



Agenda Item #: 10

Project Title: 5555 Odana Road & 5534 Medical Circle - New Mixed-Use Building in Urban Design District (UDD) 3. (District 19)

Legistar File ID #: 89886

Members Present: Shane Bernau, Chair; Rafeeq Asad*, Jessica Klehr, Anina Mbilinyi, Nicholas Hellrood, David McLean

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Asad was recused

Summary

At its meeting of September 17, 2025, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new mixed-use building located at 5555 Odana Road & 5534 Medical Circle. Registered and speaking in support were Nick Orthmann, Adam Templer, and Ari Irfano. Registered in support and available to answer questions were Steven Rosandich, and Patrick Terry. Registered in support but not wishing to speak was Nicholas Davies.

Summary of Commission Discussion and Questions:

The Commission inquired about why parking was located near the swim club. The applicant noted the existing required access and shared parking agreements. The Commission noted consideration should be given to making that space greener and pedestrian friendly.

The Commission talked about the pedestrian experience, safety, and what this is doing for the community, more than just the minimum requirements for people to enjoy. What is the plan for circulation for people who don't have money, who are walking?

The Commission expressed appreciation for this being two buildings versus one larger building.

The Commission asked about headlights from the shared pool parking; the applicant noted that is a parking garage wall, not a residential wall.

The Commission talked about the importance in differentiating the design language for commercial vs. residential. The applicant clarified the brick on Building 2 will be masonry in one or two colors, and there is a light color band separating the bottom from the upper floors.

The Commission confirmed that where the horizontal siding transitions to panels may have a little trim but that the transition is pretty flush.

The Commission noted that the copper vertical elements deserve a second look. The north elevation is more successful there are the smaller strips. The Commission suggested where the siding goes from one color to another, a bigger change in the façade for a deeper shadow line should be incorporated. The white material at the top of the building should return so as not to appear like a billboard.

The Commission commented that the material palette is too busy, the vertical red stripe is flat and unnecessary. This would be stronger if it were simplified. Colors don't work to break down the scale of a building, articulation/changes in plane in material transitions are needed.

The Commission requested information on pedestrian circulation and less design for the car when this returns for formal consideration.

Action

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