9/20/2017

Bigos Kelley Park Phase III - Lot 9 & 10

Regarding: Project Information

Project Description

The Kelley Park Phase III project is located south of Kelley Park on Lots 9 and 10. Two market rate apartment buildings are proposed - Lot 9 would be 61 units in four stories of wood construction over a below-grade parking garage; Lot 10 would be 114 units split between three and four stories of wood construction over a below-grade parking garage. Both buildings would contain a mix of one bedroom and two bedroom units – one bedrooms range from 650 S.F. to 750 S.F. and two bedrooms range from 1,000 S.F. to 1,400 S.F., including a select number of two-story "penthouse units." The units would be finished with high-quality materials such as quartz or granite countertops, stainless steel appliances, and wood cabinetry.

Amenities are located throughout both buildings, including a community room, club room, theater, and fitness center. Both buildings feature a rooftop deck, extensive landscaping at grade, including a pond, and "walk-up" decks at all first floor units. Lot 10 features an outdoor community space with a pool, patio space, bocce ball court, grilling stations and a dog run.

Lot 9 would have a public Live-Work space with offices, meeting space, and flexible workspace, equipped with Wifi and technology to facilitate a productive work environment. The Live-Work space would be available for use by both residents and the surrounding community.

Live Work Space

The Bigos Kelley Park Apartments will feature a live-work space for both residents and the community to utilize as a flexible space for work, meetings, studying and gatherings. The approximately 1,100 SF space will be located on the south-east corner of Lot 9, facing adjacent retail/commercial space and visible from Galaxie Avenue.

The space will be divided into two areas – an approximately 600 SF office area and an approximately 500 SF lounge/lobby space. The office space will have a conference room, which could be reserved for meetings, and two private offices that could be rented or contracted out to individuals, or used as a quiet, flex work space. The lounge/lobby space will be a casual meeting area with coffee-shop style work spaces – lounge furniture, bistro tables, and "laptop bars" (counters and high seating). A public restroom will be located off this space. Data and technology will be provided throughout these spaces, including wi-fi and monitors/televisions to use for presentations and group work. Exterior signage and designated parking spaces are planned to make this space accessible to the public.

Proposed Setbacks *(Amendments to PD-739 to allow reduced setbacks – from 15' to 10')*

This application includes a requested amendment to PD-739 to reduce certain setbacks on Lot 9 and 10 for the purposes of achieving the optimal building and site configuration to meet the goals and needs of both the neighborhood and the development. On Lot 9, the proposed setbacks would be reduced from a 15' minimum to a 10' minimum on Fortino Street and Fresco Terrace. On Lot 10, the proposed setbacks would be reduced from a 15' minimum to a 10' minimum on Fortino Street, Fresco Terrace, and Foliage Avenue.

A series of design strategies were developed for the project based on interactions and feedback from the city and neighborhood. The proposed setbacks are a critical component to accomplish these design strategies by maximizing the site, focusing on pedestrian engagement, and responding to the surrounding context.

Design Strategies

- Activate and engage the streets
    - Kelley Park and the surrounding neighborhood is developing into a vibrant, walkable area with increased pedestrian activity. The proposed buildings were designed with this in mind. Walk-up decks at all first floor units contribute to a lively, active streetscape
- Maintain views of the park for the surrounding neighborhood
    - The building on Lot 10 has been positioned to preserve views of the park from the neighboring townhomes
- Provide green space and vegetative buffers
    - Create green spaces on the sites as an extension of Kelley Park
    - Tree lined streets shade sidewalks and soften the transition from park to building
    - Ponds on both lots to accommodate storm water run-off and as a landscape feature
- Minimize vehicular traffic through Kelley Park
    - Lot 9 parking is located south of the building to minimize traffic impact on the park area
    - Lot 10 parking is aligned with the existing public parking and located on the far east side of the site, pulled as far from the park center as possible.
- Create a gateway to Kelley Park through Fresco Terrace
    - Frame Fresco Terrace with symmetric architectural features as a gateway to those entering the park
- Context, scale and mass
    - Create a transition in scale from the commercial development to the west and south towards the multi-family residential townhomes to the east – the Lot 10 building steps from four stories to three stories where adjacent to the neighboring townhomes.
    - Emphasis on pedestrian scale with walk-up units and more articulated base with masonry detailing including Architectural Masonry and brick coursing to create visual interest and texture where most visible to pedestrians.
    - Break down overall mass of building and create depth with three-story bays, the four story mass of the building is recessed six feet

Lot 9

Unit Type	Units	Bedrooms
One Bedroom Small (660 SF)	20	20
One Bedroom Large (750 SF)	11	11
Two Bedroom	30	60
Total	**61**	**91**

Parking: 124 Stalls (Garage: 64 stalls / Surface: 32 / On-Street Parking: 28)

Lot 10

Unit Type	Units	Bedrooms
One Bedroom Small (660 SF)	32	32
One Bedroom Large (750 SF)	43	43
Two Bedroom	39	78
Total	**114**	**153**

Parking: 208 Stalls (Garage: 136 stalls / Surface: 44 / On-Street Parking: 28)