



Agenda Item #: 6

Project Title: 603 S Whitney Way - Major Amendment to a Planned Development (PD). (District 11)

Legistar File ID #: 82926

Members Present: Cliff Goodhart, Chair; Wendy von Below, Shane Bernau, Rafeeq Asad, Marsha Rummel, Christian Harper, Jessica Klehr, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 17, 2024, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a major amendment to a Planned Development (PD) located at 603 S Whitney Way. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions was Jacob Klein.

The Commission discussed the following:

- Commissioner Bernau inquired about rotating the building 90 degrees for solar gain, especially in the courtyard to improve the relationship with adjacent developments.
- Generally, the Commission felt that the public nature and design of the existing “streets” lends to an urban streetscape. At the very least the islands should be increased in size to get street trees, but that the parking area should be designed to reflect more of a street character.
- The street corner should be more of a main entrance, an urban streetscape entry with more hardscape that reflects a more urban environment, versus a suburban environment, as proposed.
- Show crosswalks on future plans.
- The existing buildings are not well connected to the streets when they could be. The landscape seems very minimal and there is lots of stone mulch. The building designs themselves do not have a strong residential character. They tend to reflect more of an Epic/office feel. Pedestrian connectivity can be improved, especially on the drive aisle, with parallel parking, which would be urban, but also provide more green space. There could be better connectivity of the patio spaces to the street. A landscape wall is needed to buffer the patios from S Whitney Way to define public and private zones.
- There should be something special on the east side as well, something for non-residents to benefit from/look at. And better landscape throughout.
- I would like to see a building that is more residential in character, similar to something that you did on the far west side (Elderberry/Bear Claw), with a much more residential appeal. The wood tone bays in the middle would go a long way to appear as residential forms versus a long building.
- The commission encouraged relooking at the color palette, maybe a navy blue versus dark gray.
- The stone base popups, there is an usual saw tooth aesthetic, maybe it wants to be all at one level. And in the dark gray area, there is not as much differentiation at the top of the building. Looking at that as differentiation in material or color.
- With use of traditional residential forms the building would not seem so large and long as it appears now.

Action

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