



Agenda Item #: 8

Project Title: 5602 & 5606 Schroeder Road - New Four-Story Apartment Building in Urban Design District (UDD) No. 4. 19th Ald. Dist.

Legistar File ID #: 72589

Members Present: Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Jessica Klehr, Shane Bernau, Christian Harper and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 27, 2022, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new residential building located at 5602 & 5606 Schroeder Road in UDD 4. Speaking on behalf of the project was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions were Joe McCormick, Lisa Ruth Krueger and Colin (no last name given).

The four-story, multi-family residential building is proposed to replace the former Michael's Frozen Custard and Subway restaurants adjacent to the recently completed Tailor Place Apartments. The site plan shows vehicular access on the far western side as directed by Traffic Engineering to minimize the effect on the W. Beltline off-ramp. An outdoor gathering space is located on the inside portion of the building to be sensitive to the Beltline and traffic noise; the landscape plan shows extensive landscaping, screening and buffering to that outdoor space on the north. Parking for seventy-one (71) vehicles is provided on one underground, with an additional thirty-nine (39) surface stalls for the eighty (80) apartment units. A community room is located on the eastern end upper story with an outdoor roof deck. Lofts are being considered at the fourth floor. Building materials include masonry, composite panels and sound mitigation measures.

The Commission discussed the following:

- This could be simplified a bit. The fourth story could be same color as the recessed area, the overhangs on the corners seem like an appendage; it would be simpler if there was nothing there or if it were aligned with something else and came around the building. Some of the other color changes could be simplified. Overall I don't have any objections to the overall form.
- Tailor Place is successful without all the colors.
- If it just had brick going up on the two corners, if the sun shades are so functional they should be on all the windows, really clean it up. I wish there was a better way to buffer the building from the off-ramp, given where you have your driveway entrance, you probably can't put enough lush and evergreen landscaping back there, but at least it will be a visual barrier. This is really up to the Plan Commission to grapple with whether this is a good place for someone to live or not.
- Because of the intersection of the off-ramp, getting those apartments a bit above grade might help a little bit visually. Again it's not acoustically going to make a difference but psychologically it might help.
- Are there stormwater plans?
 - Those are not yet fully worked out. We are looking at the north corner for something.
- Given the tight site, this is a case study for a building with a green roof. Can the roof be experienced or seen from the Beltline? If so that would be another reason for a functional amenity and give the building some other aesthetic qualities, a planting system that could have some height.

- If the stormwater ends up on the north part where you have some greenspace, we like to see those incorporated as a design feature and not just a rectangle. It will be very visible from the upper story units and the Tailor Place residents on that side.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.