

Concept Plan:  
The Reserve at  
Blue Hill

September 13, 2023



# Evaluation

## Complete Community Growth Strategies

A blue rounded rectangular tag with the text "Greenways" in white, attached to a white cylindrical object with a shadow.

Greenways

A teal rounded rectangular tag with the text "Transit corridors" in white, attached to a white cylindrical object with a shadow.

Transit  
corridors

An orange rounded rectangular tag with the text "Large infill sites with existing infrastructure" in white, attached to a white cylindrical object with a shadow.

Large infill  
sites with  
existing  
infrastructure

A pink rounded rectangular tag with the text "Smaller infill sites" in white, attached to a white cylindrical object with a shadow.

Smaller infill  
sites

# Evaluation

## Concept Plan Review



- ❑ Long-range Plans:  
Summary of considerations affecting site
- ❑ Urban Designer:  
Review and comment
- ❑ Community Design Commission:  
Review and comment

*See links on pg 60 of packet*



# Procedures

- ❑ Adopt a Resolution, transmitting Council comments to the applicant  
*(R-6)*





# Concept Plans

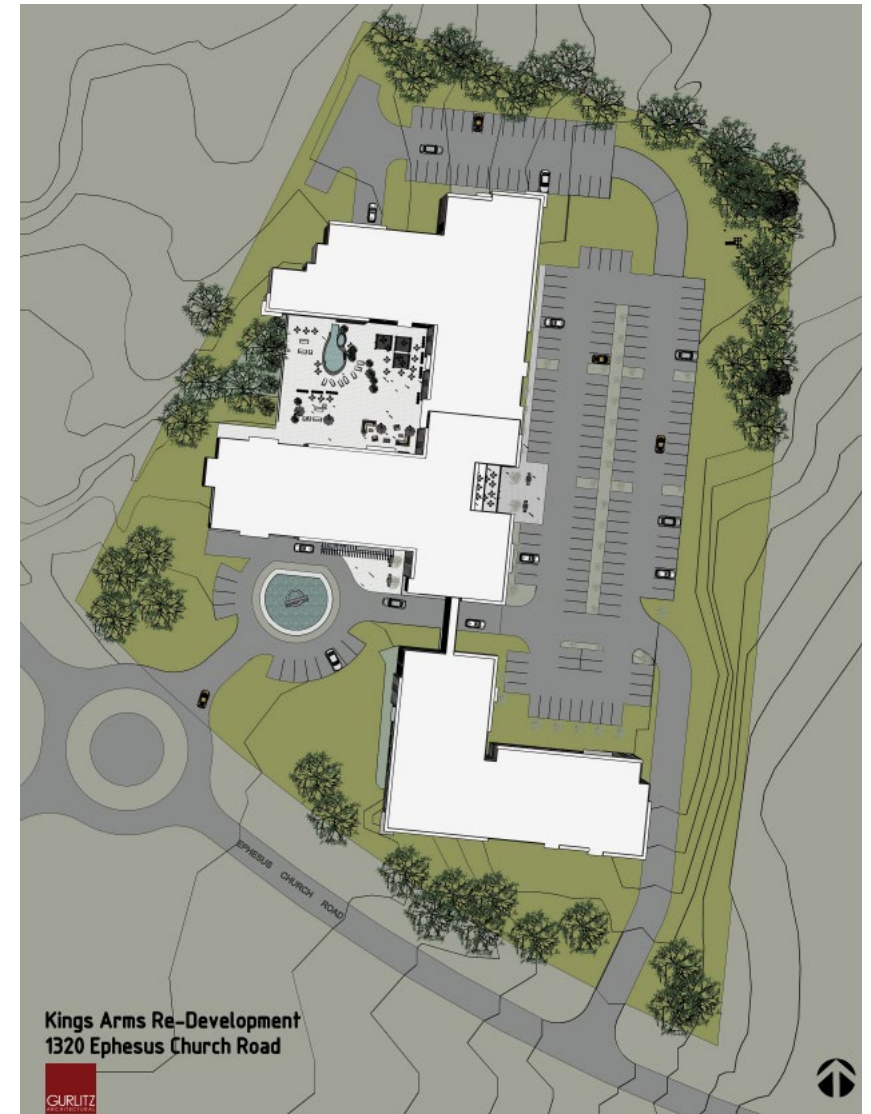
- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Community Design Commission preliminary feedback
- Discussion of next steps





