



**Project Address:** 5567 Odana Road  
**Application Type:** New Development of a 5-Story Mixed-Use Building in UDD No. 3  
Initial/Final Approval is Requested  
**Legistar File ID #** [59471](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Lance McGrath, McGrath Property Group/Jennifer Camp, JLA Architects & Planners

**Project Description:** The applicant is seeking initial/final approval for the construction of a new, 5-story, mixed-use building consisting of 3,500 s.f. commercial space, 79 dwelling units, and a total of 88 parking stalls (44 covered and 44 surface).

### Project Schedule:

- The UDC received an informational presentation on February 26, 2020
- The Plan Commission is scheduled to review this item on May 11, 2020

### Approval Standards:

The site is located in Urban Design District 3 (“UDD 3”), which establishes the Urban Design Commission is an **approving body**, using the design standards and guidelines for that district. MGO §33.24(10)

## Summary of Design Considerations and Recommendations

Staff recommends the UDC review the proposed development against the requirements and guidelines of UDD 3 as well as how the proposed development fits with the existing site and building context.

Staff notes the following in regards to Compliance with UDD 3:

- **Building Design / Materials:** Standard 6a-iii states that metal shall not be used as an exterior material for buildings, except as an integral part of a design of exceptional merit. The proposal includes the use of metal as a secondary and accent material. In order to allow this as proposed, UDC would need to make a finding as noted above. Guideline 6b-iii recommends that large unbroken exterior facades should be avoided. Staff request that the UDC’s comments include findings related to this, especially related to the west building elevation.
- **Mechanicals:** Standard 6a-iv notes that mechanical elements mounted on the roof or ground shall be screened from view of adjacent properties and roadways. Further information would be required to fully evaluate that aspect of the development.
- **HVAC/Wall Pack Units:** The submitted plans do not depict louvers for Wall Pack/HVAC equipment. The applicant should clarify. Staff notes that this relates to Guideline 6b-iv that states, in part, that all building elevations are of importance and should be carefully designed.

- **Balconies:** Staff request that the UDC comments also include comments related to the hanging balconies and whether this is found consistent with the approval standards.

Staff also refers the UDC to their discussion at the informational presentation on February 26, 2020 which included the following comments from Commissioners:

- Odana Road is really busy, especially close to Whitney Way. Left turns are difficult. On the west side, the ADA van stalls, cars will go fast so don't put it on the opposite side of the building.
- Overall it looks nice.
- This is a site where you need a car.
- Provide more detail on roof system- is it a green or blue roof?
- What about stormwater management features?
- What I've seen of the building is attractive, I like the palette.
- Confirm mechanical equipment locations.
- This is an urban residential solution on a mega-block.
- The existing site is suburban, this is an urban solution. They are the pioneer.