



5858 COLLEGE AVE

MKNA LAND USE MEETING | AUGUST 1, 2016



RATIO®

DISCUSSION HIGHLIGHTS

- Introductions
- Recap timeline
- Recap guiding principles & July takeaways
- Present final designs
- Rezoning request
- 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** Milhaus closed on the purchase of the property
- **June 6th** MKNA LUC meeting #2
- **July 11th** MKNA LUC meeting #3
- **August 1st** MKNA LUC meeting #4

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

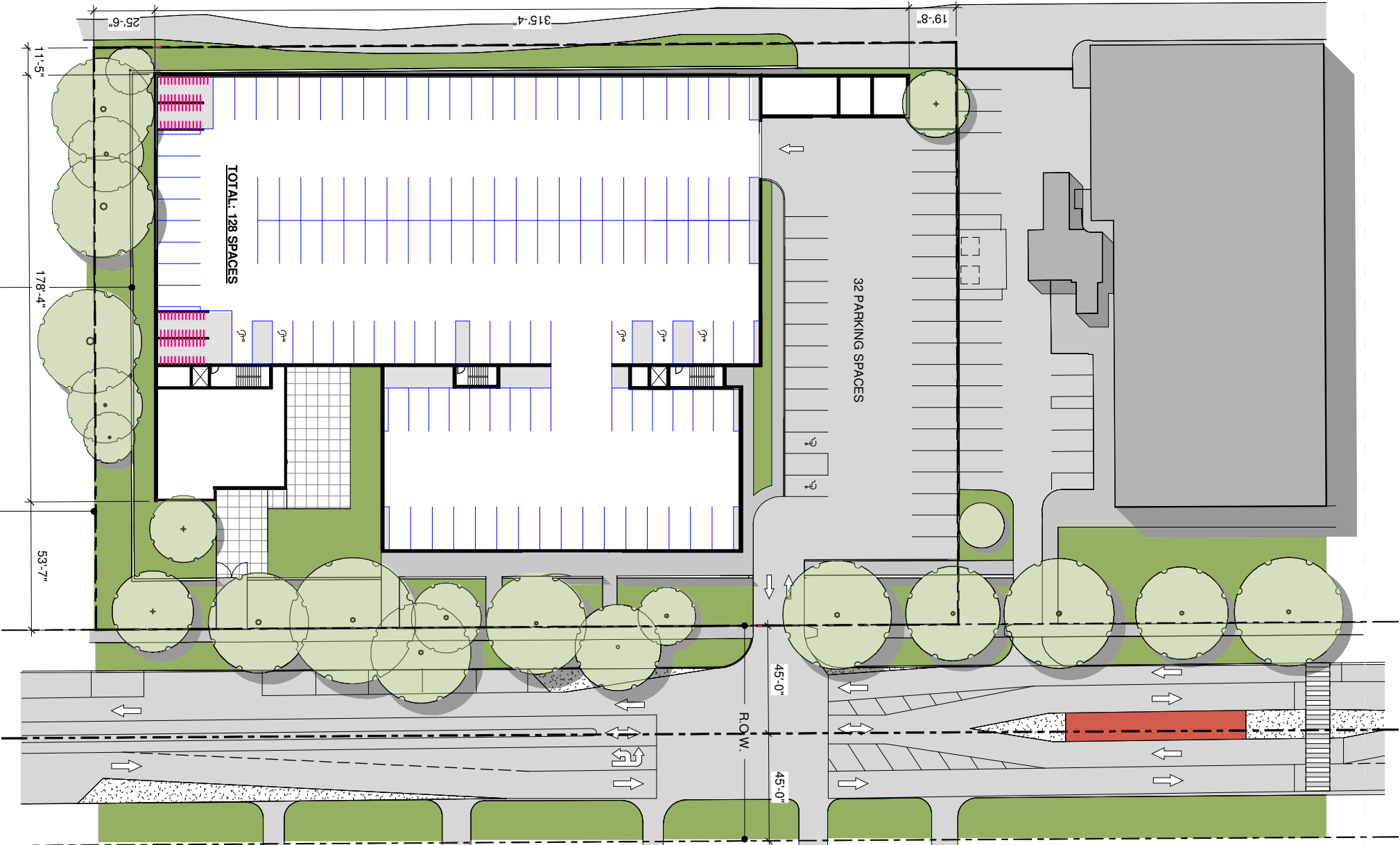
JULY MEETING TAKEAWAY RECAP

- Rectify perceived insufficiencies in on-site parking
- Reduce the height of the gable on the south portion of building
- Consider the inclusion of architectural details to relate to contextual homes
- Examine parking/traffic study
- Encourage AT&T to limit their traffic flow (*no traction yet, but will encourage that they consider*)
- Incorporate Red Line designs into plans (*not yet available*)



