



5858 COLLEGE AVE

MKNA LAND USE MEETING | JULY 11, 2016



RATIO®

DISCUSSION HIGHLIGHTS

- Recap timeline
- Review guiding principles
- Review takeaways from last month
- Present design direction
- Discuss next steps
- Q & A



PROJECT TIMELINE RECAP

- **June 2015** Initial bidding process
- **March 2016** AT&T accepts back-up offer from Milhaus
- **March-April** Meetings with residents and neighborhood stakeholders
- **April** Under contract with AT&T
- **May 2nd** MKNA LUC meeting #1
- **May 20th** Closed on the property
- **June 6th** MKNA LUC meeting #2

SUMMARY OF (IO) GUIDING PRINCIPLES

- Open and collaborative process; compromises on both sides necessary
- Context sensitive setbacks, scale, density, and height
- Sufficient parking for the various uses
- Pet facilities on-site
- Building materials that exhibit a sense of permanence
- Preserve existing trees along College Avenue
- Site safety & security during construction & operation
- Vehicular access off of College, not the alley
- Respect existing land covenants
- Design building and residence layouts to be harmonized with Meridian Kessler

SITE PLAN



FIRST FLOOR PLAN



SITE PLAN



EXTERIOR DESIGN



EXTERIOR DESIGN



View from street looking north



View from SE



View from NE



View from SW

EXTERIOR DESIGN - STREET VIEW

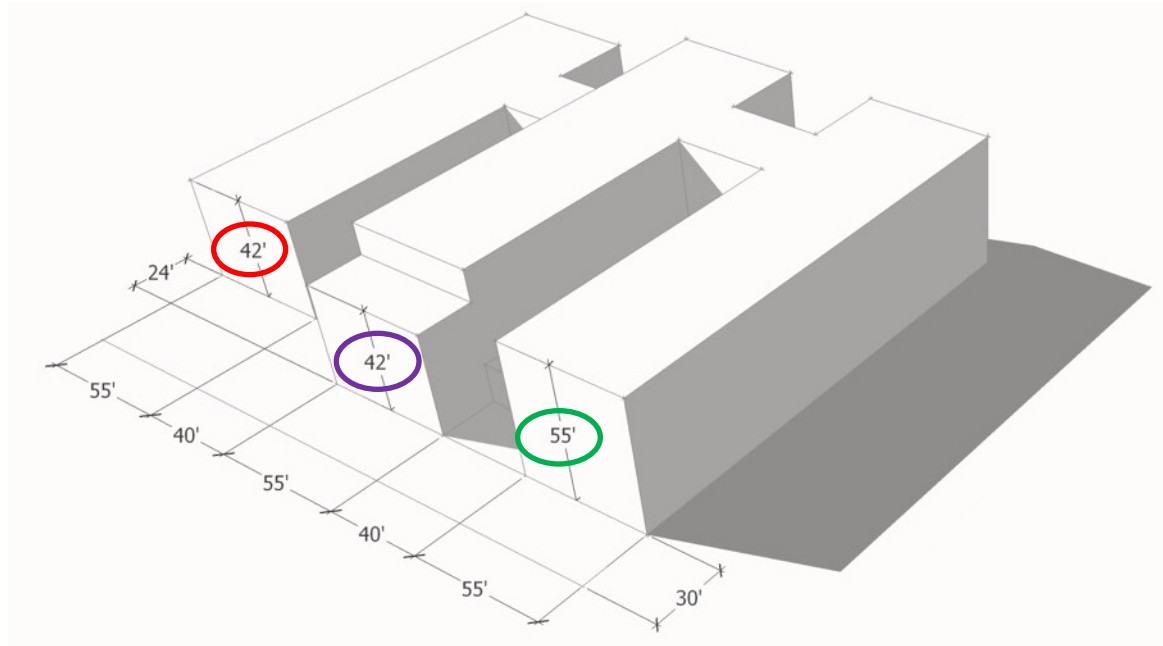


INTERIOR DESIGN - INSPIRATION

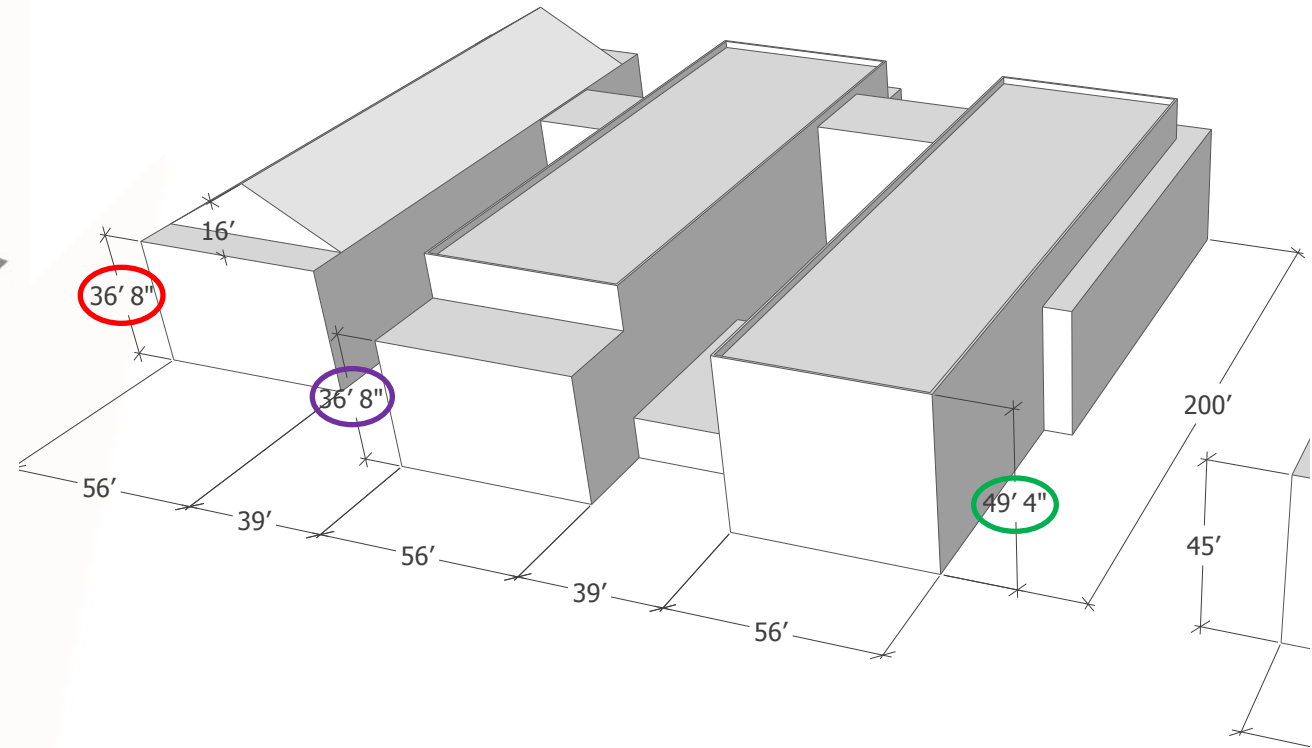


COMPARATIVE MASSING

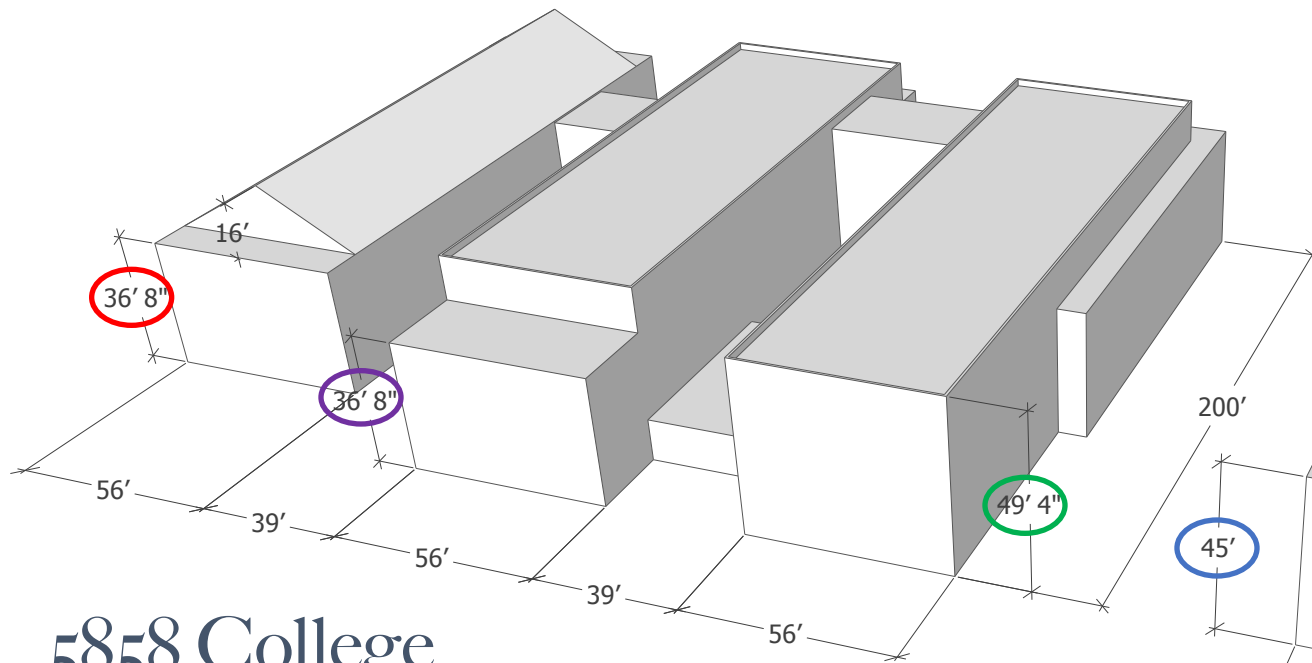
Last Month



