



Huxley St. Apartments Urban Design Commission Hearing

July 1, 2026

Vicinity Map & Location

The site is located at 1201 Huxley St and 1910 Roth St.



SITE LOCATION



UDC Comments

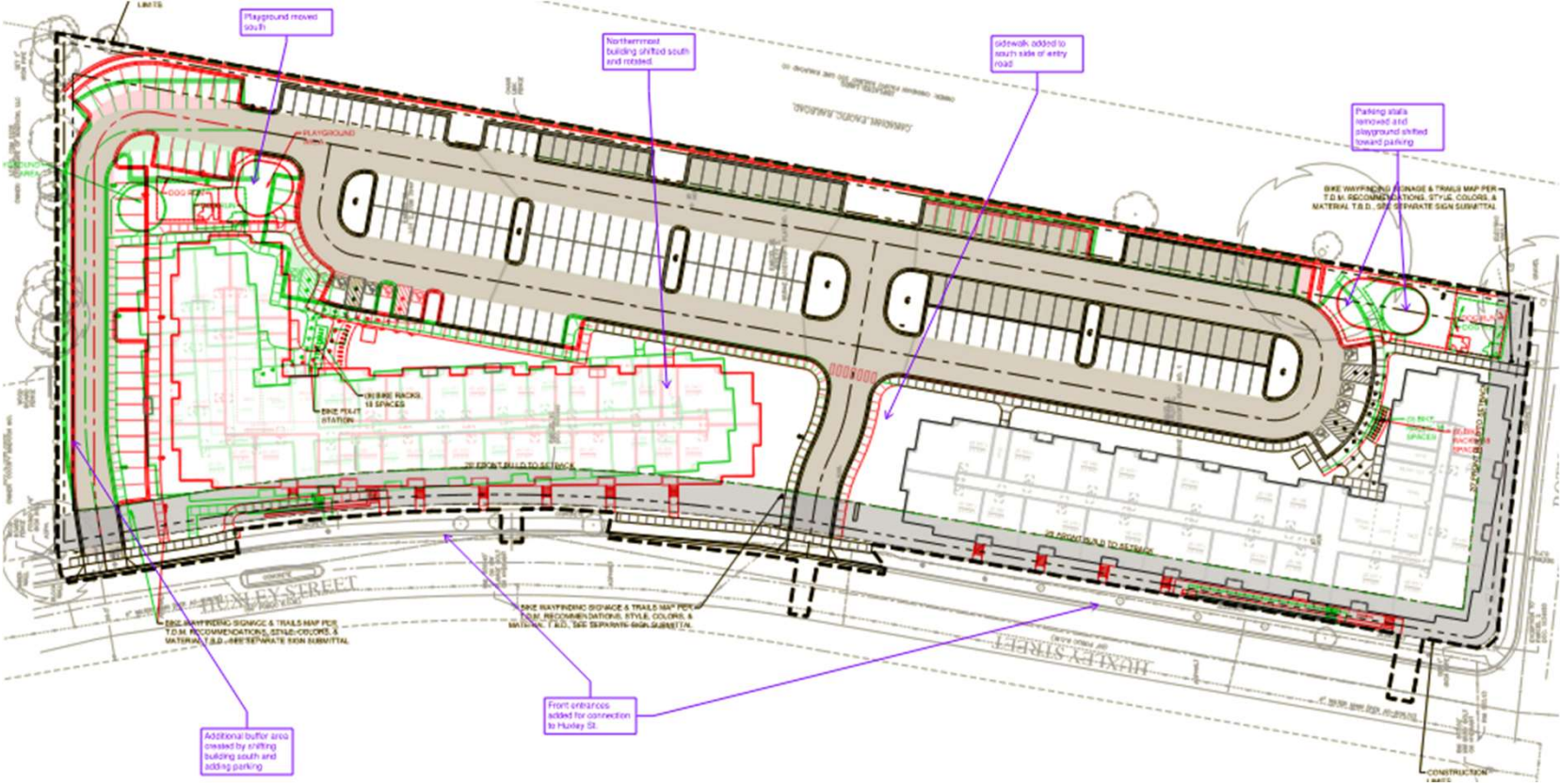
Action

On a motion by Klehr, seconded by Mayer, the Urban Design Commission **REFERRED** consideration of this item, with the following conditions and comments:

- Revise the building design to maintain the datum lines and consistent materials on the base, middle, top, and decreasing repetitive patterns;
- Incorporate individual walk-up units along the first floor to create more of a connection to Huxley Street;
- The landscape plan shall be revised to replace the eastern red cedar with another evergreen and the red maples located in the asphalt paving with a different species (i.e., swap white oaks or red oaks in those areas), and reflect natural shredded hardwood bark mulch;
- Provide fencing details;
- Revise the site plan to shift the northern-most building south to create more of a buffer along the north property line, different locations for the playgrounds, and providing more of a landscape buffer treatment along the railroad edge.

The motion was passed on a unanimous vote of (4-0).

