



**Agenda Item #:** 3

**Project Title:** 6701 McKee Road - Planned Development-Specific Implementation Plan (PD-SIP) for a New Mixed-Use Development . (District 7)

**Legistar File ID #:** 84960

**Members Present:** Cliff Goodhart, Chair; Marsha Rummel, Shane Bernau, Wendy von Below, Rafeeq Asad\*, Jessica Klehr, and Russell Knudson

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

\*Asad was recused on this item.

## Summary

At its meeting of September 25, 2024, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Development-Specific Implementation Plan (PD-SIP) for a New Mixed-Use Development located at 6701 McKee Road. Registered and speaking in support were Abby Hultman, Joseph Lee, and Brock Hinze. Registered in support and available to answer questions were Alex Weis, and Jake Livesey.

### Summary of Commission Discussion and Questions:

The Commission inquired about the intent of the pilasters, wrapped columns and their placement related to the siding. The applicant responded that they will likely go up against the siding and that the intent was to break-up the upper floor of the building and to create a more human scale; without them the design gets pretty massive. The applicant team felt that the columns did a better job create an accent.

The Commission asked about the future locations of louvers and wall packs. The applicant replied that unit louvers will be located on the inside of balconies, and not on the main façades; they will be visible, but obscure.

The Commission inquired about the solar exposure of the pool, and whether consideration had been given to shifting it eastward for more afternoon sun. The applicant responded that they did do a solar study, which showed sun in this area for most of the day. The pool was shifted to get more pool area – it is possible to shift is north, but the pool size would like be reduced. The pool renderings show one or two hours within midday.

The Commission discussed the street side of pool terrace, noting the architectural screen is a nice touch, but it is lacking in how it fits in with the landscape. Both sides should have some sort of softscape to help anchor the screen; ornamental trees or mass planting of ornamental grasses to help reinforce it as a filtered screen. The commission noted that the dog run area also needs plantings at the base of the fence. There are opportunities for more planting beds and material to soften the elevated terrace.

The Commission inquired about the location of the dog run, noting that it will be highly visible. The applicant replied that this location gives good access from both buildings, allows for a reduction in parking on the A2 building. The Commission noted that there will need to be some design efforts made in what that looks like as it is very visible.

The Commission noted that the exposed building base is quite a large amount of exposure without any landscape or other architectural tools to soften or modulate it. The Commission noted that they would expect to see some

improvements there. The Commission also suggested that exploring if the entries could be connected to the street is necessary, as well as making the pilasters functional as well as decorative.

The Commission also noted that exploring the idea of making the surface parking area and where the dog run is more of a courtyard type experience rather than just exposed to the street. The dog run could be defined better than with just a chain link fence along McKee; maybe a low masonry wall or some other architectural elements to give it that courtyard effect. Bringing some of the building elements out into the public realm a little bit for more connection with the two main streets.

The Commission further commented on the building orientation towards the street, especially at the corner of McKee and Maple Grove. The setback of the building doesn't preclude first floor patios and garden walls. First floor patios could come out further into the green area and denote privacy with a small gate, fence or garden wall, or all three of them. The expanse of walls without openings could be helped with a terraced wall could help minimize the height of that wall without having to change the function of the building.

The Commission noted the building corner is really not anchored in the landscape, it needs hardscape improvements to hold the edge and connect to the corner. Low site walls or terrace walls, hardscape patio and additional landscaping.

The Commission noted that the rhythm of the parking lot trees and spacing, as well as islands should be consistent across the two developments, from west to east.

The Commission suggested looking at how residents re-enter the building where there is only a single stair door with no glazing. There should be more of an entrance that ties to the sidewalk for pedestrians.

## Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.