



Agenda Item #: 8

Project Title: 5606 Russett Road - Public Building for MMSD Toki Elementary and Orchard Ridge Middle Schools. (District 10)

Legistar File ID #: 93015

Members Present: Shane Bernau, Chair; Jessica Klehr, Davy Mayer, Anina Mblinyi, Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 20, 2026, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a public building located at 5606 Russett Road. Registered and speaking in support was Susan Bowersox. Registered in support and available to answer questions were Kevin Yeska, and Matt Haase. Registered and speaking neither in support nor opposition was Alexander Savage. Registered in support but not wishing to speak was Courtney Cox. Registered in opposition but not wishing to speak was Nicholas Davies.

Summary of Commission Discussion and Questions:

The Commission commented on the drop-off loops, which seem very common with a school. The site plan elements are organized well. This looks like a school I would want my children to attend. It really does look like a learning environment from the site plan organization to the use of colors to the massing, excellent job. Excited to see it refined.

The Commission asked if they are able to retain all of the school forest on the site. The applicant responded yes, for the most part. The district is managing a clean-up of the forest, separate from this project. The curvilinear form along the forest, the fence will be replaced but done in a way that creates natural outdoor learning environments.

The Commission noted the middle school entrance is a very strong corner for a student to approach and enter, however, the elementary portion has lost some of that. It's not as dynamic as the middle school, seems like a loss. The entrance needs something to mark it as the primary spot on this façade. Look at incorporating additional glazing, or a different material, a canopy or overhang.

The Commission commented on the two entry points to the elementary drop-off. There being a high potential for vehicular/pedestrian conflicts. Would it be better if there was just one entry point? The Commission noted that they would like to see an iteration on the vehicular loop, the drop-off, with an option for a single driveway access point.

The Commission commented that there is much less room in front of the elementary school than the middle school. Having more spill out space for kids running out after school.

The Commission questioned the need for that much off-street parking on the elementary side, if it is really needed. The applicant noted that after-school activities in the building need that parking.

The Commission noted that the building base facing Whitney Way is a long façade and pretty blank, and maybe that could be handled with landscaping, but this corner is the most visible corner. Consideration should be given to incorporating windows and landscape or both to reduce the blank wall.

Action

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