

Special Zoning District 9

PrimeDesign - PrimeBuilt - PrimePlace
1532 College Ave F19 Manhattan, KS 66502
785-317-5265

Development Concept

- Smart Urbanism -

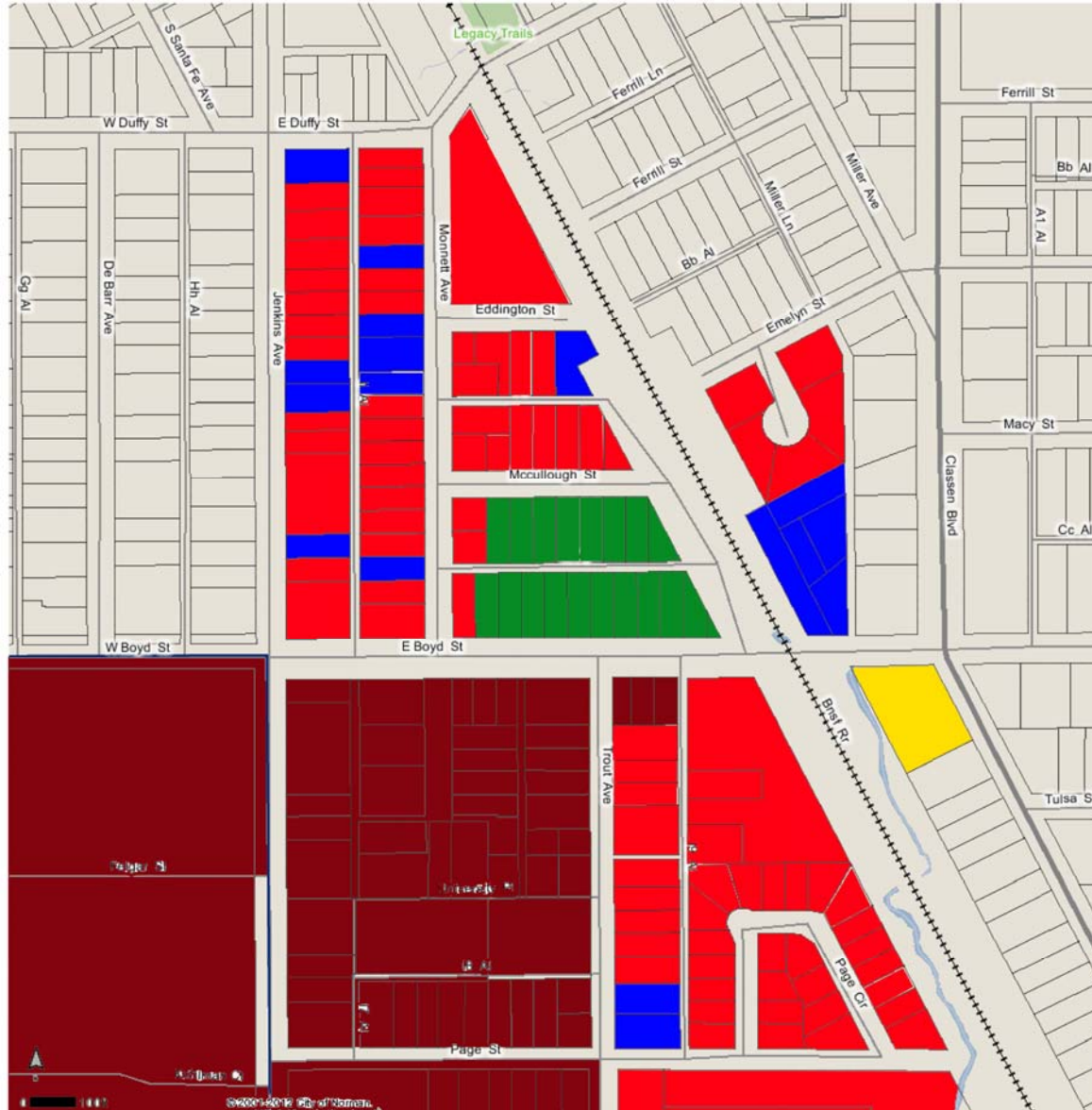
- High Density, Walkable Communities
 - Residents walk to local shops, services, and place of employment (or school)
 - Reduces Vehicular & Parking Issues
 - Reduces Sprawl -preserves rural green space
 - Promotes Sustainability & Public Transportation
 - Reuses Existing Public Infrastructure
 - Increased Property Tax per Acre

The Goal

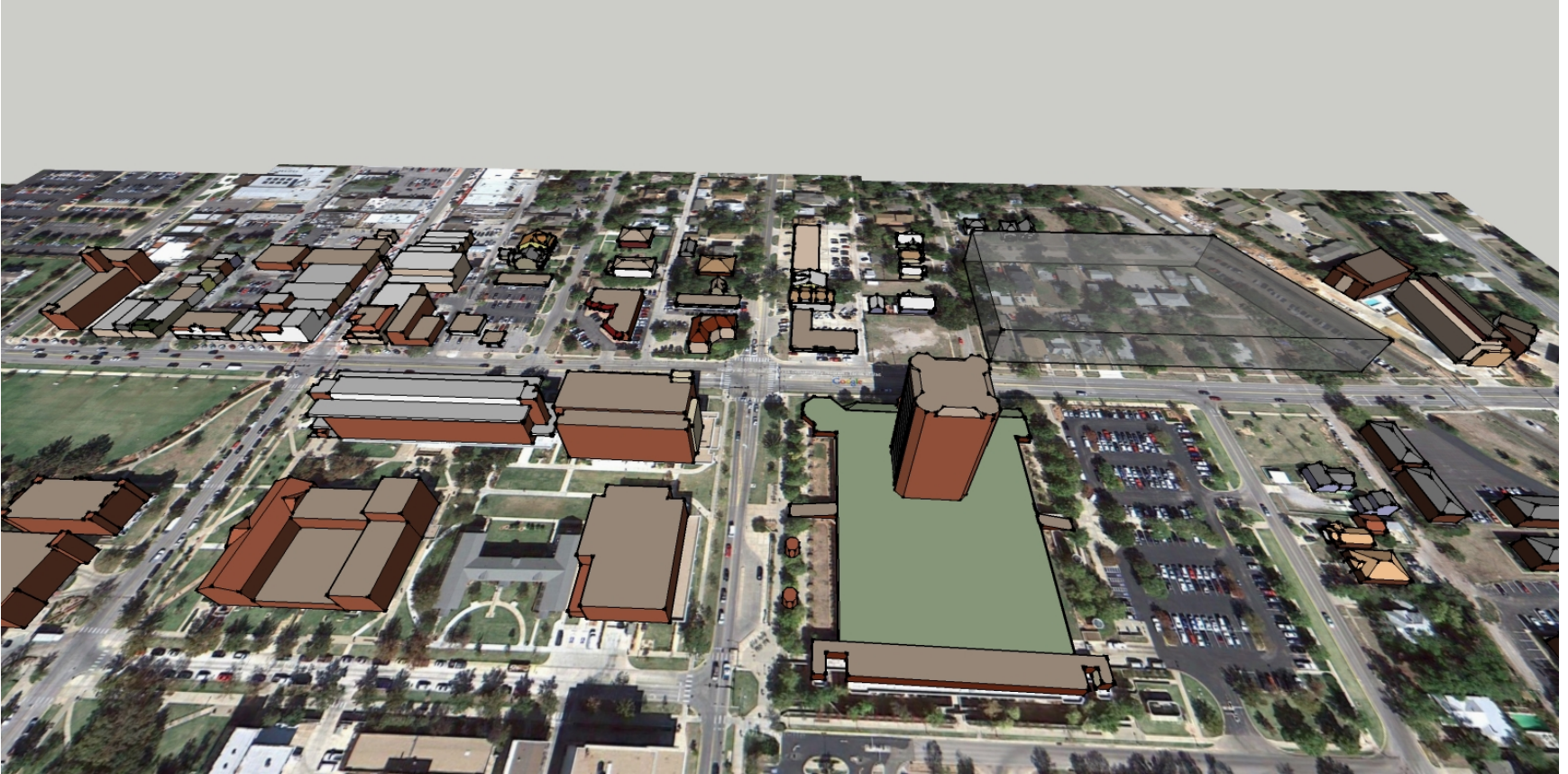
- Is this the right location for High Density?



