



Agenda Item #: 8

Project Title: 2165 Linden Avenue - Planned Development (PD), Multi-Family Residential Building. 15th Ald. Dist.

Legistar File ID #: 69208

Members Present: Cliff Goodhart, Chair; Shane Bernau, Russell Knudson, Jessica Klehr, Rafeeq Asad, Christian Harper and Juliana Bennett.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of January 11, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development (PD) located at 2165 Linden Avenue. Registered and speaking in support were Kevin Burow, representing Knothe & Bruce Architects; and Tyler Krupp. Registered neither in support nor opposition was Sandy Blakeney.

Improvements focused on the exterior design and character, the overall site layout is the same, the massing of the building was previously approved, and the landscaping has been maintained. Two siding materials and two accent materials are proposed for a townhouse feel. The entry feature has colonnades and larger entry windows and doors, the exterior corners are accented with a starker element, and they introduced darker elements between the units to distinguish and accentuate those areas. Benches are provided along the pedestrian way as an exterior amenity. More contemporary trim is provided around the windows and patio doors. Krupp spoke to the Passive House aspects of the project, noting they have been meeting with consultants for the last six months and now have a certifiable design. They have completed the Focus on Energy Program, with very positive results that actually break their model; the model isn't able to account for this level of efficiency. Plans also add two community cars to this building for tenant and public use which figures into the Passive House certification.

Sandy Blakeney spoke neither in support nor opposition. In comparing the previous and current designs, the changes make the building appear larger and more foreboding. It is not more in line with other buildings in the area, and is in stark contrast with the color and draws the eye; consider a change to that. Some hint of green was shown previously, it is in the letter of intent, but today's presentation doesn't have any hint of green at the roof level. What exactly is the plan for a green roof and stormwater management? The Commission should include a request that developer provide further details to meet 'A' of PD guidelines.

The Commission discussed the following:

- The long view is symmetrical and balanced, but in other views the black doesn't work for me.
- I can see the different material on the stair tower, in the middle two or three units you've got wood, black and white elements, plus the gray on top, it's a lot going on and could probably be simplified by dropping one of the three.
- My biggest concern with the Linden Avenue elevation is that the stair towers, wood, black and white are all in the same plane. I think you have a little room to bump those stair towers out eight or twelve inches so those materials have something to die into. It really warrants a push out, it's going to really help it when it comes time to detail it. The only other comment I have is I would also recommend that the columns at the balconies be one consistent color.

- Having seen where we were and where we are, I think this is a vast improvement and much more consistent with what this building is meant to be.
- It may even work if it's recessed even more and the white had something to turn and die into, but not all in the same plane. If we just got rid of the black and made it white, that might help.
- Wow guys, this is a lot better than what we saw last time. It's moved to a level where it's now something exciting. The flatness, that intersection between the black, the wood and white color, in or out there should be more depth at that interface. I really like the black, it's a great material, I wish it didn't have so much embodied carbon, but compared to other sustainable wood choices I think it's cool. It brings a very interesting texture at the streetscape level, I'm excited by that as a material. I think the white frame around it might be the odd thing to it. Not to introduce another color but simplify the overall palette at those black corners.
- This design is much more cohesive and appropriate. I applaud going for 'modern.' When talking about black anchoring ends, having another color there helps break things up. Could it be blue instead? I really like the simplified trim around the windows, consider looking at the trim on top of the black and white trim areas, tripled out like a cornice, it would be more consistent if it was simplified like the windows in the stair towers. People react to black strongly, maybe a different color.
- These shorter façades, maybe the two corner elements are a different massing and element to anchor them. For such a small façade you do have a lot going on here. It's not the color that bothers me, just the use of three-four colors.
- Having black on all the corners would tie things together really nicely.
- Making the other corner black is a nice touch and complements that wood tone rather nicely.
- Achieving more depth, more modulation at that wood tone element in the middle. Can you respond to feasibility or your reaction and ability to do that?
 - The most efficient way to do a Passive House is consistent plane of insulation without modulation that introduces thermal breaks. We are trying to do our best to maintain a variety of textures through material use and trim work, acknowledging that it is at the same plane. We could look at introducing more or less insulation if the modeling would allow, to make a break in the plane. We'll do our best to study that.
- Just eight-to-twelve inches as a bump out.
- That eight-inches, I did wonder whether we would accept something 'superficial' hanging on to the outside of the building but otherwise you wouldn't know. Otherwise I wholeheartedly agree, wonderful to see how this project has evolved.
- This has already been approved by the Plan Commission and Common Council. We are granting Final Approval this evening, if there are any conditions, those can be administratively approved or it can come back to the Commission.

Action

On a motion by Knudson, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion provided for the following conditions, to be reviewed administratively by the UDC Secretary:

- All posts and supports shall be one color throughout.
- Simplify the window trim on the end walls to match the window details in the stair tower (remove the cornice feature).
- Reduce the number of materials and colors on the end walls to use the black darker color versus the white.
- Introduce as much depth as possible on the wood tone facades on all sides of the building to give materials the chance to turn a corner and terminate, with at least eight-inches in change of plane.