



COUNCIL MEETING

CONCEPT PLAN

THE RESERVE AT BLUE HILL

June 21, 2023



Draft



Recommendation

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



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Concept Plans

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Community Design Commission preliminary feedback
- Discussion of next steps





Project Summary

- ❑ Existing zoning: R-4
- ❑ 7.5 acre site
- ❑ Redevelop existing 65 apartments
- ❑ 212 new rental apartments
- ❑ 15% affordable housing proposal
- ❑ Up to 5 stories
- ❑ Surface and structured parking

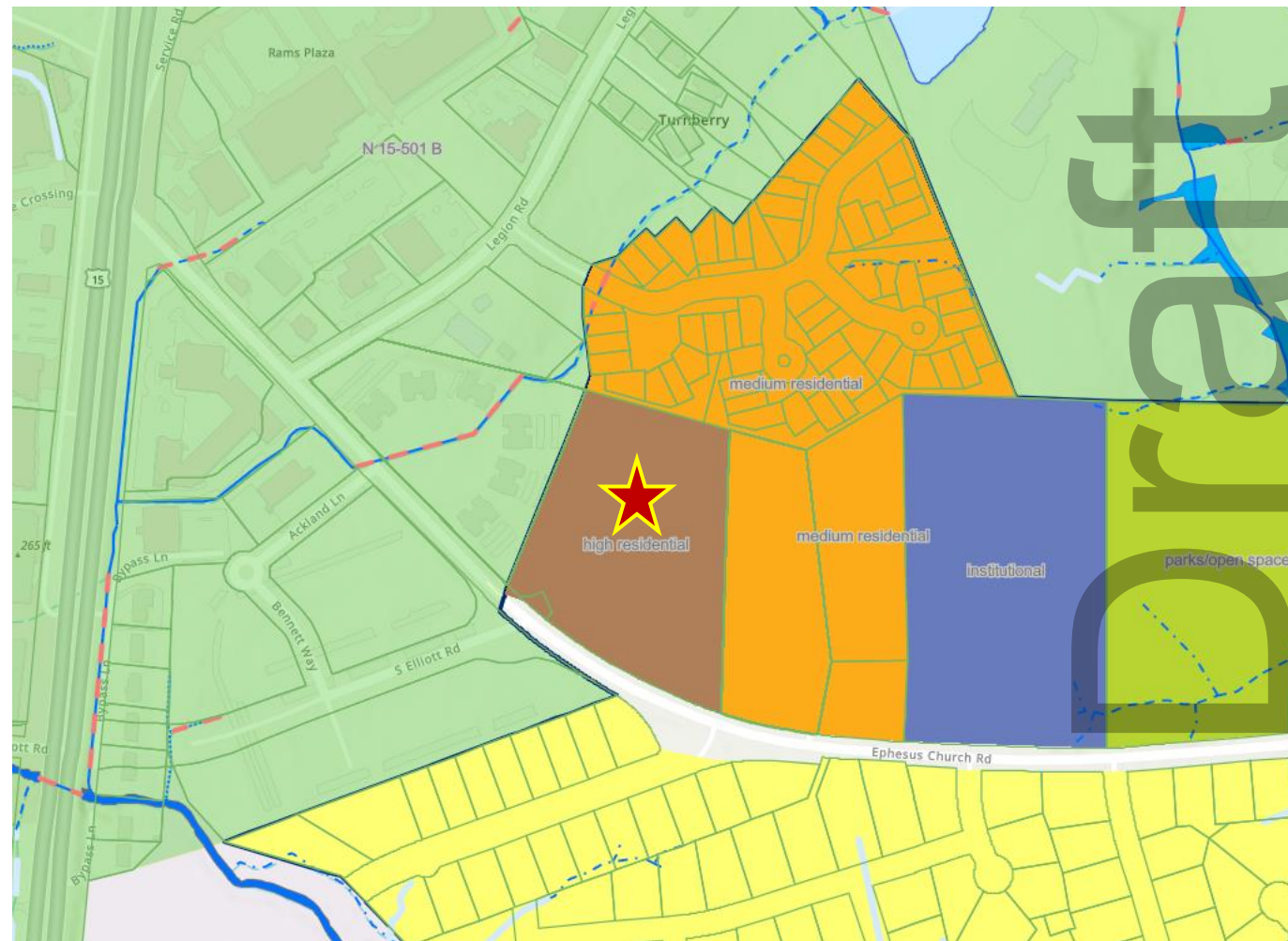




Long-Range Evaluation