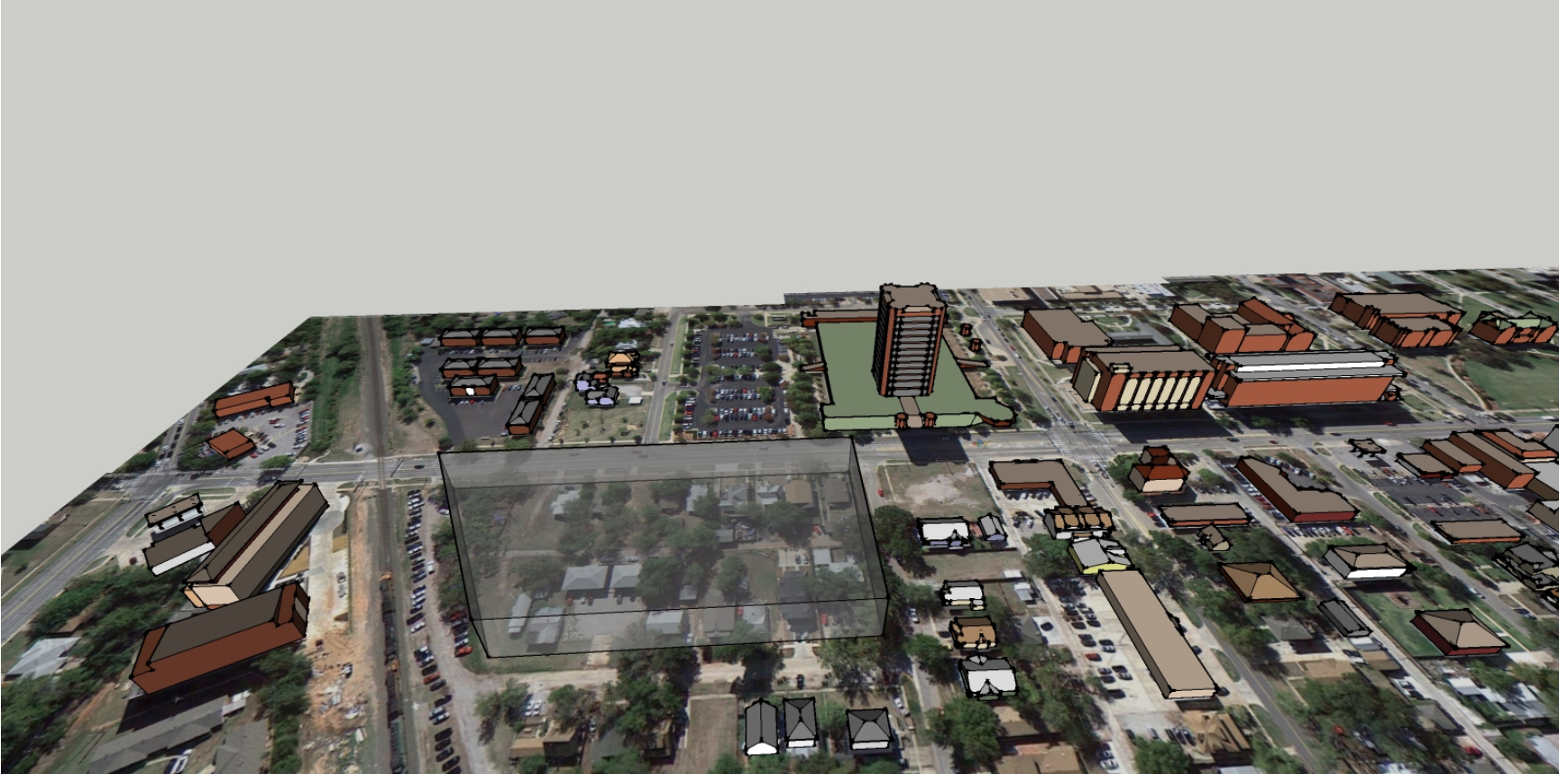
This is a Rental Neighborhood!