SITE PLAN AND FIRST FLOOR

5858 North College Avenue Housing





South wing at College



Looking north down College



South and middle wing at College



Looking south down College



North façade from College



View from SE

8/1/16

Project Update



View from NE

8/1/16

Project Update



View from NW

8/1/16

Project Update



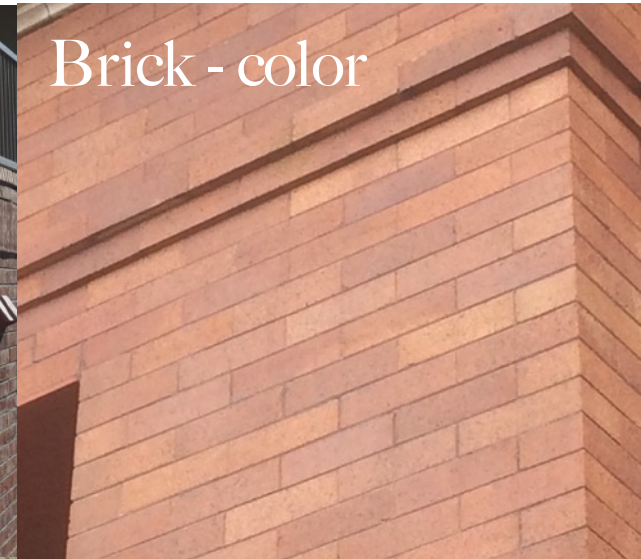
View from SW

8/1/16

Project Update



EXTERIOR DESIGN - MATERIALS

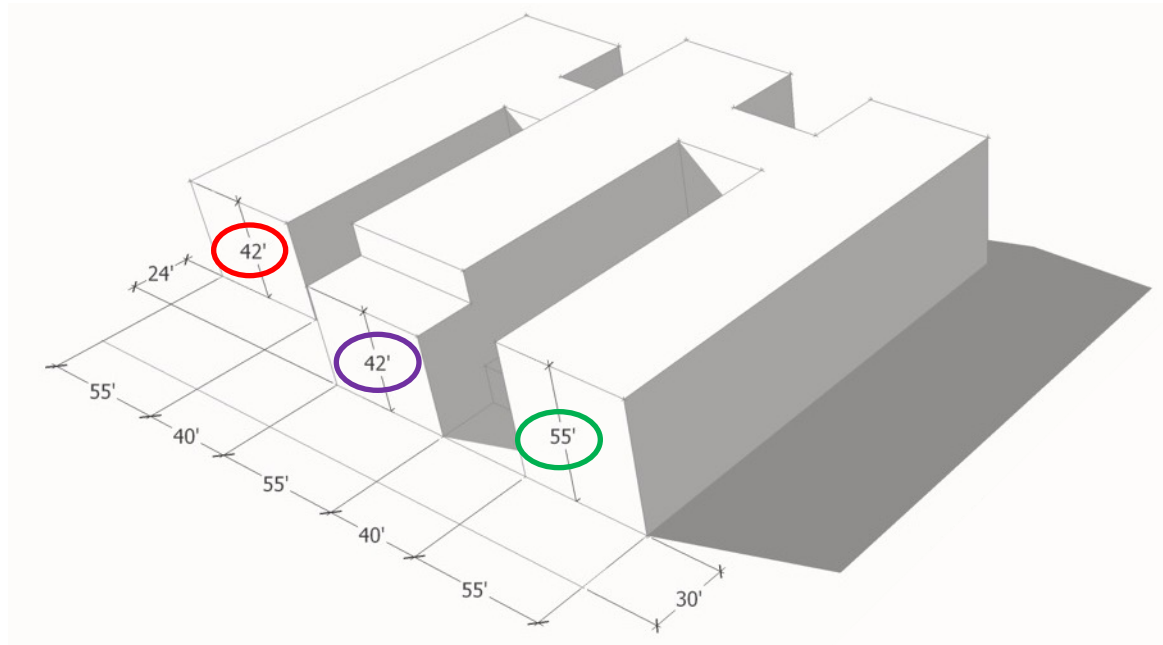


COMPARATIVE MASSING

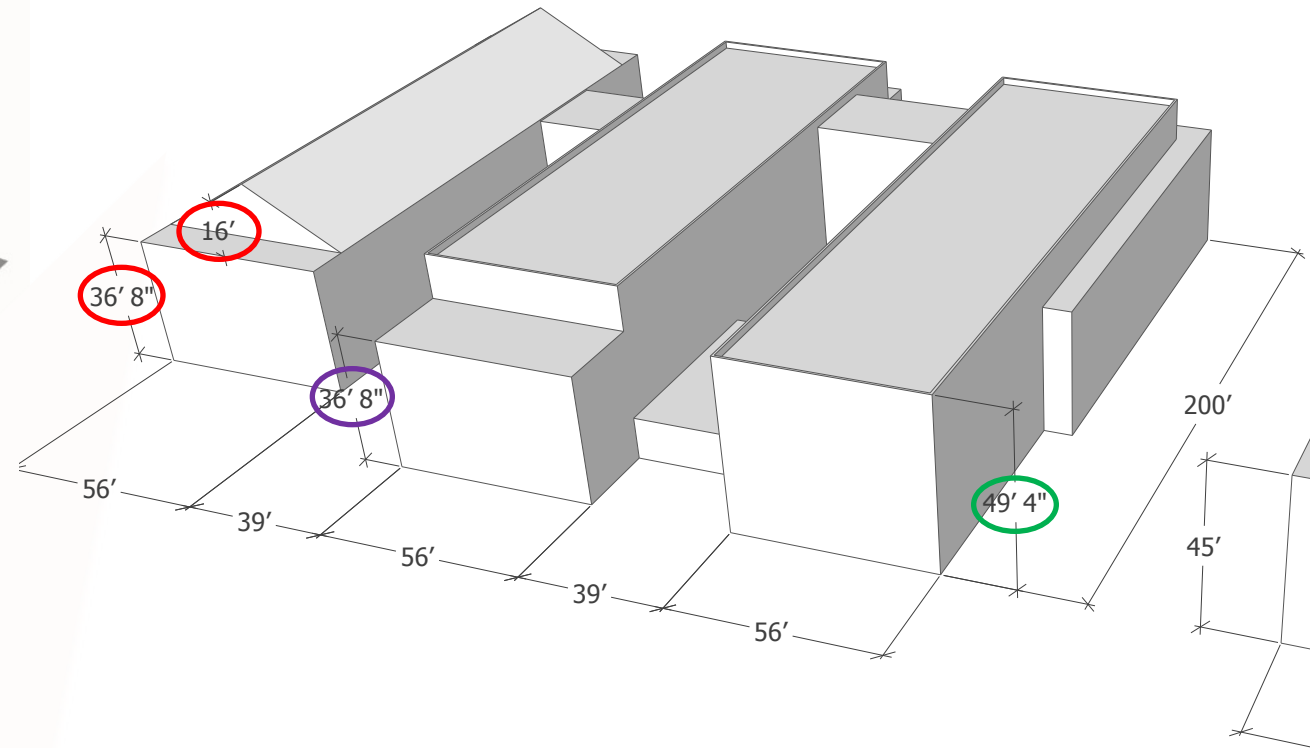


COMPARATIVE MASSING

June



July



5858 College



54th & College

BUILDING PROGRAM

RESIDENTIAL

Studios	15%
One-Bedroom	34%
One-Bedroom + Den	9%
Two-Bedroom	22%
Two-Bedroom + Den	9%
Three-Bedroom	11%
Total Residences	100

COMMERCIAL

Retail Space	9,400 SF
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PARKING SPACES

Structured/Garage	128
Surface	32
Bicycle	110

REZONING

Request: The MKNA Land Use Committee recommend approval of the rezoning of 5858 N College property from the existing zoning of C1 to MU-2.

- *Variances requested:*
 - *To allow a larger front setback than permitted*
 - *Building heights of up to 50'*

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

“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.”

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REZONING

The Meridian Kessler Neighborhood Plan calls for the following in relation to this Site:

- *Village Mixed-Use – well-designed, multi-story building(s) with a mix of uses that capitalize on the uncommon size of the property*
- *Building height – 2:1 ratio (ROW in front of Site is 90'), so 45' is the recommended height limit*

REZONING - COMMITMENTS