# 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

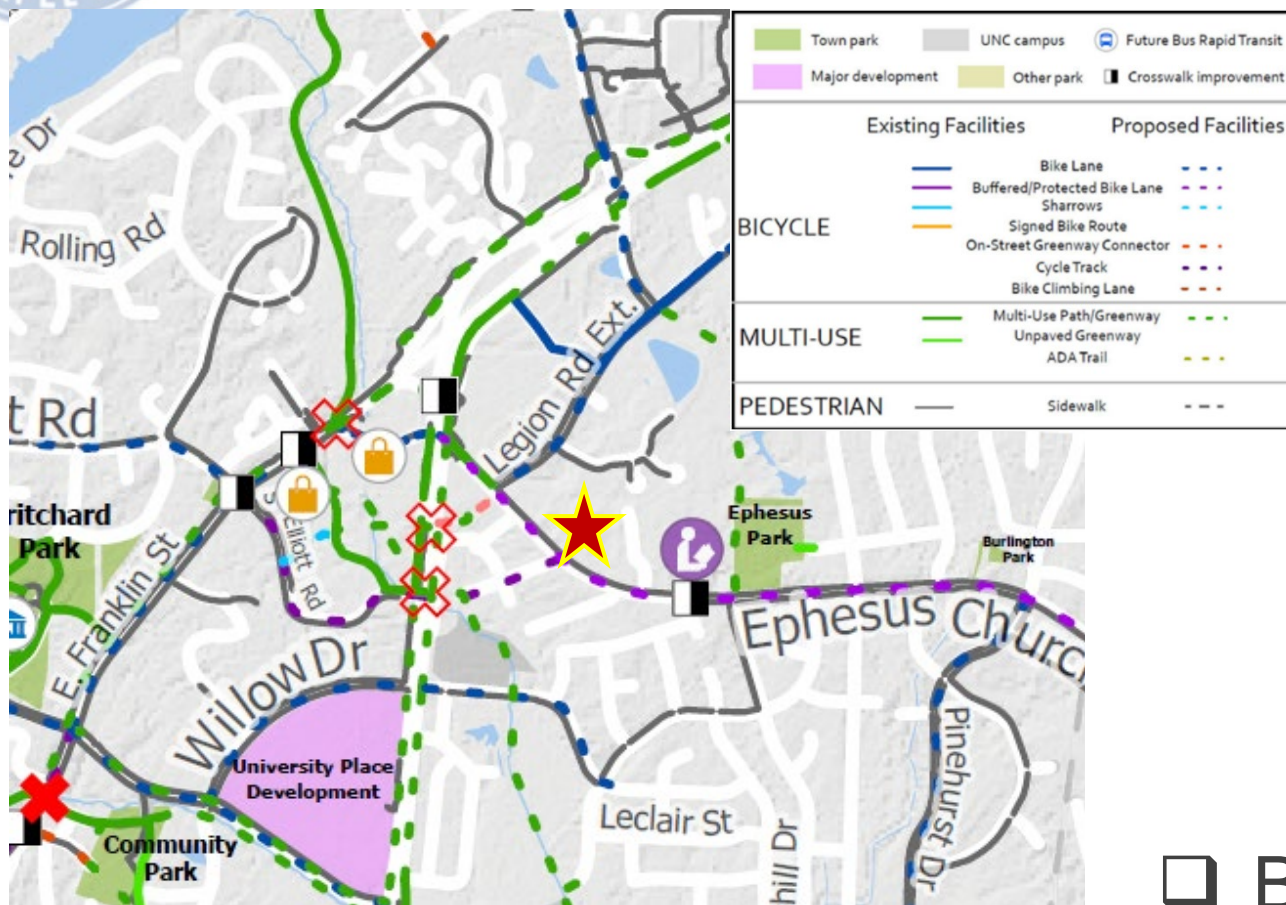




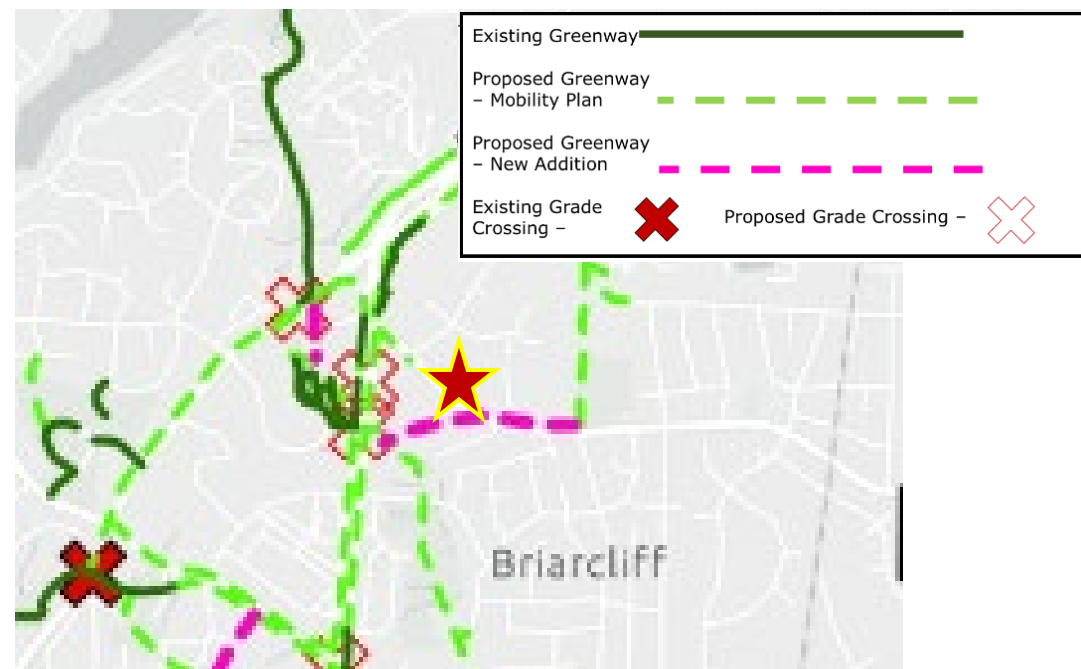




# Long-Range Evaluation



**MOBILITY PLAN**



**E2E GREENWAYS**

Bike/Ped facilities along Ephesus Church Rd and Elliott Rd



# 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



# Recommendation

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