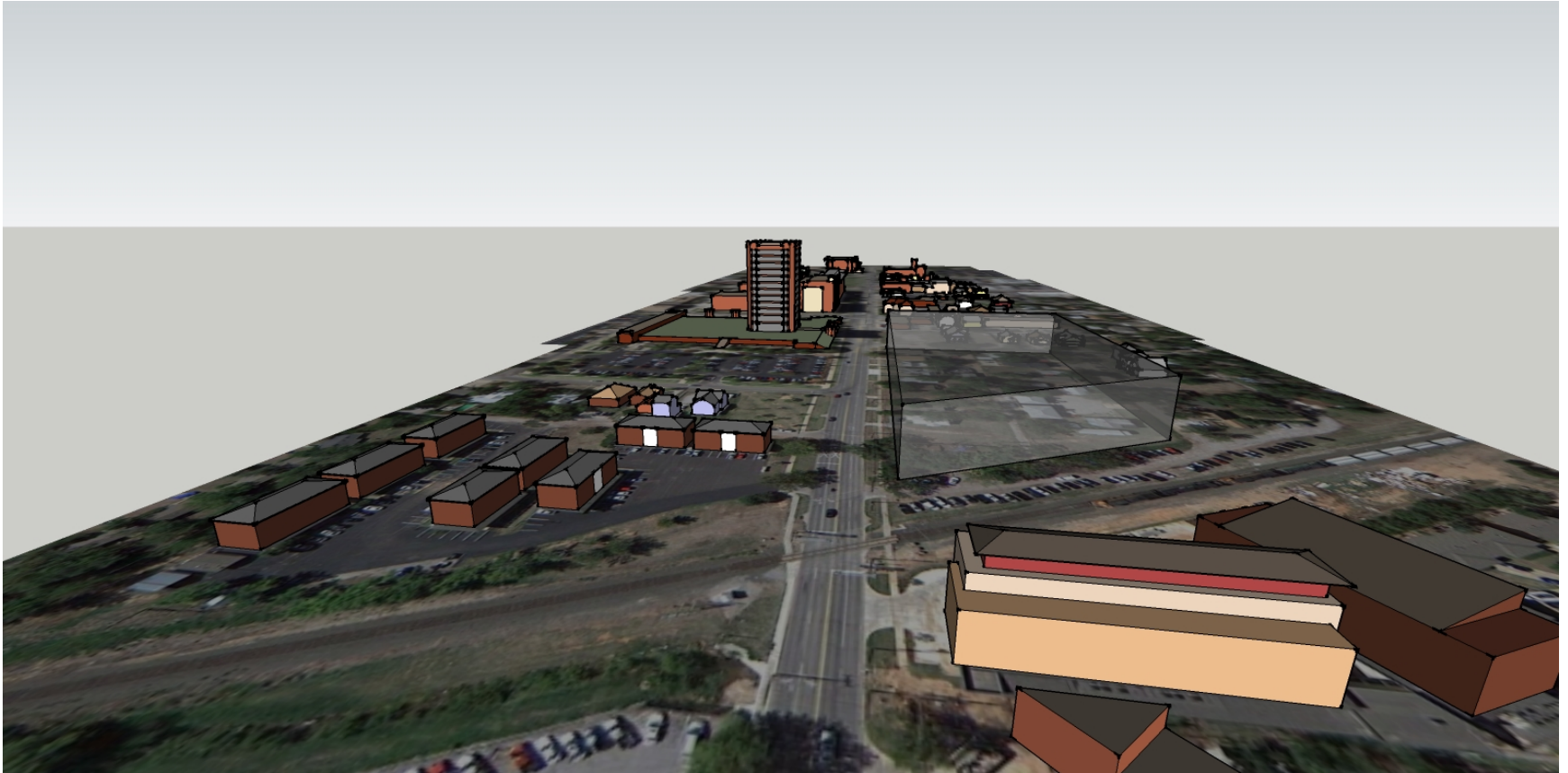
Special Planning District 9



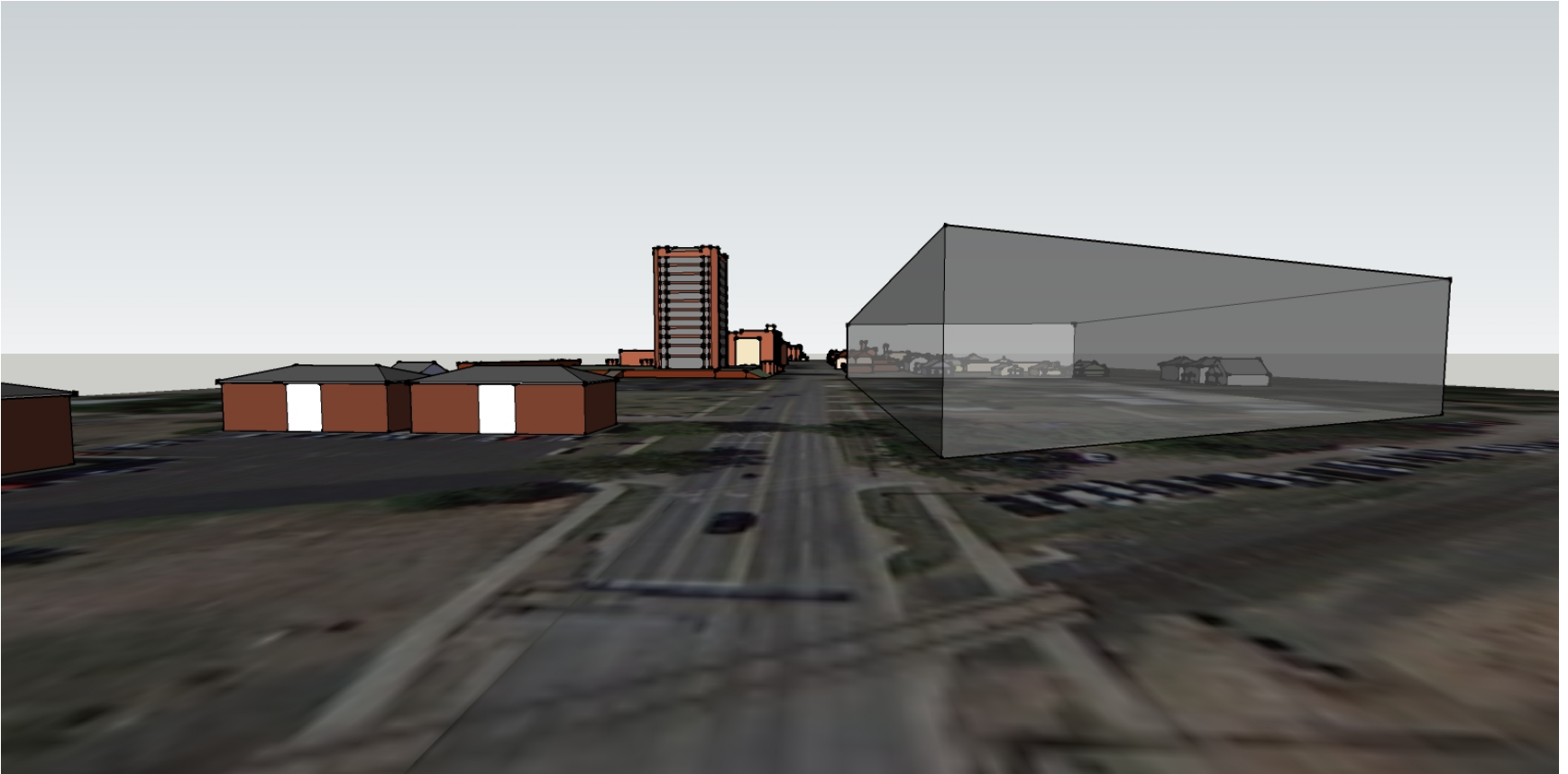
Special Planning District 9



Boyd & BNSF RR



Boyd & BNSF RR



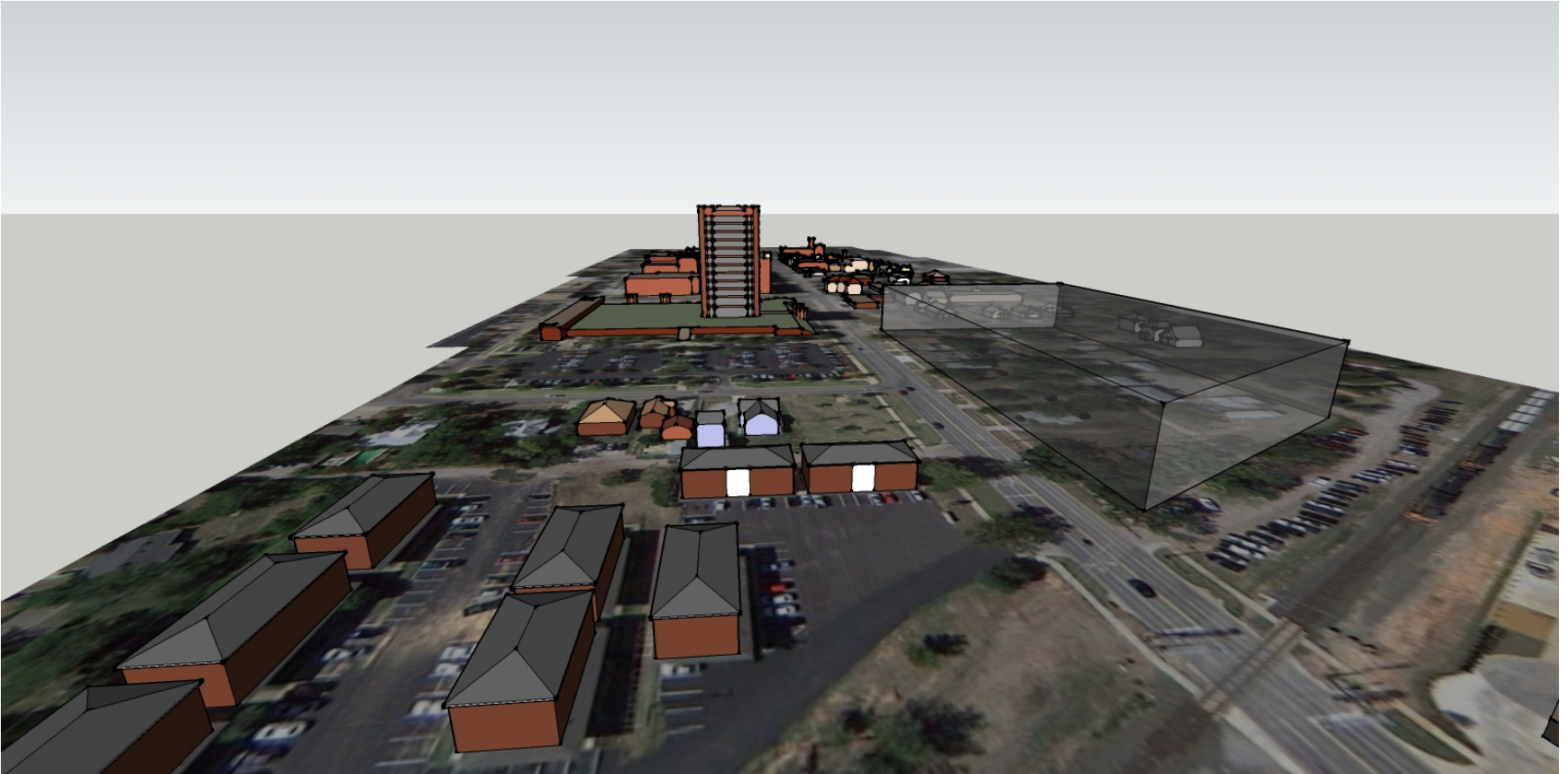
Boyd & BNSF RR



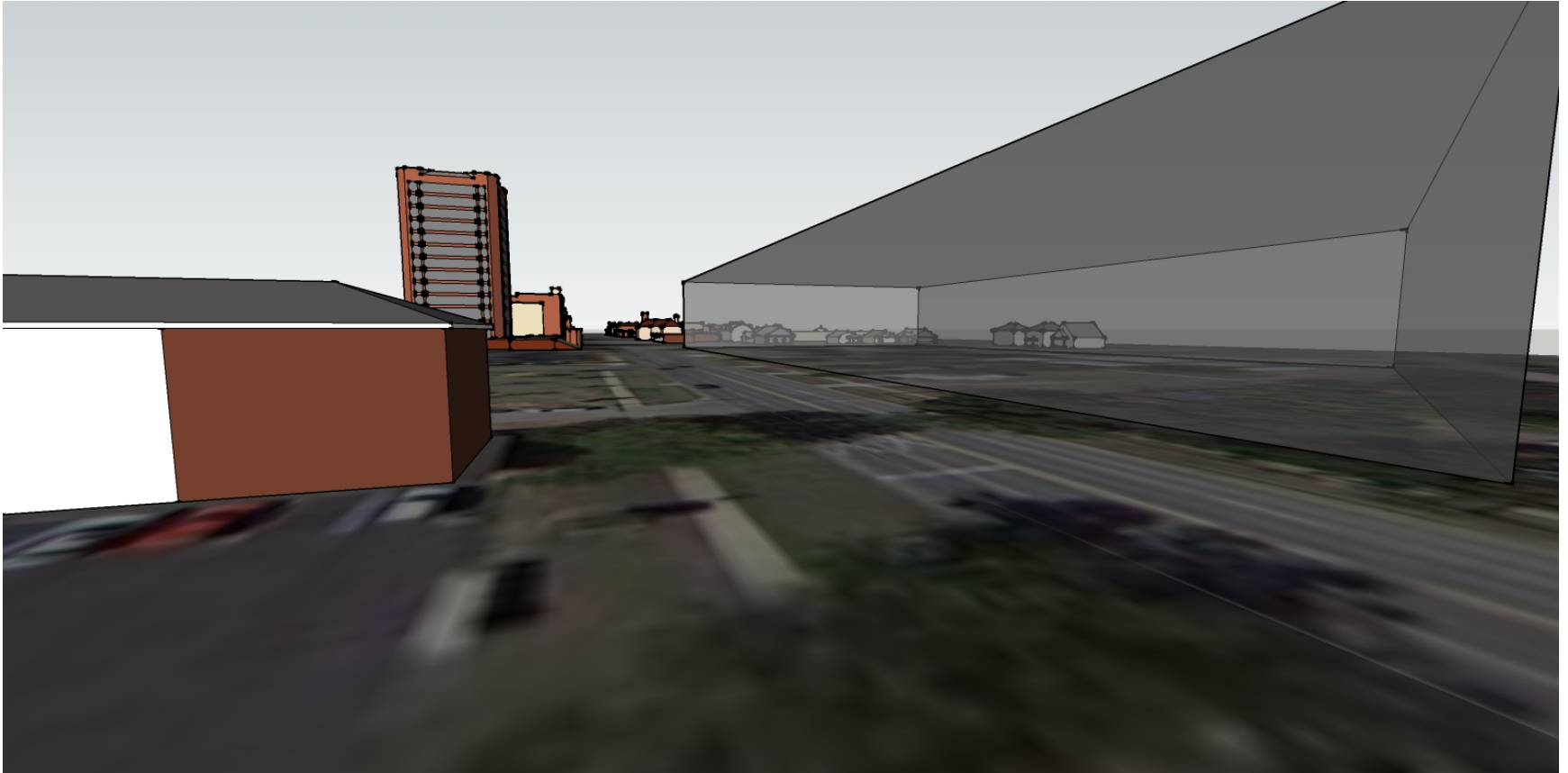
Boyd



Boyd & BNSF RR



Boyd Northwest



Boyd Looking NorthWest



Boyd & Trout



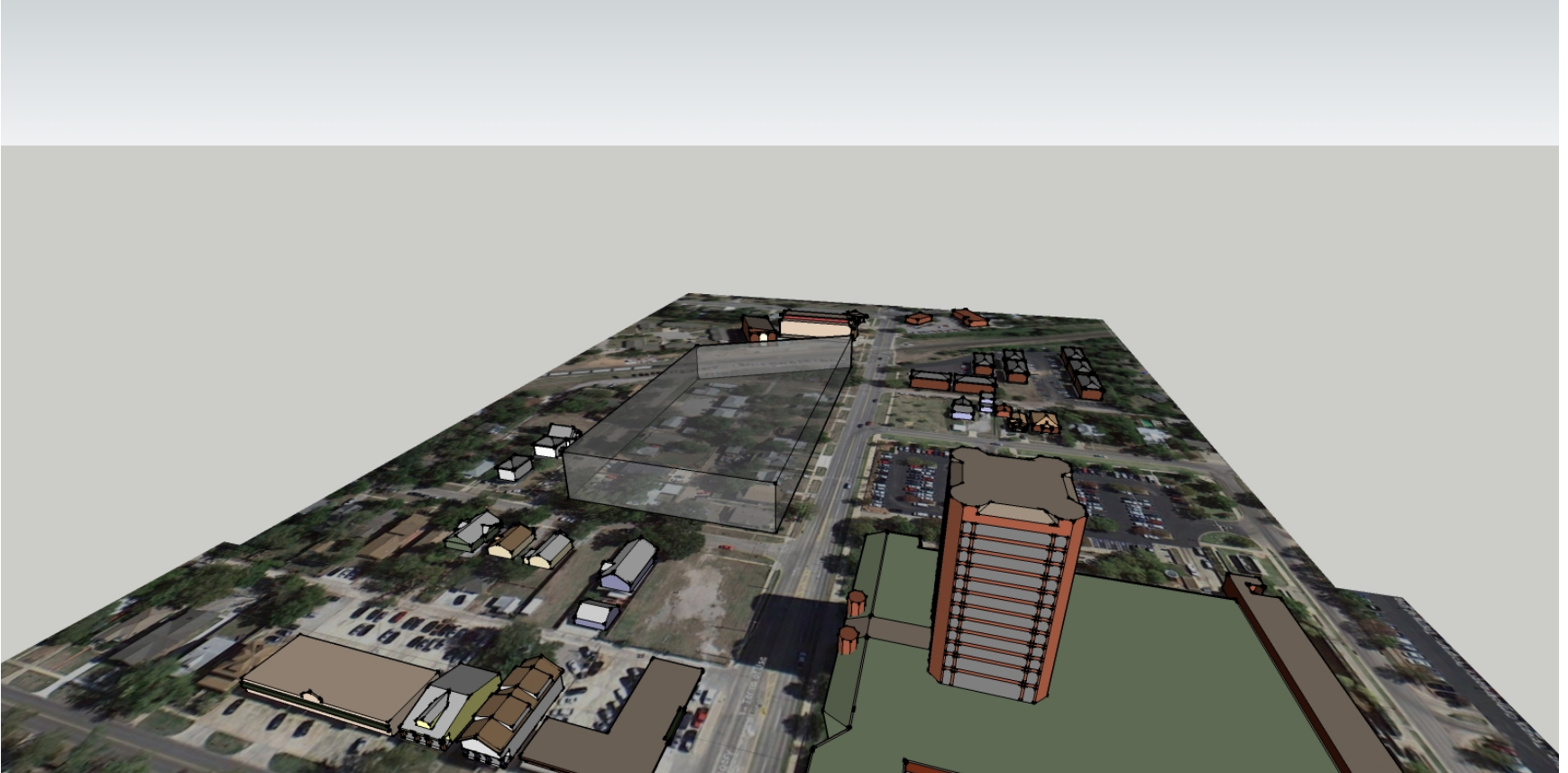
Boyd & Trout



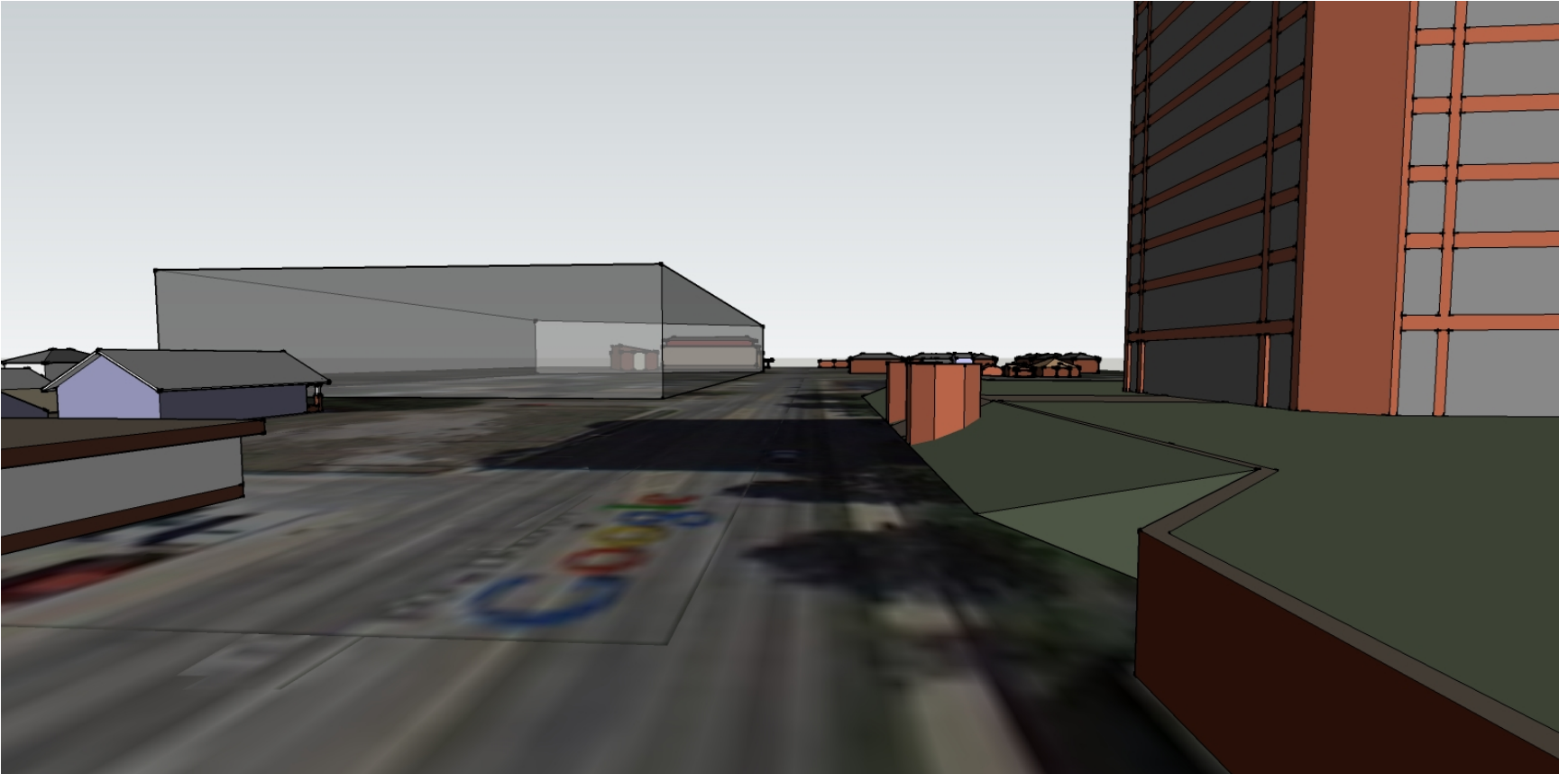
Boyd & Trout



