



# COUNCIL MEETING

# CONCEPT PLAN

## THE RESERVE AT BLUE HILL

June 21, 2023







# Recommendation

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- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-16*)





# Concept Plans

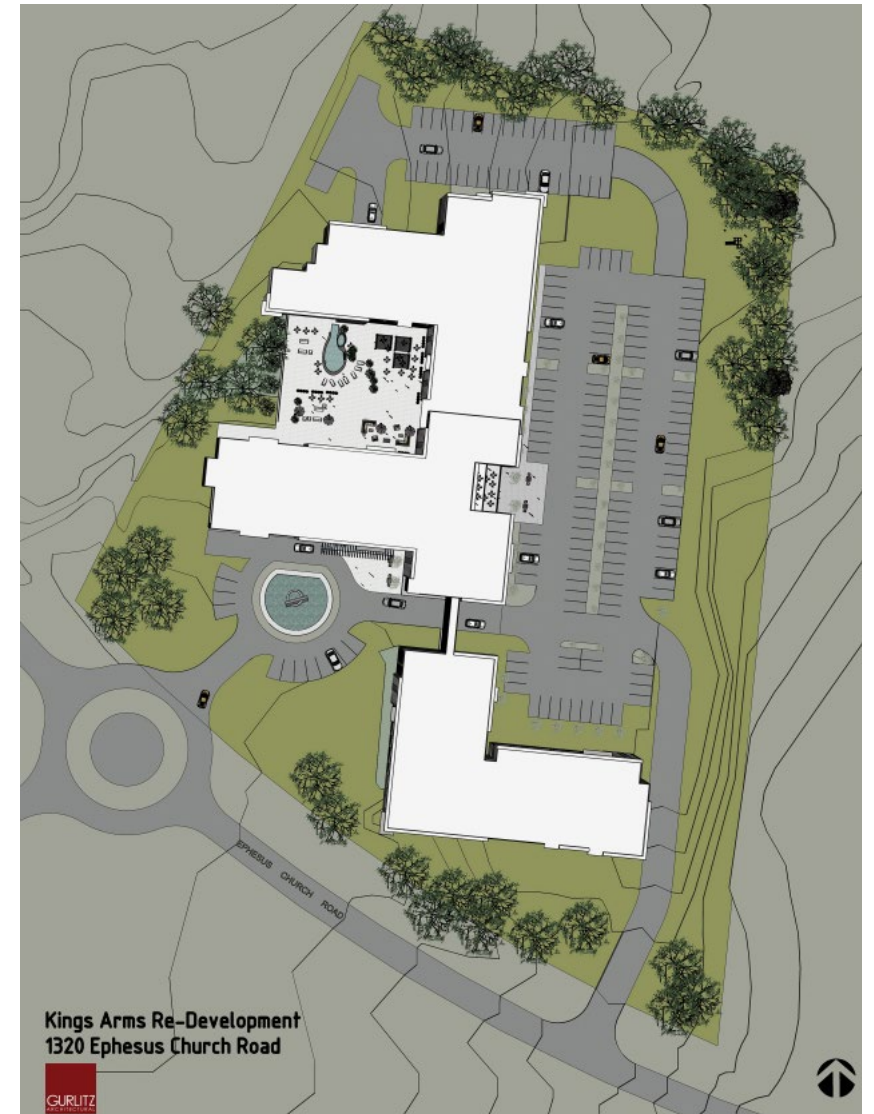
- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Community Design Commission preliminary feedback
- Discussion of next steps





