



Project Address: 575 Zor Shrine Place
Application Type: Residential Building Complex – Informational Presentation
Legistar File ID #: [72416](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Namdi Alexander, AWH Architects | Mark Laverty, Saturday Properties | Robert Gorsuch, Shriners International

Project Description: The applicant is providing an Informational Presentation for a proposed age-restricted multi-family apartment building.

Approval Standards: The UDC will be an **advisory body** on this request. [Section 33.24\(4\)\(c\)](#), MGO states that: “*The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the Plan Commission.*”

Summary of Design Considerations

Staff recommends that the UDC provides feedback on the development proposal regarding the aforementioned standards related to the items noted below.

- **Building Design.** The proposed building design is relatively simple in nature with seemingly limited articulation and detailing. Given the high visibility of the project site from the Beltline Highway, as well as Zor Shrine Place, staff requests the UDC’s feedback on the overall building design as it relates to:
 - Presenting a cohesive architectural style and associated details (exposed timbers vs. modern awning expression on north elevation),
 - Utilizing four-sided architecture, including wrapping materials around all four sides of the building,
 - Architecturally distinguishing common building entryways, and
 - Incorporating horizontal/vertical articulation or material transitions to breakdown the longer east and west facades.
- **Building Materials.** The building material palette is comprised of masonry and fiber cement lap siding and panels with steel and wood accents and detailing. Staff requests UDC’s feedback on the overall building material palette, especially as some of the materials relate to creating a cohesive style and are appropriate and proportionate in scale to the building, including balcony projections and their roof and support structures, as well as incorporating additional material transitions, not necessarily resulting in the addition of materials to the palette, but working with the proposed palette.
- **Landscape Plan.** The plant schedule reflects multiple different variations of the same species, including crab apple trees, junipers, and grasses and there are limited amount of flowering perennials. In addition, there are limited plantings located along the project edges, one of which is located adjacent to US 12/18.

Staff requests UDC feedback on the composition of the planting plan in terms of providing year-round texture, color and screening/buffer, as well as plant diversity on the project site.

- **Open Space.** The development proposal includes both private balconies, as well as a larger garage rooftop courtyard that includes opportunities for both active and passive recreation opportunities, however limited at-grade open space programming is provided. Consideration should be given to the design and treatment of raised courtyard spaces, especially pertaining to the privacy of the first floor units fronting the courtyard space, as well as providing a walking path around the entire building. Staff requests UDC provide feedback on the design and amenitization of the proposed open spaces.
- **Lighting Plan.** The photometric plan appears to have inconsistencies with the City's Outdoor Lighting requirements (Section 10.085, MGO) for low level activity areas, including light levels in excess of 1.5 footcandles along pedestrian pathways. As a potential code compliance issue, the applicant is advised that an updated photometric plan, consistent with MGO Section 10.085, will be required to be submitted for review and approval prior to permitting.