

38 Degrees North Phase 2 Concept Design Review

Design Review Board

July 18, 2019

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Planning and Economic Development

Project Description

- 172-unit Multi-family Development
- 8 buildings (3 stories tall)
- Amenities Areas
- Open Space Preserve
- Co-managed with 38 Degrees North Phase 1

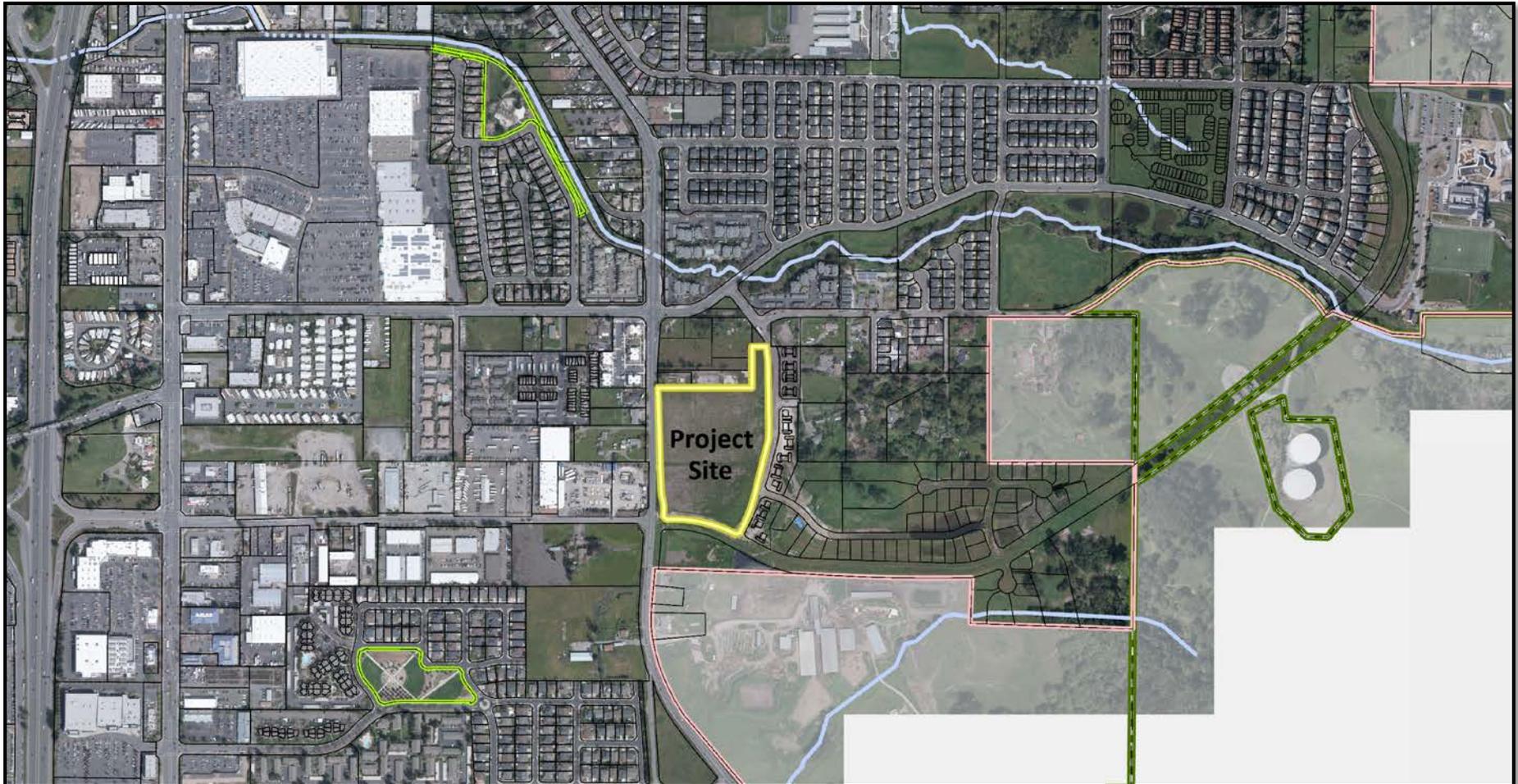


Entitlements and Review Process

- Permitted Use
 - Major Design Review
 - Request for Parking Reduction
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- Priority Planning Review
 - Building Permit Review



Project Context







Buildings (9)

20-plex (5)

- 1-bedroom (10)
- 2-bedroom (8)
- 3 bedroom (2)

24-plex (3)

- 1-bedroom (10)
- 2-bedroom (14)

Clubhouse

- 2-story
- 4,300 SF



General Development Standards

	Requirement	Proposed	
Res. Density	30 units per acre maximum	18 units/acre ✓	
Building Height	55 feet maximum	3 stories ✓	
Lot Coverage	100%	✓	
Setbacks	Front: 7.5 feet Side: 5 feet	✓ ✓	
Parking	<p>Studio and 1-bedroom (80) 1 covered space/unit 0.5 visitor spaces/unit</p> <p>2 or more bedroom (92) 1 covered space/unit 1.5 visitor spaces/unit</p>	<p>Required 172 = Covered <u>178 = Uncovered</u></p> <p>350 = Total</p>	<p>Proposed 172 = Covered <u>105 = Uncovered</u></p> <p>277 = Total 21% reduction required</p>

Neighborhood Meeting Comments

- A Neighborhood Meeting is scheduled for July 17, 2019.
- Comments received during the Neighborhood Meeting will be provided during the staff presentation.

Applicant Presentation



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