



Agenda Item #: 5

Project Title: 134, 140, 148, 150 S Blair Street/506, 508, 510, 514, 516, 518, 522 E Wilson Street - New Residential Building and Hotel in UMX Zoning. (District 6)

Legistar File ID #: 79707

Members Present: Cliff Goodhart, Chair; Shane Bernau, Marsha Rummel, Christian Harper, Wendy von Below, and Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 17, 2024, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new residential building and hotel located at 134, 140, 148, 150 S Blair Street/506, 508, 510, 514, 516, 518, 522 E Wilson Street. Registered and speaking in support were Brian Munson, and Joel Koeppen. Registered in support and available to answer questions was Alex Padrnos.

Summary of Commission Discussion and Questions:

The Commission noted that the recreated façades on the Essen House Option 2 seems to be going in the right direction, keeping things simple.

The Commission inquired about the mural shown in drawings that were submitted on the west façade, facing the vacant lot. The applicant noted that is something that was being considered to help create interest in the near term due to the exposed wall and unknown nature of the corner parcel. The Commission noted that a mural could be appreciated if the wall sits vacant for a while. Something could be done with the masonry detailing that could act as a frame and a place holder for a mural.

The Commission noted that the masonry piers should come down to the ground; the Commission was intending to give greater latitude and not get so hung up on these facades. The only difficulty the UDC has is with the recreation pieces; it should be harmonious with the overall composition. Something that is a nod to the old facades, but not too much detail. The storefront picture window wants to be broken down into a smaller storefront system. The awnings are a little fussy and could be removed.

The Commission noted that there could be a path that could be reviewed administratively.

The Come Back In seems to work proportionally; it is the Essen Haus façade that is problematic. Overall, further simplification and a more regular horizontal and vertical expression is needed.

Action

On a motion by Asad, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion passed with the following conditions:

- The applicant shall continue to work with staff to further simplify the reconstruction and design of the Essen Haus façade, giving consideration to breaking down the storefront into smaller windows and/or removing the awnings and/or a more defined horizontal expression referencing the Come Back In as a successful elevation and regular rhythm, which can be reviewed administratively.
- The west elevation shall be refined to incorporate masonry detailing to create a frame/placeholder for a mural.

The motion was passed on a unanimous vote of (5-0).