



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 841 Jupiter Drive
Application Type: Informational Presentation
Prepared By: Kevin Firchow, AICP, Planning Division
Reviewed By: Jay Wendt, Principal Planner

The following project is before the Urban Design Commission for an informational presentation. Original plans for the site were approved as part of a two-phase Planned Development in April 2014. The first phase building, "The View," was approved as a Specific Implementation Plan (SIP) with commercial space and 82 dwelling units. That building is now under construction. The second phase was approved as a General Development Plan as a smaller, rectangular-shaped, 38-unit apartment building.

The Planning Division met with the applicant on September 10 to discuss the project. The following is a summary of staff's comments related to the initial concept.

- There are concerns on the treatment of the exposed base of the west wall, adjacent to the shared driveway. Plans have been revised and now bring the brick on the body of the building down to this level. While this is an improvement over what the applicant had previously shown, staff believes further articulation would be beneficial.
- Building lacks physical connections to the street. While the building cannot be placed closer due to view shed protection regulations, staff recommends the applicant explore opportunities for more direct site connections to improve the building's relationship with the street.
- The parapet walls should appear integrated into the façade and have full returns.
- Plans do not show street-facing HVAC wall packs. Locations should be clearly identified.
- The applicant seeks approval of 16 additional dwelling units beyond what is now allowed by zoning. The Planning Division has strongly encouraged the applicant to provide more variety among the dwelling units which are now 9 studio and 45 one-bedroom units. While this is a land use question, it does have possible design implications.
- The increase in density requires a larger building footprint and surface parking needs. Staff questions what open space or common amenities is the project providing for residents on-site. Can the view easement be landscaped/amenitized, parking areas softened or balcony/rooftop spaces be provided allow common spaces on-site?