



**Agenda Item #:** 4

**Project Title:** 6853 McKee Road (aka 6728 Mader Drive) - Planned Development-Specific Implementation Plan (PD-SIP). 7th Alder Dist.

**Legistar File ID #:** 77465

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

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of September 6, 2023, the Urban Design Commission made a **recommendation to the Plan Commission for INITIAL APPROVAL** of a PD-SIP located at 6853 McKee Road. Registered and speaking in support were Brad Koning and Roman Ryan.

At the request of Alder Wehelie, the development team delayed submitting formal plans until the month of September. The site plan remains mostly the same, with the main entrance off of Mader Drive, with the building to the north along McKee Road with the parking lot in between there. First, as noted in the staff report, the site lighting fixtures will be more decorative fixture itself and residential in nature with a shorter pole, approximately 15-foot pole. The stormwater detention pond in the southwest corner was enlarged significantly because of the adjacent property being combined as a development feature. The result of that is a small in height retaining wall along the southwest corner of the parking lot that will be a limestone boulder wall with exposure between 12-36 inches visible. The updated landscape plan shows larger caliper trees, heavy landscaping along the building perimeter and patio areas with shrubs, plantings around the residential-style condenser units (between 2-4 shrubs), a solid row of shrubs along the west parking lot to cut off vehicle lights to the apartment to the west, and arborvitae to provide density; the landscape schedule will be updated to reflect these changes, and the team would be happy to add more plant density along the west. The chapel orientation is now north-south and the central stair has been relocated. The building has a corner location, which is a two story structure on the west with a single-story chapel on the east. The second floor is unnecessary space for the user, but they are trying to comply with both the neighborhood desire and the Plan Commission comments. From a structural standpoint the entire west side is a two-story element. The ceiling of the chapel is coffered. They simplified the roof into a hip form, and blended it in with the center widened gable mass. They removed the heavy timber structural elements, regulated the stone band at the windows and incorporated them into the piers, simplified the second floor windows and created an overall organization to the building. The hand laid stucco has reveals to provide scale and context in relationship to the stone and windows. On the south elevation they widened the center entry gable, portico and maintained the heavy timber accents for a mountain-style look. That will continue into the building to blend the similar treatments. They added more windows on the east side in the chapel, and kept the stone low and consistent sill along there and kept the roof low. On the west elevation they tried to integrate the pergola as much as possible, with space considerations, tied it in tapered columns on the pergola structure, and provided a similar aesthetic for the base of their monument sign.

Roman Ryan spoke, noting the changes enhanced the building even more. Thank you, he is very excited moving towards the goal line.

The Commission had the following questions for staff and the development team:

- Why not bring the stone up to head height? It's cleaner in the field, and easier to match up there than a random not yet placed mullion that might be off in the end.
- It seems a little arbitrary to terminate the stone at a mid-point of the mullion rather than the head height of the window.
  - It's kind of lining up with the transom mullion, it's the height we picked as a similar detail on a previous project and wanted to maintain that, it felt like a good height based on overall height of the building.
- (Alder Wehelie) Based on the community neighborhood meeting, how was the greenspace incorporated? There was a lot of concern about so much parking, and the neighborhood wanted more greenspace.
  - The site is pretty limited, and they need sufficient parking for their larger events. Outside of our property line there is lawn from the property line up to Golden Copper Lane, about 25-feet wide from the sidewalk. There's the adjacent development coming in the future. We're trying to balance landscaping with parking needs as well.
- Looking at the 3D images, there are three elements, the chapel, the entry lobby and the two story area with building services. I see opportunity to express those forms, and have always had a problem when we stratify the materials. You budget for so much stone, and where we run out of money happens to be half way up the window, versus taking the chapel as a stone element intentionally, making the two story element its own expression because it's a two story element and it has different functions. I think the mixture of hip and gable roofs is a little inconsistent. The north and south is hips, and east and west is gables, or the other way around. Pick one or the other on a small building like this, make it more prairie style hip roofs or go with gables, but the combination of the two is kind of confusing. Where you have the R facing McKee you have the two story stone entry element, on the opposite side of the building it kind of loses that where it has a strength and presence on the northwest – it is kind of blank and stratified on the southwest. My main comment is using building materials to express building forms and elements and not just stratify them and spread it out all over the place. The proportions of the second story windows in relation to the first story windows. They don't seem to relate to each other. I even see where the EIFS reveal joints take those first story windows and go up. If we had a series of windows where the window jambs aligned with the first story, there would be a lot more visual harmony there. Finally, with the chapel if you're going to have such a roof dominated structure, maybe you increase your overhangs so the area between the eave and head of window isn't just a big swath of EIFS, it can actually come down and can provide the building with a little more shelter and more shade. I'm suggesting this in the questions portion in case there was something that precludes you from taking this further and incorporating any of these suggestions.
  - You said EIFS, it's going to be hand laid stucco with a texture to it, not just plain EIFS. As far as the window, there is some relationship to the window below from a size standpoint, it's the same pane size there is a consistent dimension there. The intent there with not putting stone on the backside all the way up the gable, we contemplated that and thought it was too busy having the portico die into that and felt it better served not pulling that stone all the way up on both sides. That's a preference we could reconsider based on your comments.
  - The roof forms itself, we looked at as providing the hip at the chapel and second floor as a way to soften the edge. We had that as gable in the last go-round and felt the Commission was against that overall expression of the gables. We felt in this large residential, specifically mountain style, a mix of roof types is appropriate. That's the design direction the Ryans wanted to go in.
- Were we able to address the Alder's comments about parking and greenspace?
- We had a response, do you want to follow up on that?
- (Alder Wehelie) Thank you, Chair. It would be helpful for Brad to show where that greenspace could be incorporated as per the request from the neighborhood.
  - There's quite a bit of greenspace at the north side of the building where the building is setback 30-feet, plus another 10-foot easement before you hit the bike path. There is good green space in front of the building. Then along the entire west property along Golden Copper Lane we have approximately 25-feet from the parking lot to the property line, then the property line to the street is another 45-feet, I believe. There's a pretty good amount of greenspace along that road. The building is not going to be