Energy Center Boyd



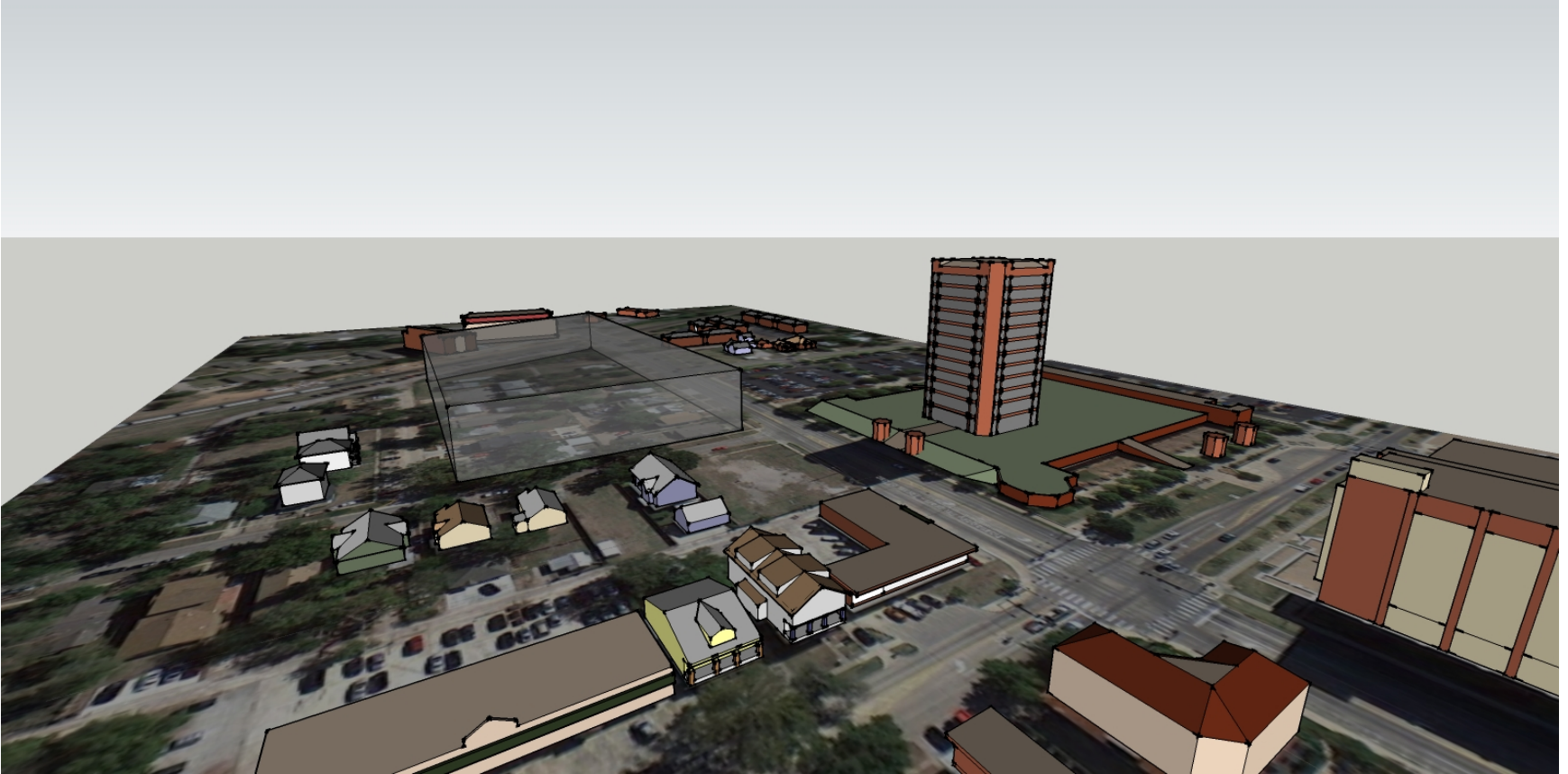
Energy Center Boyd



Boyd Looking East



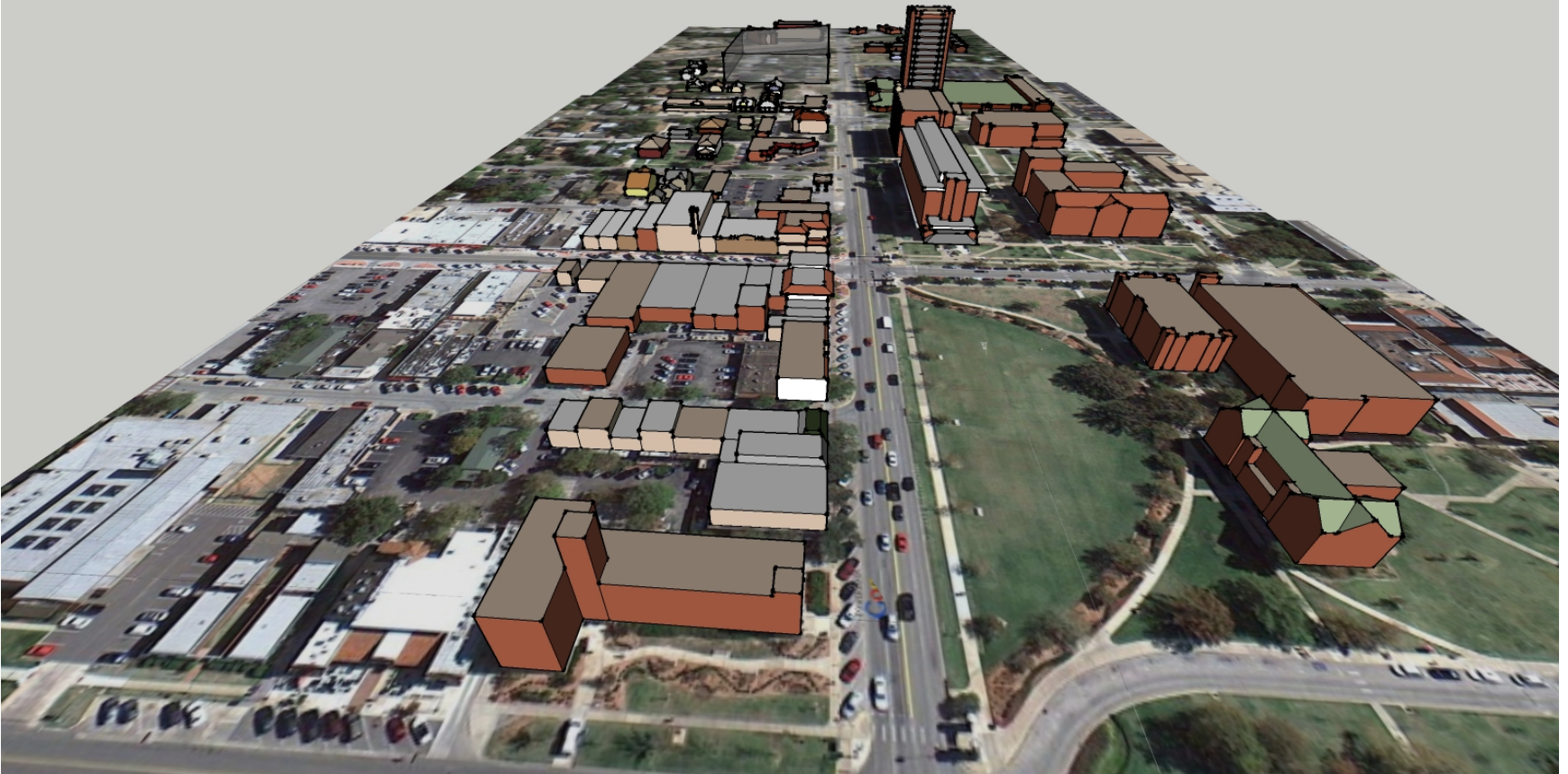
Boyd & Monnett



Boyd & Monnett



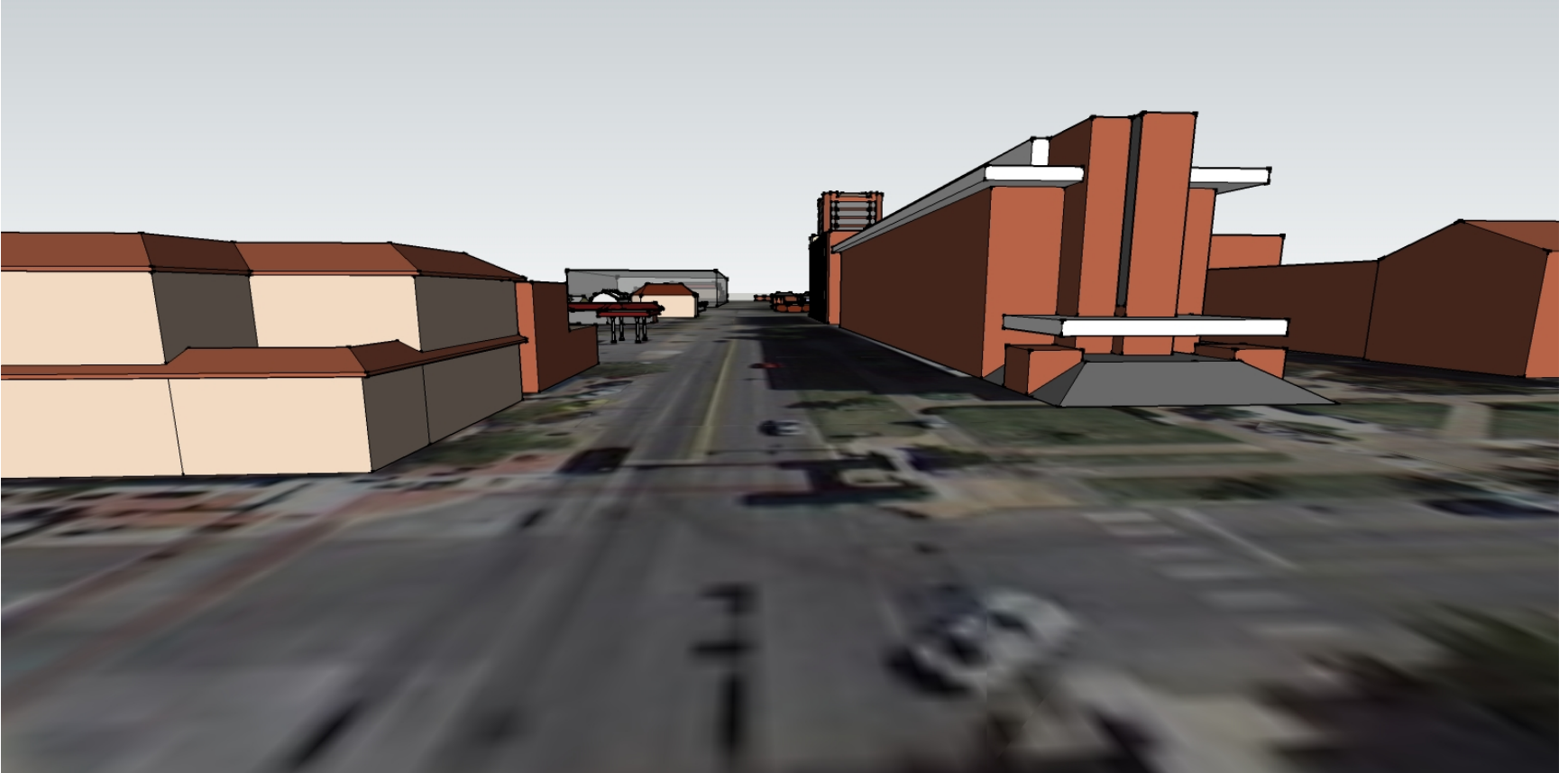
Boyd Campus Corridor



Boyd Campus Corridor



Boyd Campus Corridor



Boyd Art Museum



Boyd Art Museum



Boyd Campus Corridor



Boyd Campus Corridor



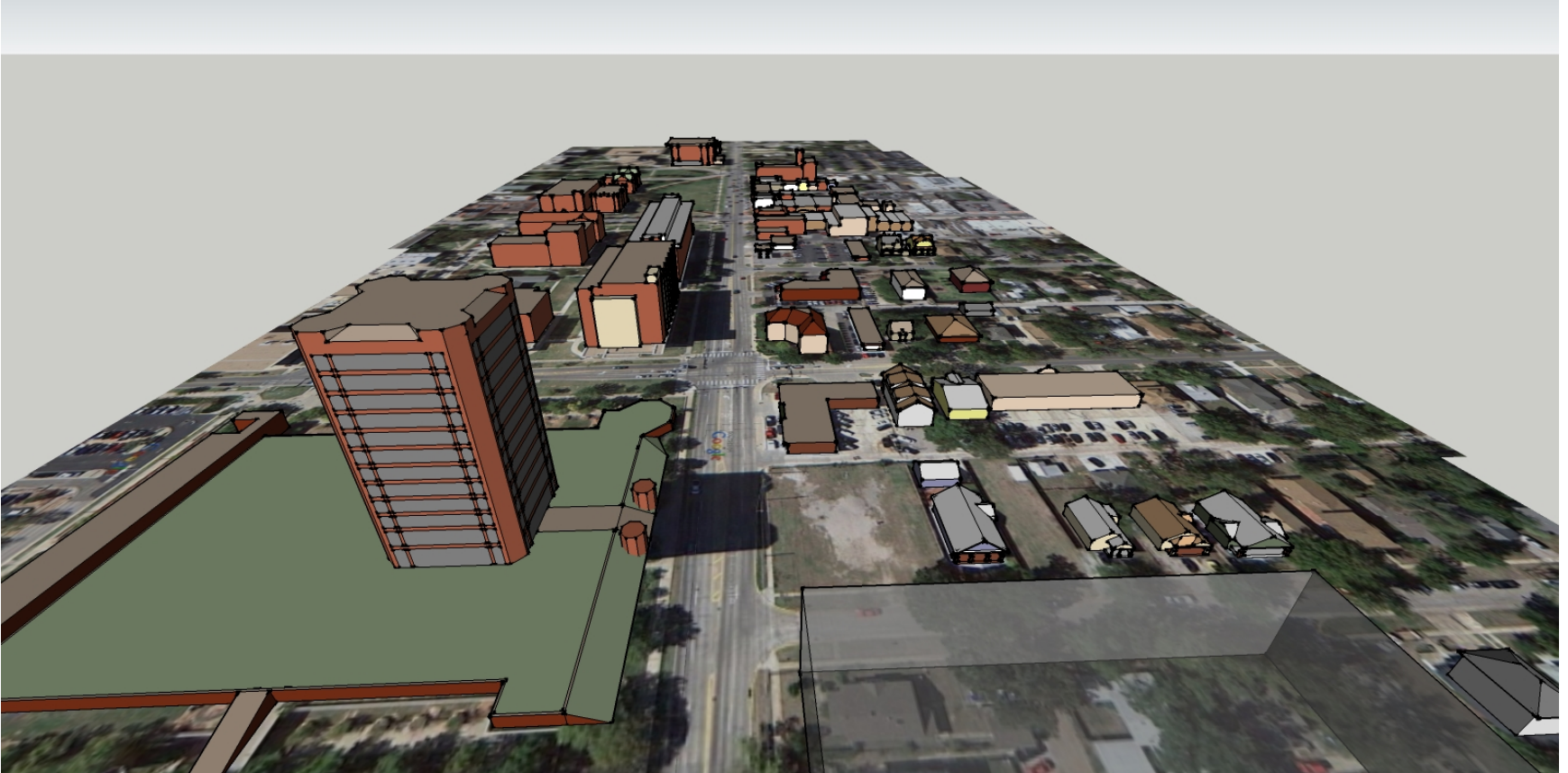
Boyd Campus Corridor



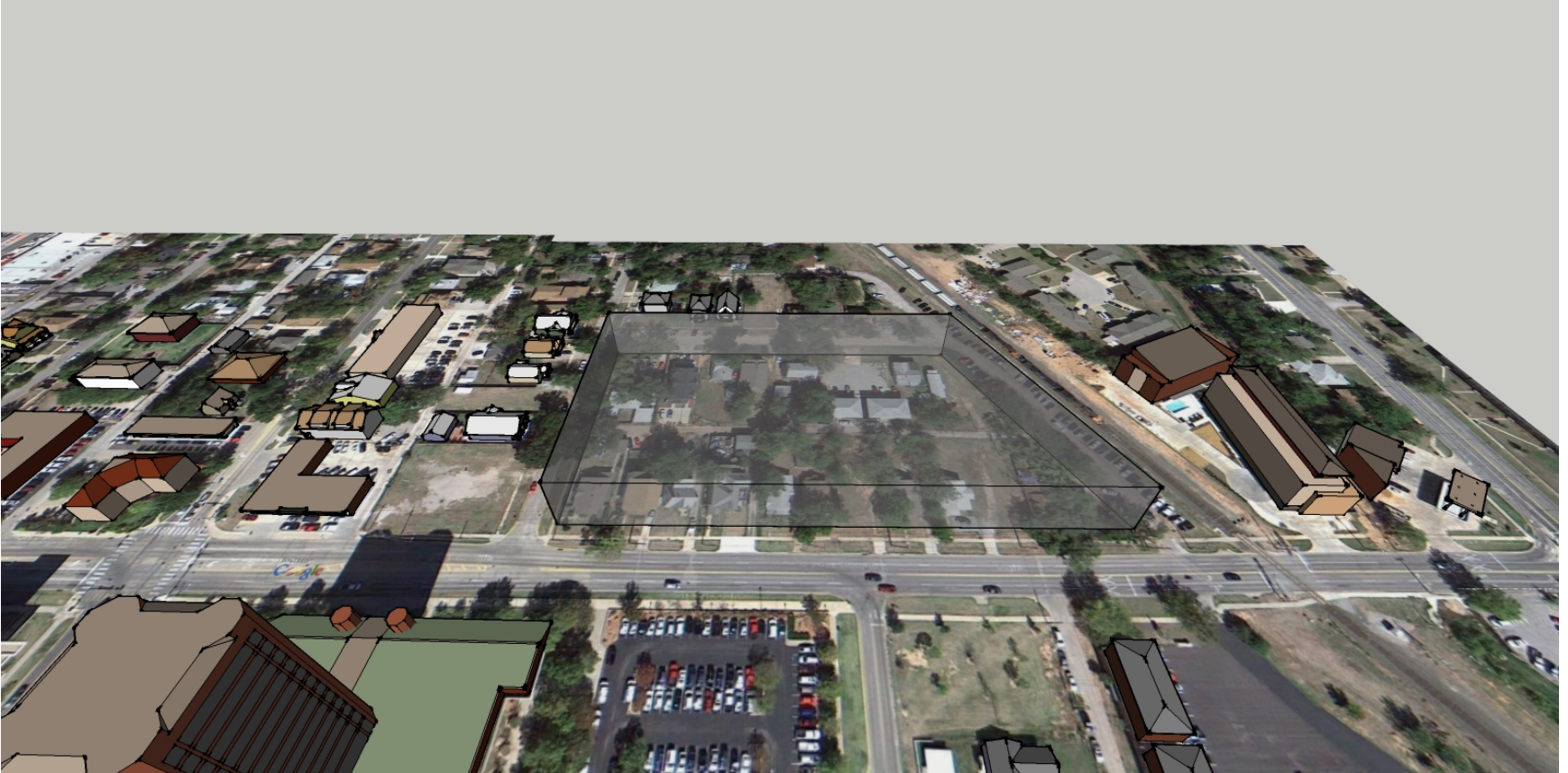
