



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 2450 E Washington Avenue
Application Type: New Multi-Family Building in Urban Design District (UDD) 5
Informational Presentation
Legistar File ID #: [84250](#)
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Background Information

Applicant | Contact: Travis Fauchald, Volker | Kevin Burow, Knothe & Bruce Architects

Project Description: The applicant is proposing a new five-story multi-family residential building with tuck-under parking.

Approval Standards: When formally submitted, the UDC will be an **approving body** on this request. The site is located in Urban Design District 5 (“UDD 5”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(12).

Adopted Plans: The City’s [Comprehensive Plan](#) recommends Community Mixed Use (CMU) development for the project site. Generally, development in the CMU land use category is intended to supportive intensive development, including both commercial and residential uses. CMU areas are intended to include buildings of two to six stories in height with more residential than commercial space. Development and design within CMU areas should support walkability and be transit-oriented, well-connected to surrounding development, and surface parking should be screened from the street.

The project site is located in the [Emerson East Eken Park Yahara Neighborhood Plan](#) planning area. While the project site is not located in a Focus Area, it does include general development goals that speak to encouraging mixed-use development and a variety of housing opportunities.

Zoning Related Information: Staff notes that as part of the development proposal, the applicant will be seeking to rezone the property from Traditional Shopping Street (TSS) to Commercial Corridor-Transition (CC-T). As a reference, the design related zoning standards outlined in the CC-T zone districts are included as an attachment to this report, including, but not limited to those related to building entrance orientation, façade articulation, height, fenestration, and materials. Staff notes that a complete zoning analysis will be completed when a formal application is submitted. Staff notes that, while the UDC generally reviews proposal for consistency with these requirements, ultimately the Zoning Administrator will determine compliance with the zoning requirements.

Summary of Design Considerations

Staff recommends that the UDC provide feedback and make findings on the development proposal regarding the aforementioned standards as it relates to the design considerations noted below.

- **Building/Entrance Orientation.** The project site is located at the corner of N Seventh Street and E Washington Avenue. As noted on the plans, while there is a building entrance oriented towards the corner, the building itself is chamfered and entrance recessed into the building to avoid encroaching into the vision triangle. As such consideration should be given to creating a stronger corner presence

architecturally that clearly delineates the main building entry and holds the corner. Staff requests the Commission's feedback on the overall building orientation to the street and corner.

In addition, while residential units are located along E Washington Avenue frontage, active individual unit entries or stoops are not. Consideration should be given to providing active unit entries to the street, which is common on the block.

Note: Pursuant to MGO 28.060, "Ground Floor Residential Uses," ground-floor residential uses fronting a public street or walkway shall be separated from the street by landscaping, steps, porches, grade changes, low ornamental fences or walls in order to create a private yard area between the sidewalk and the front door.

- **Building Design and Composition.** UDD 5 "Building Design" guidelines generally speak to encouraging four-sided architecture, compatibility in design and materials with adjacent structures, and minimizing large unbroken facades. Overall staff believes that the building design reflected in the application materials appears to be generally consistent with the district guidelines and requirements. With that however, consideration should be given to the design/treatment of blank walls, especially those along the N Seventh Street elevation and presumably on the southwest elevation which faces adjacent development (although an elevation drawing was not provided). Staff requests the UDC's feedback on the overall building design and composition, and the treatment of blank walls.

Note: Pursuant to MGO 28.060(c), "Design of Street Facing Facades," blank walls are not permitted along public streets or sidewalks. Elements such as doors, windows, columns, changes in material, and similar details shall be used to add visual interest.

- **Building Materials.** UDD 5 "Building Design" guidelines generally speak to materials being low maintenance and harmonious with those used on other buildings in the area. The proposed material palette is comprised of a masonry veneer, various types and colors of composite panels, and steel and stone accents. Staff requests the Commission's feedback on the building material palette.
- **Landscape and Screening.** As reflected on the site plan, there is a partially exposed surface parking lot. Consideration should be given to providing adequate screening of this area from the street, as well as the adjacent single-family residences. UDD 5 "Landscape" and "Off Street Parking and Loading Areas" guidelines and requirements generally speak to providing adequate screening for such uses. Staff requests the Commission's feedback related to providing adequate screening and/or buffer.

ATTACHMENT - 28.060 GENERAL PROVISIONS FOR MIXED-USE AND COMMERCIAL DISTRICTS.

(1) Statement of Purpose.

Mixed-use and commercial districts are established to provide a range of district types, from the small neighborhood center to regional-level retail centers, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation.

(2) Design Standards. The following design standards are applicable after the effective date of this code to all new buildings and major expansions (fifty percent (50%) or more of building floor area). Design standards shall apply only to the portion of the building or site that is undergoing alteration.



