

The applicant for 5817 Halley Way requests approval of revised plans to construct a four-story, 82-unit senior apartment building. This is an amendment to an approved PD-SIP (Planned Development – Specific Implementation Plan) and should be considered against the PD standards.

A similar proposal was previously approved in November 2013. A link to those plans is here: [2013 Approved Plans](#). Construction of that project never commenced and the applicant now seeks approval of a modified 82-unit building. The new proposal is described as a mix of “affordable and luxury” senior apartment units, ranging in size from 625 square feet to 1,881 square feet. The project will remain as an 82-unit building, but is somewhat smaller, both in terms of footprint and in some locations, height. The most noticeable massing changes are the new stepbacks along the building’s west wall above the second exposed level. The building previously had three full stories above grade at this point.

The applicant has addressed the Planning Division’s primary aesthetic building concerns by removing the proposed side-by-side balconies. The revised drawings restore the original façade’s rhythm and avoid the need for the balcony dividers that were of some aesthetic concern as initially presented. NOTE: At the time of report writing, the colored elevations and perspectives had not been updated, only the black and white drawings reflect this change.

The Planning Division believes the project can meet the approval standards, but requests the Urban Design Commission consider the following:

- **Reconfigured Patio.** Previously, the patio along the north-central portion of the building was a relatively large, multi-leveled space. The proposed concept is significantly simplified with a smaller rectangular patio as shown. Cross-site walkways have been reconfigured to have a more meandering shape. Both the approved and proposed concepts retain the same wooded area at the north-central portion of the site.
- **Tree Planting.** The revised plans propose to replace a series of Skyline Honey Locust with smaller Japanese Tree Lilacs along the central portion of the building. Staff believe this area, adjacent to an internal drive, should have a street-like character.
- **Upper Story Stepbacks – Exterior Materials.** Staff requests the UDC look at the upper story articulation/materiality of the newly proposed upper-story stepbacks, (see “South View” perspective). Staff believes that additional brick would be preferable in this location to provide better cohesion with the lower portions of the building in which the brick is the predominant material.
- **Bike Entrance.** As part of the previous review, the applicant agreed to install a secondary entrance to the garage/bike parking room along the building’s north east corner (See “Entry at North Star Drive” perspective). This was a significant improvement. Staff suggest the UDC provide feedback that could further help this area “read” as an entrance.
- **Confirm Details.** Staff recommends that the applicant confirm brick size, mortar color, and window/door trim details in its presentation to the Urban Design Commission.

Finally, the Planning Division are recommending the following conditions of approval:

1. That the colored elevation and perspective drawings be revised to match the black and white elevation and floor plans labeled "Revised May 15, 2015." This information shall be provided for staff approval.
2. No HVAC "wall-pack" penetrations/louvers are shown on the submitted plans. The addition of HVAC vents, grills, or louvers on outward-facing walls is not included in this approval and will require approval of an alteration to this PD should they be proposed at a later time.