# Project Summary

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



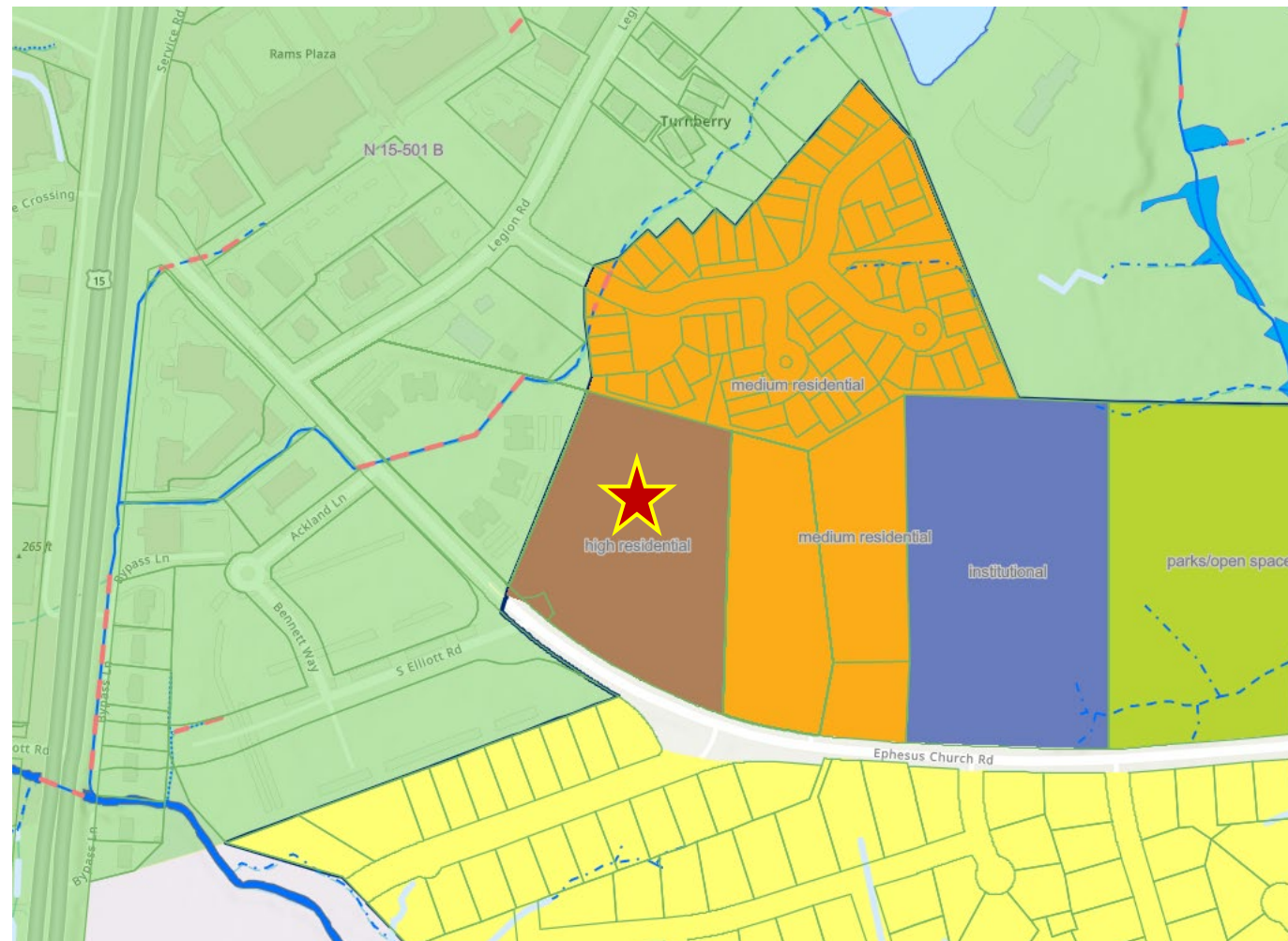




# Long-Range Evaluation

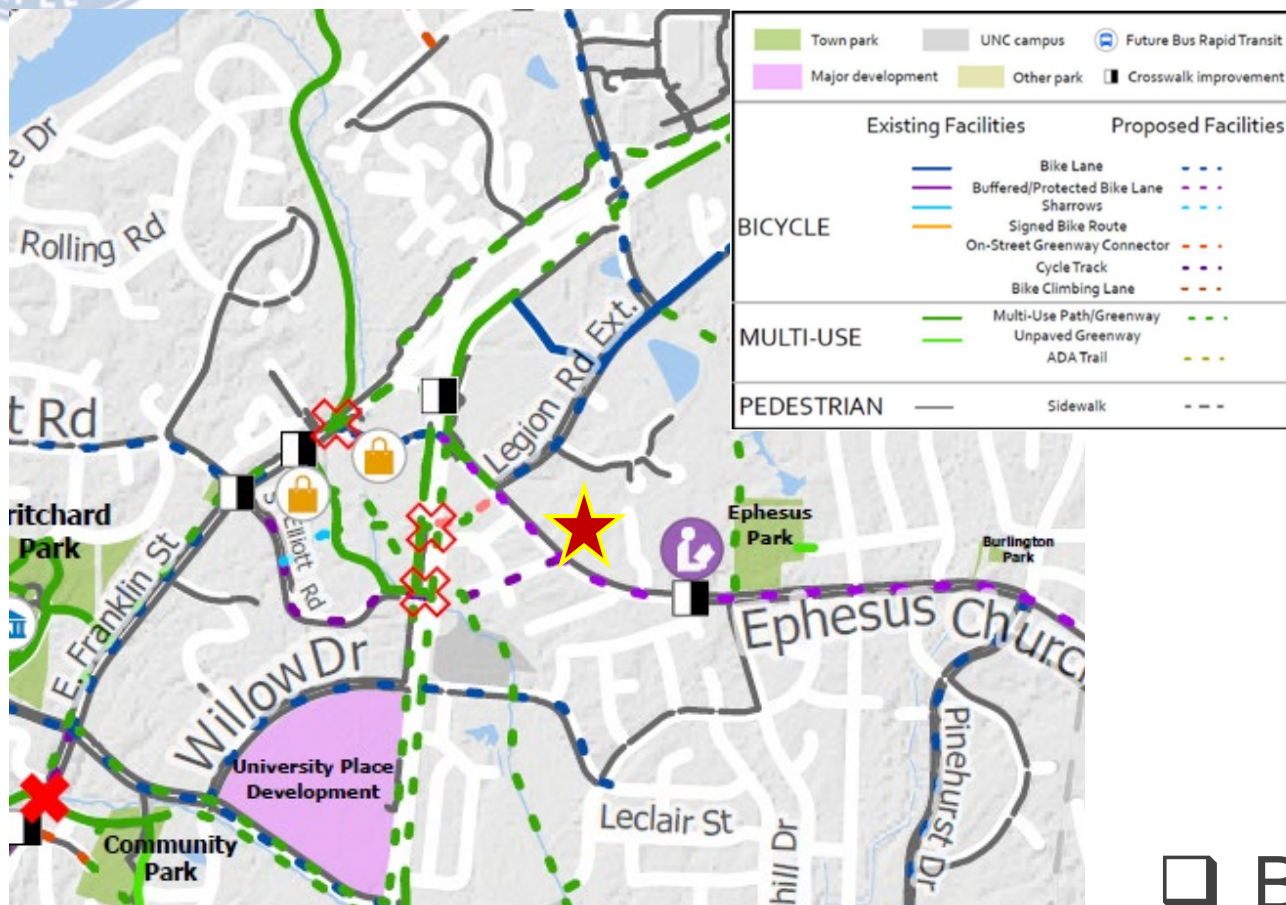
## Future Land Use Map

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

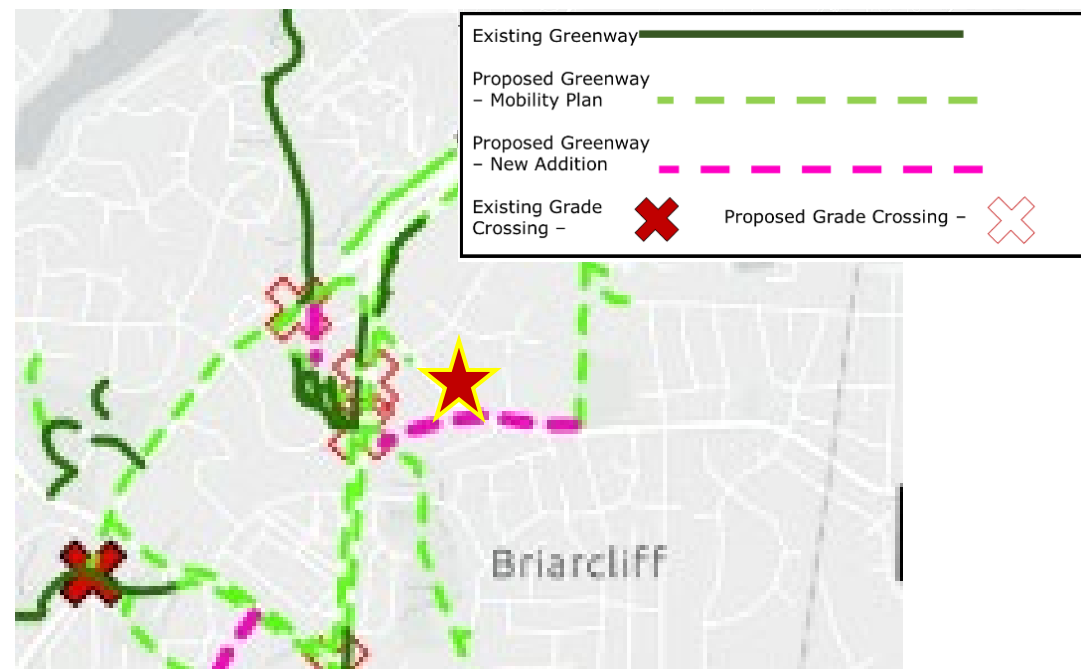




# Long-Range Evaluation



## MOBILITY PLAN



## E2E GREENWAYS

Bike/Ped facilities along Ephesus Church Rd and Elliott Rd



# Long-Range Evaluation

## Complete Community Growth Strategies

**Greenways**

**Transit  
corridors**

**Large infill  
sites with  
existing  
infrastructure**

**Smaller infill  
sites**



# Urban Designer Comments

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- ❑ *Full writeup: pg. 542 of packet*
- ❑ 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





# Community Design Comm. Comments

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- ❑ *Full writeup: pg. 543 of packet*
- ❑ Consider ways to minimize parking footprint
- ❑ Incorporate more green space and amenities
- ❑ Enhance the transition to the north and east through smaller building form, trees, etc
- ❑ Expressed appreciation for protected trees, parking located in the rear, and building materials



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