aspen Chapel Hill – Project Summary

- Student Housing-Multifamily Development
- 109 Units
- 2-stories structured parking (127 spaces)
- 5 levels of residential
- Amenities: pool, study areas, fitness center



- Future Land Use Map

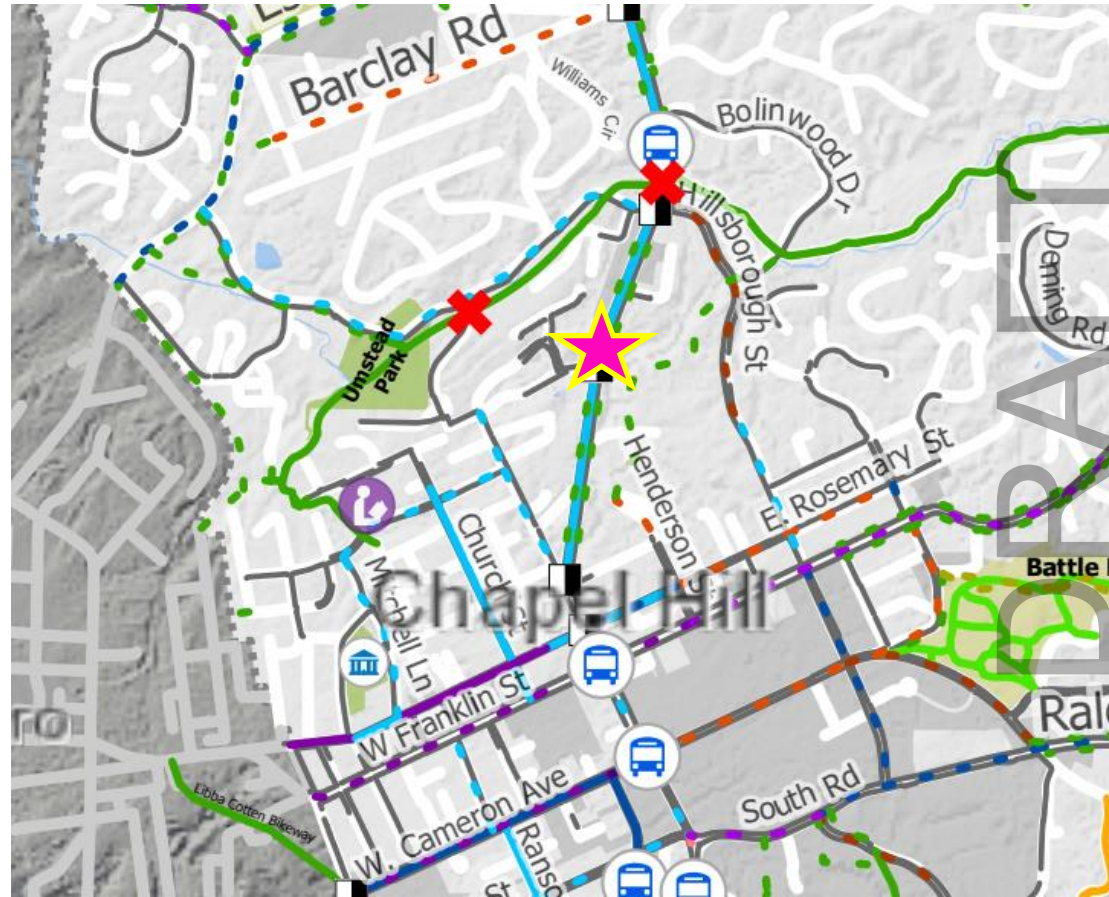
- S MLK Jr Blvd Focus Area, Sub-Area C
- Primary Uses include Multifamily Residential
- Typical Height: 4 stories at street, up to 8 stories at core
- Activated Street Frontage along MLK Jr Blvd





# Staff Evaluation

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



- 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

DRAFT



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

DRAFT