



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6509 Normandy Lane
Application Type: Initial Approval
Prepared By: Kevin Firchow, AICP, Planning Division

The applicant seeks initial approval from the Urban Design Commission (UDC) to develop a three-story, mixed-use building with 57 senior apartments. Please note, this application has been revised and was previously for a four-story, 73-unit building that was not age-restricted. That project was before the UDC for an informational presentation on September 21, 2016 and the City’s Legislative File can be viewed online under [Legislative File 44355](#).

The UDC is advisory to the Plan Commission (PC) on this request. The request is subject to the approval standards for Conditional Uses [MGO 28.183]. The Planning Division has reviewed the project against the approval standards and notes the following design-related comments for the consideration of the UDC:

- **Street and Entrance Orientation / Building Base.** Under the previous design, the building included several individual street-oriented entrances. As part of the aforementioned modifications, these entrances and sidewalk connections were removed. The Planning Division believes that the previous orientation had more street activation and recommends that these street-oriented entrances and sidewalk connections be re-established. Staff believes that this is an important consideration, especially considering the building’s length which exceeds 350 feet.

Consideration should be given to the residential units’ relationship to grade. The Planning Division further recommends that any individual entrances be designed to include features such as steps, stoops, overhangs, or other features to highlight these entrances and separate them from grade. Such changes could help portions of the building “read” as a residential structure. The introduction of such features would have the additional benefit of providing visual interest to the base of the building and breaking up some of the larger expanses of exposed lower level.

- **Articulation of the Building.** Considering the length of the building, the Planning Division requests that the UDC provides feedback on the building’s modulation and advises on whether additional variation in facade depth should be provided.
- **Materials.** Currently the building is building is clad in large fiber cement panels with horizontal fiber cement siding proposed in the recesses. Considering the size and scale of the building, the Planning Division believes it preferable to include some masonry into the building’s exterior, as was previously proposed.
- **Wall Packs.** HVAC grills/louvers are not labeled on the street and parking lot facing sides of the building. It appears some grills may be street facing, though these are not labeled. The Planning Division recommends that all such features are clearly identified and labeled. The Division would further recommend that if such systems are utilized, grills should be side-loaded into building recesses or otherwise screened and architecturally integrated. Features that are not labeled are not considered part of any approval.
- **Top of Building.** The Planning Division requests the UDC comment on the top of the building. Planning believes it would be beneficial to have a more consistent treatment throughout the façade.