



PREPARED FOR THE PLAN COMMISSION

Project Address: 627 North Lake Street
Application Type: Conditional Use
Legistar File ID #: [32280](#)
Prepared By: Heather Stouder, AICP, Planning Division

Summary of UDC Input and Design Changes

On January 8, the Urban Design Commission heard an informational presentation on this proposal, and shared several comments for consideration. A report from this meeting will not be available in time for the Plan Commission, but comments can be summarized as follows:

- First, UDC members recommended removing the stucco on the existing 1950's addition to the east side of the building, and replacing it with fiber cement, which is the material proposed on the upper floors of this area.
- Second, UDC members recommended that the proposed EIFS cornice at the top of the building be replaced with an alternative material. While understanding that the weight of stone may be too much for the structure to handle, there are alternative materials such as composite and even metal that can be utilized for a strong building cornice.
- Finally, some UDC members suggested that the applicant may want to consider a significantly different architectural direction for the three-story addition, such as metal and glass, instead of utilizing brick in an attempt to match the existing building.

In a letter dated January 10, the applicant has indicated that they will incorporate the first two recommendations in final plans, following further work with staff. With regard to the exterior materials on the upper levels, they have noted that the property owner is very committed to maintaining a traditional architecture for the addition. In order to further differentiate the addition from the existing building, they would like to consider utilizing a different color of brick, which is an alternative that could be supported by staff. Finally, the applicant notes that after further consideration, they have recognized that the resulting building would be improved structurally and architecturally if they simply remove and rebuild the 1950's addition in place. This change will not impact the bulk or location of the building footprint, and is also supported by staff.

Recommendation

After coordination with the applicant, staff recommends the following additions to Condition 4 in the Planning Division staff report:

4. Final plans submitted for staff review and approval shall include details and specifications for all building materials and windows. The applicant is encouraged to work with staff to incorporate the following changes before submitting final elevation drawings:
 - a) On the eastern portion of the building (1950's addition currently clad in stucco), the stucco will be replaced with new fiber cement paneling to match the proposed fiber cement paneling on the upper levels of the building.
 - b) Replace the EIFS cornice with an alternative material such as stone, metal or composite.
 - c) Consider utilizing a different color of brick on the exterior of the addition. If this option is pursued, the new brick should extend down to the top of the second floor, where an existing stone cornice provides for a natural transition.