Revised



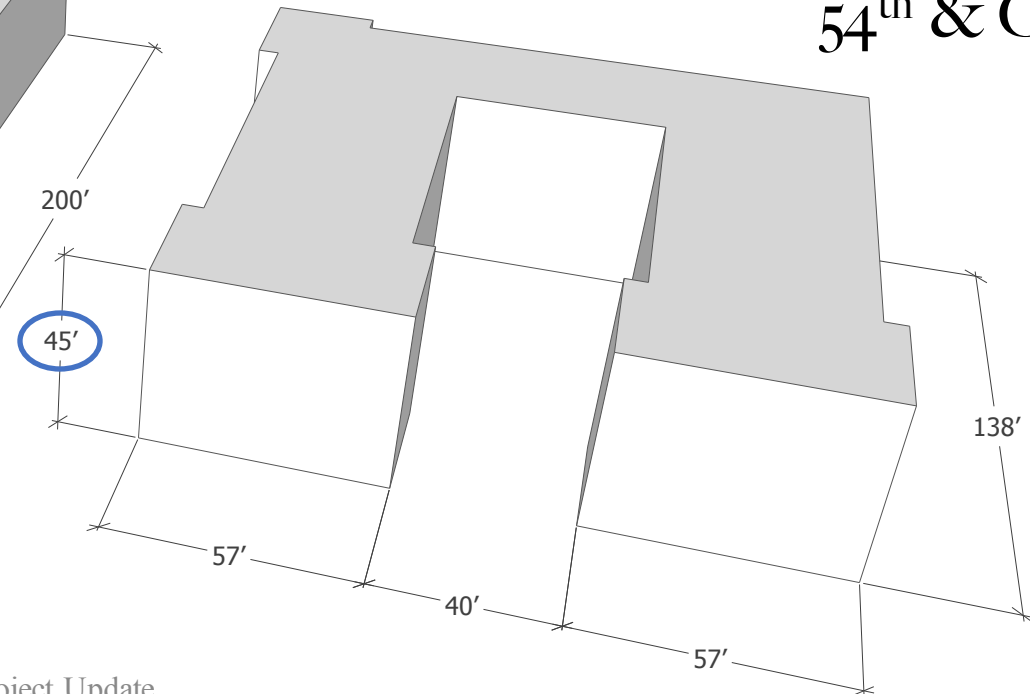
COMPARATIVE MASSING



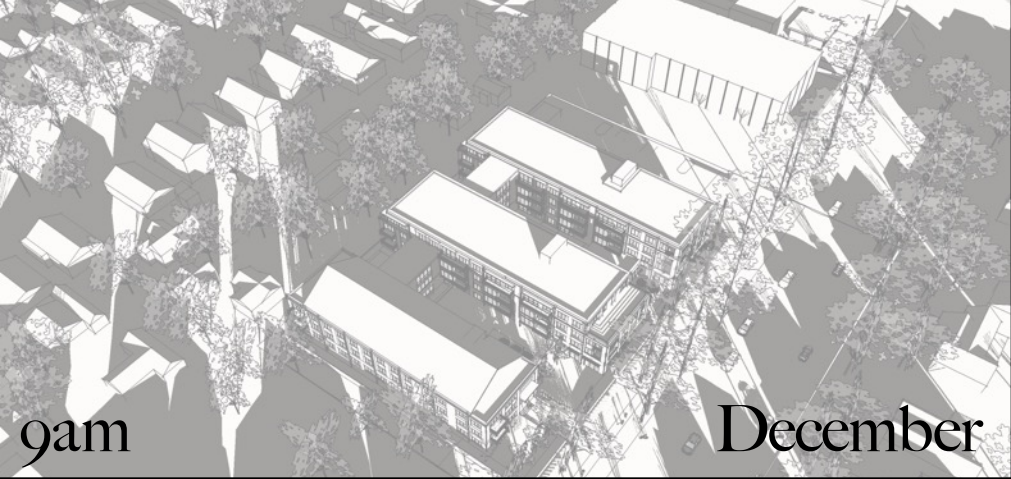
5858 College



54th & College



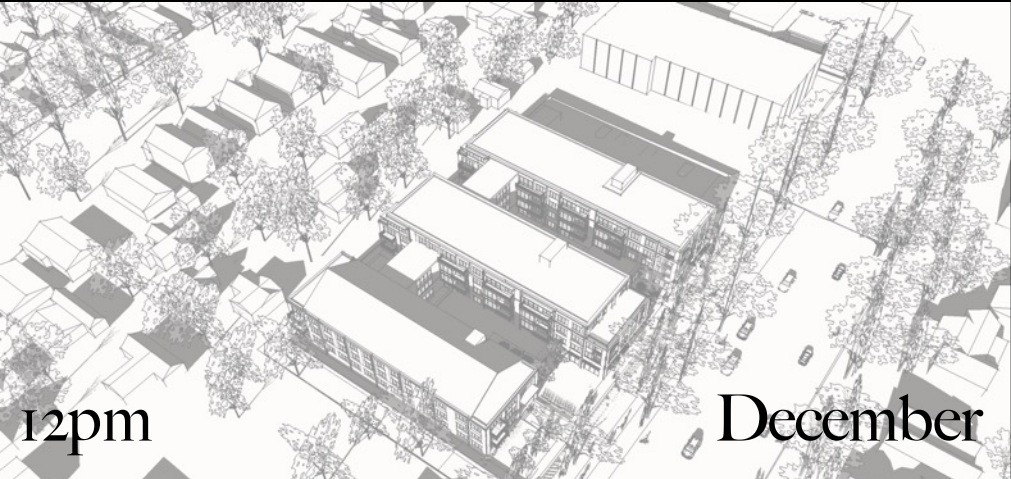
SUN/SHADOW STUDIES



9am

December

At sunrise,
building shadows
reach the base of
homes to the west
– but do not
encompass the
whole residence.



12pm

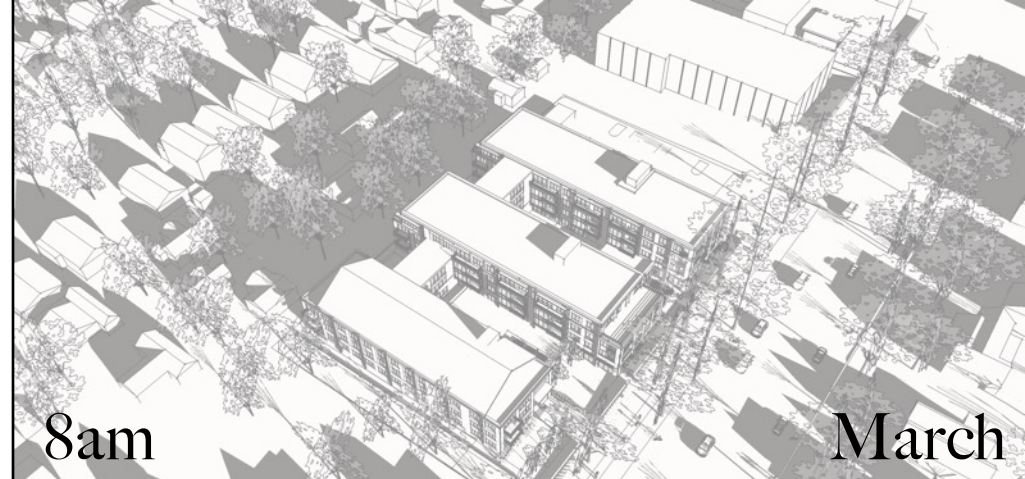
December



4pm

December

In evening,
building shadows
reach the street or
sidewalk of homes
to the east.



