



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 603 S Whitney Way

Application Type: Informational Presentation – Major Amendment to an Existing Planned Development for a New Mixed-Use Building
UDC will be an Advisory Body

Legistar File ID #: [82926](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Jacob Klein, JT Klein | Kevin Burow, Knothe & Bruce Architects

Project Description: The applicant is proposing the construction of a four-story mixed-use building in an existing Planned Development. Both surface and underground parking are proposed.

Approval Standards: The UDC is an **advisory body** on the Planned Development request. For Planned Developments the UDC is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval (PD Standards Attached), including, more specifically PD Standard (e), which generally speaks to coordinating “...architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.”

Approved Planned Development: As noted in the Westgate Redevelopment Planned Development Zoning Text (Legistar File IDs [60919](#) (Planning), and [60411](#) (UDC)), the zoning district was “...established to allow the construction of residential multi-family housing, office, medical/clinic, private north-south street, and a community green space.” Building heights of up to eight stories are permitted and building setbacks are per the approved plan. Originally, the general development plan for the subject site was to be comprised of a 3-8-story, office/medical/clinic with structured parking. The proposed plan would represent a change to this underlying GDP.

Adopted Plan Recommendations: The City’s Comprehensive Plan recommends Regional Mixed-Use (RMU) development for the project site. As noted in the Plan, “*The RMU land use category includes existing and planned high-intensity centers supporting a variety of multi-family housing options and commercial activity serving the needs of the region*” that are mapped along major transportation corridors at prominent intersections or interchanges. These areas will typically include larger scale, transit-oriented developments with multi-story buildings of up to 12 stories. As noted in the City’s Comprehensive Plan, these areas should provide an urban environment that exhibits an enhanced pedestrian environment with pedestrian amenities, including decorative paving, benches, landscape, etc., with buildings being positively oriented towards the street, and parking being located behind or underground buildings. On-street parking is desirable.

Summary of Design Considerations

Staff requests that the UDC review the proposed development and provide feedback regarding the aforementioned standards related to the items noted below.

- **Building Orientation.** As noted on the site plan, while there are residential units located at the street level, building connectivity to the street is limited to only common building entries. Staff believes that

consideration should be given to exploring ways to improve the street orientation, including providing additional street-oriented building or unit entrances. Staff requests the UDC provide feedback related to the building orientation.

- **Site Planning Considerations – Parking and Landscape.** The site plan shows a parking area located between the previously approved development on Lot 2 and the proposed mixed-use building (Lot 3), both of which will be lined by residential units. With regard to parking, while the adopted Comprehensive Plan indicates that on-street parking is preferred, that site designs should exhibit “...an urban environment...” with buildings oriented toward the street and an enhanced pedestrian environment. While not a true street, consideration should be given to parking lot design enhancements to better complement the adjoining residential uses. Staff recommends various options be considered so that the parking area takes on more of a “complete street” character including elements such as parallel parking, detached sidewalks with terraces, additional planting areas, and/or pedestrian amenities (striped mid-block crossings, benches, etc.) to enhance this area beyond a conventional parking lot.

In addition, as shown on the approved Planned Development GDP/SIP landscape plan for Lot 2, there is a significant buffer intended to be planted with overstory deciduous and coniferous trees and shrubs. It is unclear based on the information provided, how the proposed parking area will impact these plantings. Consideration should be given to maintaining an adequate buffer/screen.

Staff requests the UDC provide feedback related to the proposed surface parking area, especially as it relates to providing adequate screening from the street, and buffer/transition between Lots 2 and 3, as well as incorporating other design elements or alternative parking configurations that would reflect a more urban environment.

- **Building Design and Materials.** As noted in the application materials, the material palette is primarily comprised of masonry and composite siding. Staff notes that while the overall material palette is relatively simple and consistent with surrounding context, consideration should be given to the materials and detailing. Staff requests the UDC provide feedback on the overall building design and materials.