

- There is a problem with paving at the front yard on Langdon Street for moped/bike parking. Do not want to encourage.

Following Ostlind's remarks, the Commissioners noted the following:

- It appears that the neighborhood opposes the project.
- Need to address mass and articulation along West Lake Lawn Avenue.
- Car parking, which will allow for more articulation of light into the building at the street.

Ald. Konkel reported on a recent neighborhood meeting noting concerns with the mix of parking, not enough parking, trash, and operational concerns. There was some concern with the height of the building and the view of the lake. Konkel also noted forwarded concerns from Ald. Verveer with adherence to the requirements for downtown design zones being met and satisfied. Konkel spoke to the need for a more prominent entry at the street, as well as more articulation on massing and the building facade. She stated that a more interesting roofline could provide for the possibility for mitigating mass and height of the building. She further noted issue with the proximity of the new building with the old Acacia building as well as issue with the compatibility of the new building with the surrounding historic character of the neighborhood.

Continued discussion by the Commission noted the following:

- The need to address the issue that car parking is driving the design.
- Need to provide a north side elevation as to what it looks like.
- The application more glass at corner with the entry.
- Reduce size of garage entry and investigate the use of more vertical elements. The changes that are made are in the right direction.
- Heavy up base metal on top, greater emphasis on the change and color on the fourth floor might resolve issues.
- Canopy over entries need more articulation on the fascia.
- The overhead canopy at the Acacia entry is a bit too high and might not need to wrap around.
- Flip accessible stalls and bike parking to resolve the back-up issue.
- Wrong project on the wrong site, not right project for the site.
- Relocate accessible stall and dedicate area to more bike/moped parking.
- Need more articulation of upper two stories of the building facade and roofline.
- Address issues of massing and articulation. If changes in materials were changes in plane would provide articulation. Make more space around planter/entry to allow for more space.
- Don't like putting hard surface for bike parking in front yard along Langdon Street.
- Use Boston ivy to bring texture to the building.
- Not convinced this is the right solution, problems with entry corner hurt building's ability to relate to street. Corner not seen as important; might be a better design.
- Best location for entry should be on the middle of the side's West Lakelawn Place frontage or on Lakelawn Place.
- Consider elimination of two bedrooms on the top floor to provide a step back on the top or top two floors to allow for the necessary articulation.
- Maybe need to start over in order to address concerns.
- Articulation is key, need grander entry.
- Consider removing car parking on the lower level.

ACTION:

On a motion by Rummel, seconded by Luskin, the Urban Design Commission **REFERRED** **CONSIDERATION** of the project in order to resolve the above-stated issues. The motion was passed on a vote of (9-1) with Slayton voting no.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 5, 5, 6, 6, 6, 6 and 4.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 229 & 201 West Lakelawn Place

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	5	6	5	5	6	6
	4	5				3	7	5
	5	5						5
	7	6	6			6	7	6
	5	6	7	6		5	7	6
	5	6	5			5	6	6
	5	5	5	5		4	8	
	5	4	5	5		4	4	5
	4	4	5			4	4	4

General Comments:

- All brick, great! Bike parking and first floor entry – very good, too big?
- Changes fail to meet spirit of Landmark’s recommendation and UDC recommendations.
- Improved, address additional Landmarks comments on Downtown Design Guidelines. Consider integrating a double height space at planter area between ADA entry and street entry to make space feel as one entry.
- Entry is much improved. Moped/auto parking ratio needs adjustment.
- Much improved: larger west landing. West elevation needs work.