8am

March



12pm

March

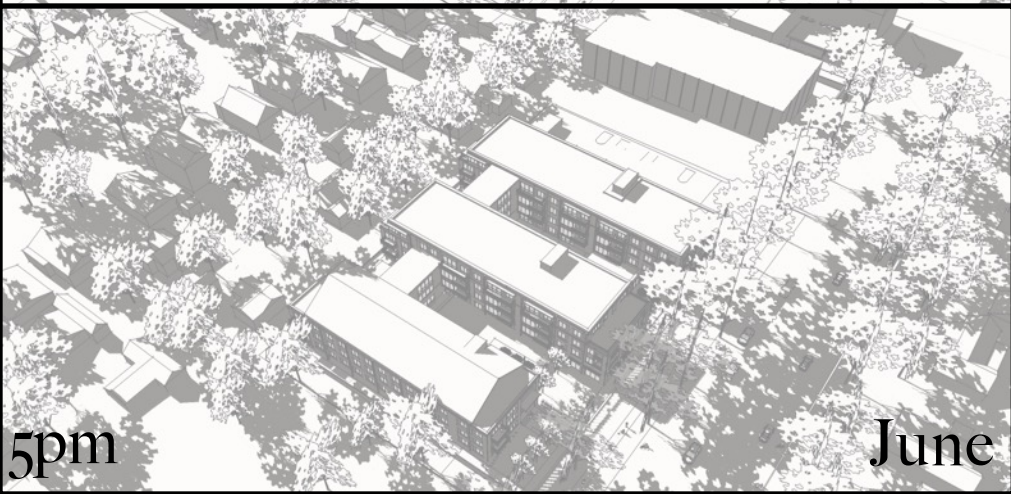


5pm

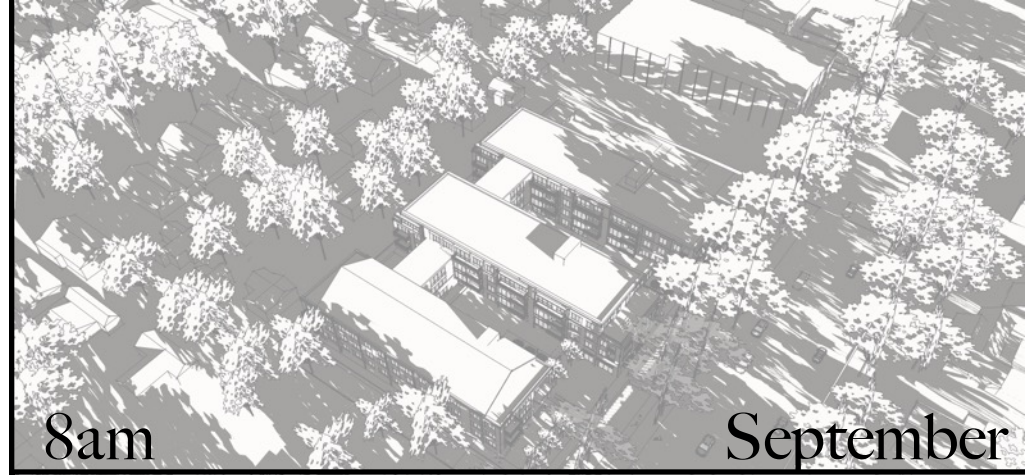
March



At sunrise, building shadows are primarily blocked by mature trees in the backyards west of the Site.



In evening, building shadows blend with the shadows of the existing mature trees east of the building.



BUILDING PROGRAM

RESIDENTIAL

Studios	16%
One-Bedroom	34%
One-Bedroom + Den	9%
Two-Bedroom	22%
Two-Bedroom + Den	8%
Three-Bedroom	11%
Total Residences	100

COMMERCIAL

Retail Space	9,000 SF
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PARKING SPACES

Structured/Garage	102
Surface	30
Bicycle	116

REZONING PROCESS

“The MU-2 District is intended to accommodate a mix of residential uses, offices, personal services, retail, and eating & drinking businesses that typically do not draw customers from beyond their neighborhood boundaries and do not generate substantial vehicle traffic. The corridor development pattern of the MU-2 district is neighborhood-focused; supportive of safe, vibrant pedestrian activity; and offers additional housing options. Application of the MU-2 district is for use in older urban commercial areas that are located adjacent to established residential neighborhoods extending along segments of primary and secondary thoroughfares.”

TABLE 742-105-2 MU-2 DISTRICT DIMENSIONAL STANDARDS	
LOT STANDARDS	
Minimum street frontage	50 ft.
SETBACKS	
Minimum front setback	5 ft.
Maximum front setback	20 ft.
Minimum front transitional yard	12 ft.
Minimum side yard	0 ft.
Minimum side transitional yard	15 ft.; 10 ft. if abutting alley
Minimum rear yard	0 ft.
Minimum rear transitional yard	15 ft.; 10 ft. if abutting alley
BUILDING STANDARDS	
Minimum building height	18 ft.
Maximum building height	35 ft.
Minimum transitional building height	18 ft.
Maximum transitional building height	35 ft.

REZONING PROCESS

TIMELINE

- Filed: July 7th
- MKNA: July 11th
- Notice: July 19th
- MKNA: August 1st
- Hearing: August 11th

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Q&A