Energy Center



Energy Center



Boyd Special Planning District 9



Boyd Special Planning District 9



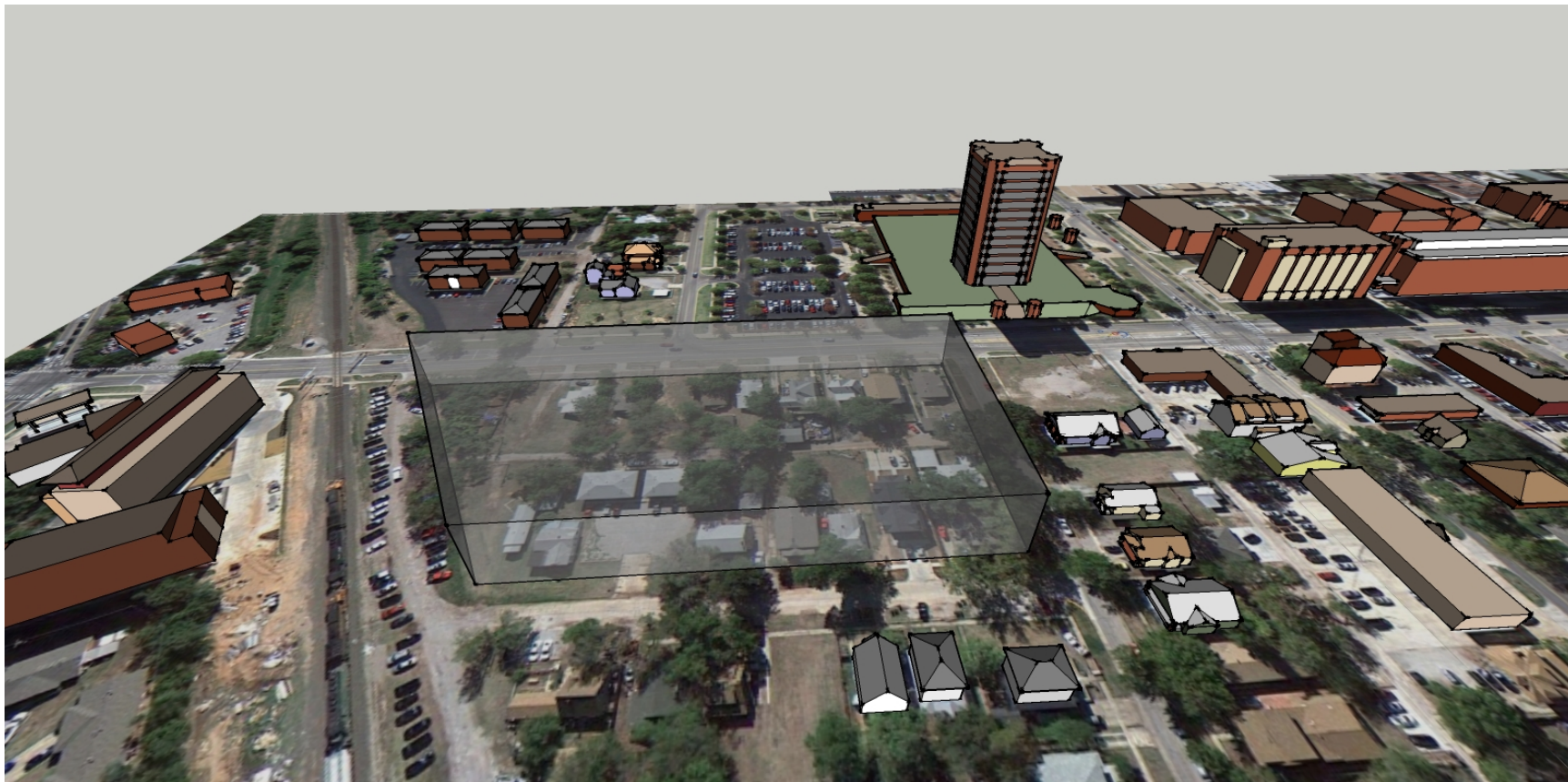
Boyd Special Planning District 9



Boyd



McCullough Special Planning District 9



McCullough Special Planning District 9



McCullough Special Planning District 9



McCullough Special Planning District 9



McCullough Special Planning District 9



McCullough Special Planning District 9