right up tight and proper, it did align with the apartment building to the west and there's quite a bit of greenspace there. Quite a few people sit on their front stoops there. I'm not quite sure I've heard that comment about greenspace, but I do know we had comments about incorporating plantings with native grasses and plantings.

The Commission discussed the following:

- I raised a number of comments architecturally, I don't know if anyone agrees. Thoughts of the quality of landscaping?
- I did have mainly just one comment, I want to acknowledge that it is clear you're making a significant investment in your landscaping, we see that and I think the plan looks pretty good. One small exception, on the parking lot side your foundation planting has three daylilies just left of entry and four right of the entry. That's a pretty large space that could easily handle three times that number of a small perennial, I would ask that as a condition of our approval, whatever our motion is tonight, that would be noted to beef up those areas with I would say three times as many perennials so it's not just a big mulch bed with a plant every six feet on center. Otherwise this looks good, it addressed most of our previous comments. For the record, I'm okay with the patio on the west side being attached, personally I never had any issue with that.
- I agree, nice variety and selection of plant material. When this landscape matures it's really going to be pretty attractive. I second Shane's comments about the skimpiness of the plantings on either side of the entrance canopy. I would go a little further and suggest that those two sections of the wall are some pretty large blank spaces between the two windows that are on either side. I might suggest that those would be an excellent place to have some very narrow upright arborvitaes. There's a variety called north pole that only gets two or three feet wide, and eight or ten feet tall after they've been there for a while; those would look nice there. Then on either side of those, beef that up with those noted perennials, balancing out those evergreen accents. Just a suggestion, I don't really want to make that a condition I think it would look better and take away that blank stucco expanse that really jumps out at me. Another thing about the planting design is you have some areas clearly delineated as planting beds, make sure because you're general notes up on top, I realize those are generically attached to landscape plans, there's a note in there about stone mulch. We've made it clear as a Commission that only rarely do we want to see stone mulch used as a basis for planting beds, not only from an aesthetic standpoint but also the health of the plants, we'd want to see bark mulch or shredded hardwood there. On the long east and west strips you have a nice selection of trees going along there, but again with those, in some places you have groupings or ornamental grasses underneath and no indication on there that those would be incorporated into a planting bed. It says 'lawn' in between, but clearly you can have those shrubs and ornamental grasses just coming up through the lawn, they need to be separated. I want to make sure your landscape architects are going to make sure that's clear to the people doing the planting. Thank you for taking the advice of going toward the larger end of commonly available plants, you'll be happy that you did.
- Along McKee Road, some of those trees are pretty close to your central entry to the building. Even though they're upright columnar species they're really close in on that entry. I don't know if it's a matter of design or street frontage point requirements, but you might consider pulling them out from the entry a bit so you're not crowded with canopy right at the focal point of the entry.
- I agree on the window placement. I'm looking at the presentation renderings from your Informational Presentation, the north elevation the upper windows, I understand the proportion of the lights might be the same from first to second, but I'd encourage widening the windows on top to be the same as on the bottom. It makes the elevation read as a whole, whereas right now it has a heavy base and not as strong up on top. Before those windows carried up on the second floor and it read a lot better, I hope you might reconsider the width of those windows.
- I would like to see work done on de-stratifying the materials and making it more intentional versus spreading it runs until the budget runs out evenly, and would like to see some more generous overhangs given the domination of the roof on these elevations.

- I would like to point that out as well, you have three different spaces and the chapel is something unique and special and different from a social hall. To express them differently from the outside could be interesting. You have the center tower as your entry point and one side it's all stone but not on the other. The chapel that kind of looks like the social hall on the north elevation, you might consider only the center piece being stone and really separate the language between those massings, it might help the roof language read better too, if you want to maintain a hip roof and gable roof.

## Action

On a motion by Klehr, seconded by Bernau, the Urban Design Commission made an advisory recommendation to the Plan Commission to grant **INITIAL APPROVAL** with the following conditions:

- The project shall return to the Urban Design Commission for Final Approval.
- The building design shall be revised to address the following design issues as noted by the Commission in their discussion, including looking at the windows again, the location of where there is stone versus stucco, and also the proportions and sloping and massing on the roofs.
- The landscape plan shall be revised as follows:
  - To show approximately three times as many perennials along the building foundation on either side of the main entrance.
  - To indicate shredded hardwood mulch versus stone in the planting beds.
  - To show mulch planting beds for the plantings underneath trees.
  - The location of the trees along McKee Road shall be shifted to be further away from the building entry.

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