The following uses shall be prohibited:

- *Check cashing/payday loans, tattoo or body piercing, adult entertainment business, adult bookstore, assisted living/rehab facility, addiction treatment facility, pawn shop, liquor store, abortion clinic, mortuary, funeral home, second hand store, tobacco store, gun store, blood donor station, automotive goods or services or repair, or pest control.*

REZONING - COMMITMENTS

- Vehicular access from the site to the alley shall be prohibited.
- Existing street trees along College Avenue, on the west side of the sidewalk, in front of the site, shall be retained.
 - *The two trees remaining east of the sidewalk have a significant amount of dead growth and will be removed during construction.*

REZONING - COMMITMENTS

- Will plant up to three (3) evergreen trees of at least a 4" caliper on the south side of our property within a lower canopy void.
- Trees will be planted on the south side of the fence, in the backyard of Mr. Hamilton, to further screen views from the south into the property.



CONCLUSION

- Process of collaboration and compromise
- Reduce density from the latest TWG proposal by 33%
- Increase residential parking ratio by 28% from 1:1 to 1.3:1
- Setbacks equal to or greater than that of single-family homes to the south
- Preserve the existing street trees along College Avenue
- Respect existing land covenants by maintaining and/or replacing the existing fence along the perimeter of the existing parking area
- Restrict vehicular ingress/egress to College Avenue only; no alley access
- Utilize building materials that give the building a sense of permanence
- Total parking in the on-site parking lot currently is the same as proposed (160)

Q&A