Site Plan Changes Overlay



Individual Walk-up Entrances



Individual walk-up entrances were added to first floor units along Huxley St to increase street activation (Building A w/ B in distance). Additional foundation planting was added to the landscape plan along Huxley to augment the new walk-up units.

Individual Walk-up Entrances



Building B

Exterior Building Changes

Previous Version



Revised elevation shows building revised to maintain datum lines, consistent materials on base, middle, top, and decreased repetitive patterns.

Shifted Northernmost Building (A)



Building A was shifted south to create a larger buffer area along the north property line. The plan also utilizes the existing privacy fence along that northern property boundary. East of the building, parking was relocated and open space was expanded to shift and enlarge the playground.

Building B

Previous Version



Revised location of Building B playground

Side by Side of Exterior Building Changes

- Changes in application of materials and colors to avoid repetitive patterns, maintain datum line, and consistent base, middle, top.
- Addition of unit entrances on Huxley St. frontage

Previously proposed elevation



Current elevation



Changes to Landscape Plan



The landscape plan has been revised per UDC comments.

- The landscape plan has been revised to provide additional plant material along the north property line. These large shrubs and evergreens, along with the existing adjacent fence and overstory trees should provide additional multi-level screening between the two properties.
- We have substituted Cupressina Norway Spruce (*Picea abies* 'Cupressina') for the original Eastern Red Cedars and Swamp White Oaks (*Quercus bicolor*) for the original Red Maple species.
- Wherever used, we are specifying non-dyed shredded mulch.
- We have added additional overstory trees throughout the parking lot islands along the east property line.

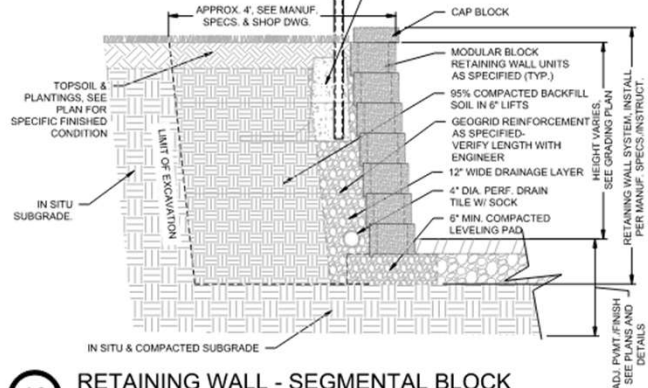
Fence and Wall Details

9 CHAIN LINK FENCE - REFERENCE DETAIL

NTS

NOTES:

1. THESE SECTIONS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT CERTIFIED DRAWING BY A MINNESOTA PROFESSIONAL ENGINEER ON STAFF WITH RETAINING WALL MANUFACTURER PRIOR TO WALL INSTALLATION. PREPARATION AND CERTIFICATION TO BE PAID FOR BY THE CONTRACTOR. SECTION AND ELEVATION OF EACH WALL REQUIRED.
2. ALL SOIL PARAMETERS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT OR SITE ENGINEER PRIOR TO CONSTRUCTION. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED, NOTIFY MANUFACTURER OF C.M.U. RETAINING WALL 72 HOURS PRIOR TO INSTALLATION.
3. RAILING IS REQUIRED ON RETAINING WALLS IN LOCATIONS WHERE DIFFERENCES IN GRADE ON EITHER SIDE OF THE WALL ARE IN EXCESS OF 2.5' AND ARE LOCATED CLOSER THAN 4' TO A WALK, PATH, PARKING AREA, OR DRIVE ACCESS ON THE HIGH SIDE-SEE PLANS.
4. COORDINATE LOCATION AND INSTALLATION OF RAILING POSTS AND FOOTINGS DURING THE INSTALLATION OF WALL MATERIALS.
5. COORDINATE INSTALLATION OF RAIL POSTS AND FOOTINGS WITH INSTALLATION AND LOCATION OF GEOGRID REINFORCEMENT. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CONTRACTOR ALTER THE INTEGRITY OF THE GEOGRID OR WALL MATERIALS.
6. AIR DRIVE RAILING FOOTINGS AS SPECIFIED AND IN A MANNER TO NOT DISTURB THE WALL GEOGRID AS RECOMMENDED BY THE WALL MANUFACTURER. COORDINATE INSTALLATION AND SCHEDULING OF RAILING FOOTING WITH WALL MANUFACTURER TO OBSERVE INSTALLATION OF RAILING FOOTINGS.



10 RETAINING WALL - SEGMENTAL BLOCK

NTS



SAMPLE RETAINING WALL PATTERN & SCALE. SIMILAR STANDARD COLOR TO ONE SHOWN. ONCE MANUFACTURER IS SELECTED, SHOP DRAWINGS WILL BE REQUIRED FOR STANDARD INSTALLATION, COORDINATION WITH FENCE AND COLOR SAMPLES

Request for Approval

We respectfully request the Urban Design Commission recommend approval of our site plan and building designs as presented.

Thank you.