Figure D1: Entrance Orientation

- (a) Entrance Orientation (See Figure D1). All new buildings shall have a functional entrance oriented to an abutting public street. Additional entrances may be oriented to a private street or parking area. For buildings with multiple non-residential tenants, a minimum of one (1) tenant space shall have a functional entrance oriented towards an abutting public street. Other tenant spaces shall be connected to the public street with a private sidewalk connection. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are encouraged. (Am. by ORD-13-00113, 6-26-13)

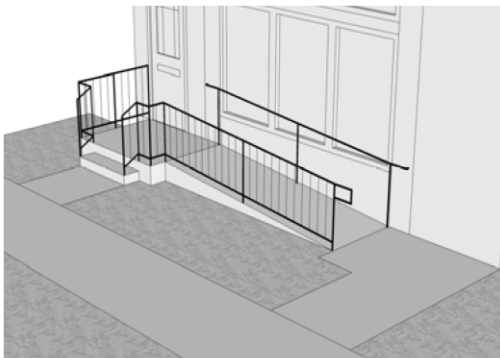


Figure D2: Barrier-Free Entrance Example

- (b) Facade Articulation. Consistent with the design of traditional storefront buildings, new buildings of more than forty (40) feet in width shall be divided into smaller increments, through articulation of the facade. This can be achieved through combinations of including but not limited to the following:
1. Facade Modulation (See Figure D3). Stepping back or extending forward a portion of the facade.
 2. Vertical divisions using different textures or materials (although materials shall be drawn from a common palette).
 3. Division into storefronts, with separate display windows and entrances.



Figure D3: Facade Modulation

4. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval (See Figure D4).
5. Arcades, awnings, and window bays at intervals equal to the articulation interval.

(c) Design of Street-Facing Facades.

No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest.



Figure D4: Variation in Roof Lines

- (d) Door and/or Window Openings. For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade.

For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.

1. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass that mimics the appearance of windows may be used for up to twenty percent (20%) of the required area of the openings. (Am. by ORD-13-00205, 12-10-13)
2. Displays may be placed within windows. Equipment within buildings shall be placed a minimum of five (5) feet behind windows. To preserve views, within three (3) feet of any window, not more than thirty percent (30%) of the view through the windows shall be blocked by merchandise, displays, shelving, or other obstructions.
3. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.

- (e) Equipment and Service Area Screening. If an outdoor storage, service or loading area is visible from adjacent residential uses or an abutting public street or public walkway, it shall be screened by a

decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls shall be architecturally compatible with the primary structure.

- (f) Screening of Rooftop Equipment. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.
 - 1. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street.
 - a. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.
 - b. Screening shall be constructed to a height of at least one (1) foot above the height of the equipment.
 - 2. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.
- (g) Materials. Nonresidential or mixed-use buildings shall be constructed of durable, high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. Table 28D-1 below lists allowable building materials. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front facade.

Table 28D-1.

Building Materials	Allowable for use as/at:				Standards (see footnotes)
	Trim/Accent Material	Top of Building	Middle of Building	Base/Bottom of Building	
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face/Split-Face Block	✓	✓	✓	✓	A
Wood/ Wood Composite	✓	✓	✓		
Fiber-Cement Siding/Panels	✓	✓	✓	✓	
Concrete Panels, Tilt-up or Precast	✓	✓	✓	✓	B
EIFS/Synthetic Stucco	✓	✓			C
Stone/Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	D
Hand-Laid Stucco	✓	✓			C
Vinyl Siding	✓				E
Glass Curtain Wall System	✓	✓	✓	✓	
Reflective Glass/Spandrel	✓				F
Glass (Storefront)	✓	✓	✓	✓	

A - Shall be used in conjunction with a palette of materials and shall not comprise more than 33% of any building wall adjacent to a public street or walkway.

B - Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.

C - Shall not be within three feet of the ground or used in heavily trafficked pedestrian areas or where high pedestrian traffic is anticipated.

D - Shall be used in conjunction with a palette of materials; shall be a heavy gauge metal, and; shall be non-reflective.

E - Shall be used in limited quantities due to its limited durability.

F - Shall be used in limited quantities as an accent material.



Figure D5: Compatibility with Traditional Buildings

- (h) Compatibility with Traditional Buildings. (See Figure D5.) New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.



Figure D6: Building Alignment

- (i) Building Alignment. (See Figure D6.) Buildings shall be aligned with facades parallel with the street to create a well-defined street edge.
- (j) Building Articulation. (See Figure D7.) Buildings shall have horizontal and vertical articulation, which may include dormers, cornice detailing, recesses and projections, stepbacks of upper stories, changes in roof types and planes, building materials, and window patterns. The base of the building shall relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.



Figure D7: Building Articulation

- (k) Ground-Floor Residential Uses. (See Figure D8.) Ground-floor residential uses fronting a public street or walkway, where present, shall be separated from the street by landscaping, steps, porches, grade changes, and low ornamental fences or walls in order to create a private yard area between the sidewalk and the front door.



Figure D8: Ground Floor Residential Uses