



Project Address: 5602 & 5606 Schroeder Road

Application Type: New Residential Building in Urban Design District (UDD) 2
Initial/Final Approval is Requested

Legistar File ID #: [72589](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects, LLC | Joe McCormick, JD McCormick Properties

Project Description: The applicant is seeking Initial/Final Approval for a four-story apartment building containing 80 dwelling units and 71 underground parking stalls.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 2 ("UDD 2"), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(13).

Adopted Plans: The City's adopted Comprehensive Plan recommends the project site for Community Mixed-Use land uses, including an intensive mix of residential commercial and civic uses. Areas designated as CMU are generally located along major intersections and along relatively high-capacity transit corridors. Development in these areas is recommended to range in height from 2-6 stories. The project site is also located in the 2008 Southwest Neighborhood Plan (the "Plan") planning area. The Plan recommends Neighborhood Mixed-Use land uses for the project site. As noted in the Plan, providing a variety of quality housing types is identified as a goal.

Summary of Design Considerations

Planning Division staff requests that the UDC make their findings and base their decision on the aforementioned standards and guidelines of UDD 2, referencing the related design considerations that were part of the Commission's Informational Presentation comments as noted below:

- Simplification of the building design, including minimizing the color palette and consistently applying architectural details, including overhangs and sun shades, and the use of masonry at building corners,
- Shifting the building as far away from the US HWY 12/18 corridor and exit ramp as possible and potentially raising the first floor units above-grade,
- Creating a robust landscape buffer screen along US HWY 12/18,
- Incorporate a green roof.

In addition, staff requests the Commission's findings on the design considerations noted below.

- **Building Design and Site Relationships.** As proposed, the building appears to comply with the maximum permitted height of the zoning district (five stories/78 feet), with the fifth story being comprised of the proposed loft spaces. Staff recommends that consideration should be given to the loft spaces as they relate to the surrounding context and overall building composition and proportions. As noted in the UDD 2 Building Relationships requirements, *"At the same as relating to the site the new development shall take into consideration activities on adjacent properties with relation to:...windows...height...and scale."*

The same section includes a guideline stating, *“The relationship of any buildings to the public right-of-way should be completed in a manner that presents an attractive, properly located structure. The setbacks of the buildings should be irregular so as to give a variety in the line of sight as well as take advantage of views and topography.”*

- **Landscape Plan.** Given the project site location and context, consideration should be given to landscaping that provides for year round screening, not only for residents and open spaces oriented towards the US HWY 12/18, but also for parking areas from adjacent properties and the street. As such consideration should be given to the density of landscape buffers, berming, fencing, plant height and species, etc. Staff requests UDC’s findings related to the overall landscape plan as it relates UDD 2 Landscape and Screening requirements and guidelines, including those that generally speak to functionality, screening views along roadways, complementing architectural features, as well as those that speak to the height at time of planting, the spacing, height at maturity, and the ability of proposed plan to screen throughout the year.

Summary of UDC Informational Presentation

As a reference, the Commission’s comments from the July 27, 2022, Informational Presentation are provided below:

- This could be simplified a bit. The fourth story could be same color as the recessed area, the overhangs on the corners seem like an appendage; it would be simpler if there was nothing there or if it were aligned with something else and came around the building. Some of the other color changes could be simplified. Overall I don’t have any objections to the overall form.
- Tailor Place is successful without all the colors.
- If it just had brick going up on the two corners, if the sun shades are so functional they should be on all the windows, really clean it up. I wish there was a better way to buffer the building from the off-ramp, given where you have your driveway entrance, you probably can’t put enough lush and evergreen landscaping back there, but at least it will be a visual barrier. This is really up to the Plan Commission to grapple with whether this is a good place for someone to live or not.
- Because of the intersection of the off-ramp, getting those apartments a bit above grade might help a little bit visually. Again it’s not acoustically going to make a difference but psychologically it might help.
- Are there stormwater plans?
 - Those are not yet fully worked out. We are looking at the north corner for something.
- Given the tight site, this is a case study for a building with a green roof. Can the roof be experienced or seen from the Beltline? If so that would be another reason for a functional amenity and give the building some other aesthetic qualities, a planting system that could have some height.
- If the stormwater ends up on the north part where you have some greenspace, we like to see those incorporated as a design feature and not just a rectangle. It will be very visible from the upper story units and the Tailor Place residents on that side.