



Agenda Item #: 2

Project Title: 6910 Seybold Road - New Mixed-Use Building in Urban Design District (UDD) 2. (District 19)

Legistar File ID #: 83657

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of September 25, 2024, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a new mixed-use building located at 6910 Seybold Road in UDD 2. Registered and speaking in support was Carl Miller.

Summary of Commission Discussion and Questions:

The Commission inquired about the plan discrepancies related to the retaining walls, landscaping, and signage shown on the plans as noted in the staff memo.

The Commission inquired about the modular retaining wall material. The applicant replied that it will be a concrete design block. The Commission noted they would like to see those details.

The Commission asked about the size of the fiber cement panels and whether the fasteners will be concealed. The applicant noted that they are going with a larger panel with a concealed fastener with painted reveals. The Commission confirmed that the horizontal reveals in the panels shown in the renderings on the east elevation would continue around the corner to the north elevation.

The Commission inquired about the parapet wall height and how that will relate to the screening of RTUs, noting that a mechanical screen may be required in addition to the parapet wall to effectively screen the RTUs, and if so, it may be beneficial to consider a screen material instead of a parapet wall. The applicant agreed that a mechanical screen could be used instead of a parapet wall, and they would be amenable to that change.

The Commission inquired about what trees are being removed, and whether there has been consideration to maintaining those proposed for removal. The applicant clarified that an existing cottonwood tree is proposed to be removed.

The Commission inquired about whether consideration was given to incorporating changes in plane where the two different fiber cement panels meet. The applicant noted that it is fairly coplanar, and that they could explore incorporating additional relief in this area.

The Commission noted that consideration should be given to maintaining the same datum lines with all canopies.

The Commission noted that overall, this is a nice composition for a small project, but the residential is a concern given the context, especially with regard to useable open space, and thinking about quality of life.

With regard to landscape, the lighting plan was the one plan that showed planting along that west edge, and there should be something there. The overall plant palette is good. The large deciduous tree in the front center of the street side of the site directly conflicts with a light pole and is located in a narrow space. The location should be changed. The planting beds should receive shredded bark mulch.

The Commission discussed the windows in the residential portion of the building, mullion depths, operability, and their lack of consistency across all elevations. The Secretary noted that the Zoning Administrator will ultimately make the call on whether or not the spandrel glass along the first-floor elevation meets the Zoning Code requirement for the maximum amount of spandrel; if it does not meet those requirements, it will need to be reduced.

The Commission noted that the light fixtures are utilitarian, and their locations could use another review as they conflict with solid canopies.

Action

On a motion by von Below, seconded by Klehr, the Urban Design Commission **GRANTED INITIAL APPROVAL** with the following conditions:

- The parapet wall shall be reduced in height and a mechanical screen used to screen RTUs.
- The landscape plan shall be revised to:
 - Show shredded bark mulch,
 - Relocate the canopy tree that is centrally located along the street side of the building that conflicts with the light pole, and
 - Incorporate plantings along the west property line as shown in the photometric plan.
- The applicant shall provide additional details (i.e. material cutsheet) for the proposed retaining walls.
- Adjust the window units to be located in the same module and to use the same proportions across windows.
- The location of light fixtures mounted over solid canopies shall be relocated to a location that does not conflict with the canopy and the light fixture shall be more appropriate for the use and UDD.
- The Commission would like to see a storefront elevation that is revised to meet the Zoning Code.

The motion was passed on a unanimous vote of (6-0).