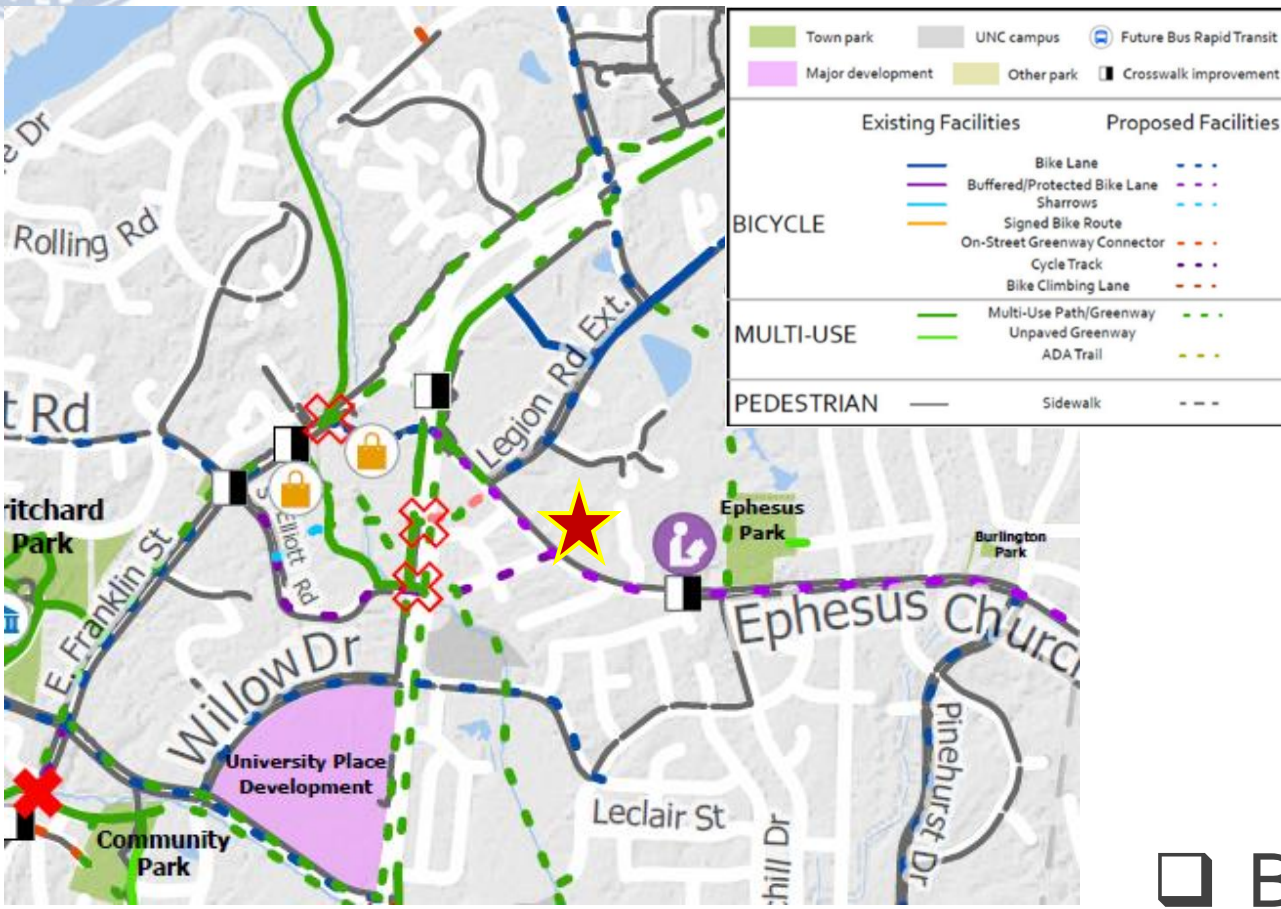
Future Land Use Map

- ❑ Land Use Category: High Residential
- ❑ Generally 8 to 15+ units per acre
- ❑ No height or other guidance outside Focus Areas

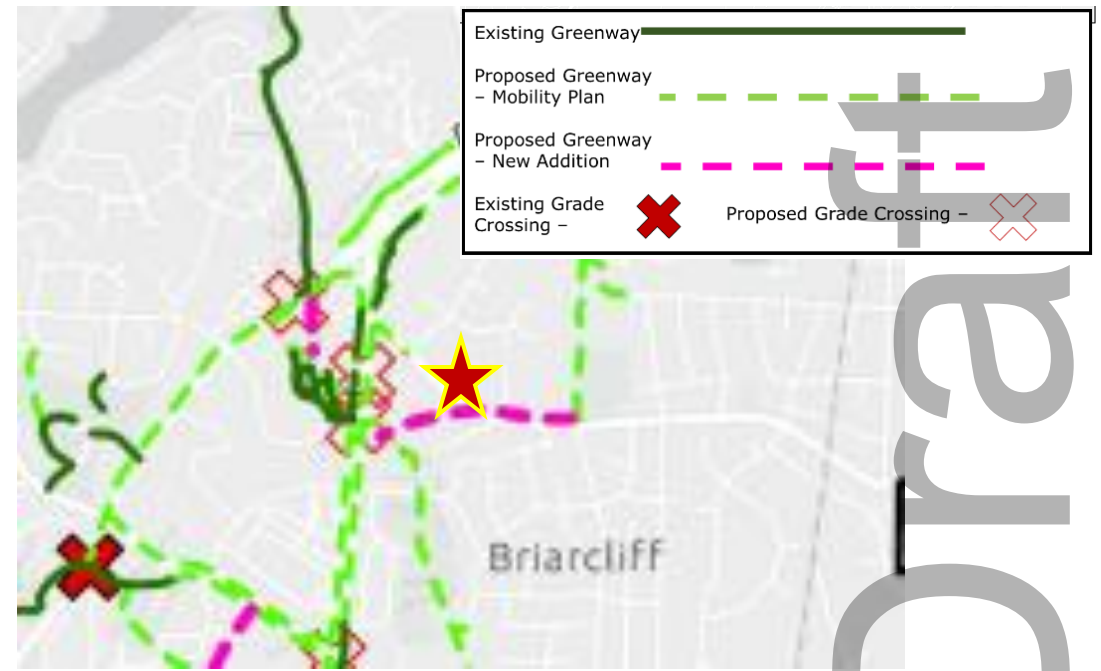




Long-Range Evaluation



MOBILITY PLAN



E2E GREENWAYS

□ Bike/Ped facilities along Ephesus Church Rd and Elliott Rd



Long-Range Evaluation

Complete Community Growth Strategies



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Urban Designer Comments

- Consider additional pedestrian amenities
- Treat front courtyard as gathering space
- Consider active ground floor use fronting internal roundabout
- Demonstrates appropriate massing, green character, and frontage along Ephesus Church Rd

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Community Design Comm. Comments

- Concern around stormwater runoff, given existing challenges in the area
- Consider pervious paving, EV charging, and fewer parking spaces
- Incorporate more green space and amenities
- Enhance the transition to the north and east through smaller building form, trees, etc
- Protections and assistance for current residents
- Expressed appreciation for protected trees, parking located in the rear, and building materials

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