



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 160 Westgate Mall
Application Type: Planned Development – Initial/Final Approval is Requested
Legistar File ID # [60411](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Jacob Klein with JT Klein and Melissa Huggins with Urban Assets

Project Description: The applicant is seeking initial/final approval for a PD- General Development Plan (GDP) and Specific Implementation Plan (SIP) that includes multiple four to five story buildings that contain a total of 234 residential units. The proposal also includes a future phase office & clinic building for which only GDP approval is currently sought. The new internal streets are proposed as private streets.

Project Schedule:

- The UDC received an informational presentation on May 27, 2020.
- The Plan Commission is scheduled to review this proposal on July 27, 2020.
- The Common Council is scheduled to review this proposal on August 4, 2020.

Approval Standards:

The UDC is an **advisory body** on the PD request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. (**PD Standards for Approval.**)

Summary of Design Considerations and Recommendations

Staff recommends that the UDC provide feedback as to how the current proposal meets the PD Standards. In reviewing these standards, staff requests feedback be provided on how the proposal relates to adjacent sites as well as the existing surrounding context.

PD Standards that relate to architecture and site design:

- (e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.
- (f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.

The site is currently developed with a one-story shopping center. The [Comprehensive Plan](#), adopted in 2018, recommends “Regional Mixed-Use” Development for the subject site, which is the Plan’s most intensive mixed-use district outside of Downtown. Such areas are recommended to have an intensive mix of regional-serving retail, office, service, entertainment, civic, institutional and high-density residential uses and be between two and 12

stories. The site is also within the planning area for the [Midvale Heights/Westmorland Joint Neighborhood Plan](#), adopted in 2009. That plan depicts three 4-6 mixed-use redevelopment concepts for this site.

Planning staff would like to emphasize the importance of the proposed building relationships to the public street facing areas on Whitney Way and Tokay Blvd and encourage activation of the streetscape for both public and private streets. Staff further requests that the UDC provide feedback on the development's relationship to the adjacent Odana School Park and the architectural directional and differentiation of the proposed buildings.

Staff further requests the Commission refer to their comments from the May 27th informational presentation:

- Clarify how the public/private boundaries are defined for the private entrances off of the public lawn.
- Provide clear illustrations regarding site access for pedestrians and vehicles to both residential and commercial components.
- Concerns that buildings are too homogeneous in height, use, scale, color, and look. Study how buildings can work well together as a development.
- Market-rate apartments' orientation does not address various site conditions (steep hill @ Epic, side wall of grocery store, private drive) – just placed there because they fit. Private drives have no character.
- The buildings are pretty average, this big greenspace right next to a blank wall of a supermarket, it's not really a gathering space for neighbors. That's a low spot where you need stormwater retention anyway.
- Concerns regarding lack of green space and lawn connectivity.
- Provide clearly defined boundary to their first floor residential unit patios - some seem close to the sidewalk/drive to garage entry.
- Sloped roofs seem slightly small in scale.
- Consider pervious paving.
- Consider connection to the adjacent Odana School Park as a bigger design feature. Make a better, more public pedestrian connection, especially for families to keep an eye on kids going to the park. Can it come off the public patio at the end of the public lawn?
- Street plantings are going to be important for the long views down the private drives.
- Study the right angle intersection of the two private drives - it is an opportunity for a clarified pedestrian crossing (table top, unique paving, etc.) Could also slow & guide traffic through the site.
- Concerns regarding access to senior units and walk up stairs to units.
- Provide more site cross sections and pedestrian level street views.
- Consider alternate site layout. Could the senior apartments face Tokay and have the clinic face mid-block?