McCullough Special Planning District 9



Monnet Special Planning District 9



Monnet Special Planning District 9



Monnet Special Planning District 9













401 Lofts



Urban Infill BYU Provo, UT



Urban Infill BYU Provo, UT



Stillwater Flats



Oklahoma City



Oklahoma City



Special Planning Area 9

1. Density
2. Open Space
3. Height
4. Parking
5. Setbacks
6. Design
7. Public Space
8. Infrastructure

Density

- 100 Units per Acre
 - Are 100 4-br. Apartments the same as 100 1 –br. Apartments? 400 bedrooms vs. 100 bedrooms
 - We propose a Population density of 250 bedrooms per acre
 - Floor Area Ratio of 4.0

Open Space

- 10% Open Space



Height

- 75 ft or six stories



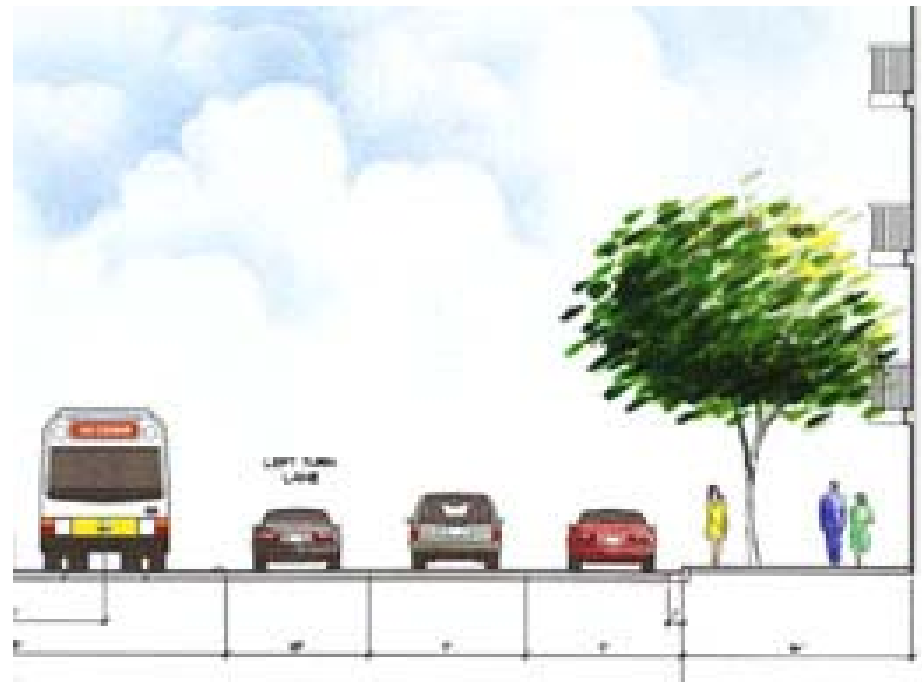
Parking

- Structured Parking Garage
- Proposed 1 space per bedroom



Setbacks

- Boyd must not exceed 5'
- Monnett, McCullough 3' for each floor above the third story
- BNSF Right-of-way-0'



Design

- Human Scale Design Elements
 - Windows, porches, bay windows, towers, architectural articulation
 - Awnings and balconies



Public Space

- 10' Sidewalks along Boyd St.
- Landscape areas include benches, bike racks, landscaping to enhance pedestrian environment



Infrastructure

- Adequate public facilities must be present or be installed which address the unique needs of a multi-story structure.
- Traffic concerns must be addressed by a Traffic Impact Analysis

Is this the Right Place?

