



Agenda Item #: 4

Project Title: 310-322 E Washington Avenue - Planned Development (PD) in Urban Design District (UDD) No. 4. 2nd Ald. Dist.

Legistar File ID #: 74526

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of December 14, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development (PD) located in UDD 4, and made an **ADVISORY RECOMMENDATION to the Plan Commission to approve** the Planned Development located at 310-322 E Washington Avenue. Registered and speaking in support were Mark Binkowski and Brian Reed, representing St. John's Lutheran Church. Registered in support and available to answer questions were Doug Hursh, representing MRB Holdings; and Peter Beeson.

The planter boxes along E Washington Avenue have been changed from wood to steel, which is more aligned with the bronze window wall and mullion system in the floors above, and raised in height so that as they step down in grade along E Washington Avenue, they get taller. These will provide space for some community gardening interspersed with more year-round plantings. The floor plans have remained basically unchanged. The apartment entry is still at grade on Hancock Street to provide adequate separation from the residential entry and programmatic elements of St. John's. They are still showing bicycle stalls in the terrace and are working on a Privilege in Streets Permit, given the site constraints and small setback between the building and sidewalk, which is still in progress. Creating a stone plinth at the base of the building anchors the corner and is broken up with the steel planters. The stained glass above starts to define the program of the St. John's space, with the corner piece starting to represent the form of an armature, and the precast lifted up at the 10th story piece to be symbolic of a spire. The metal accents around the inside frame of those precast elements have been simplified to have fewer joints and be more aesthetically pleasing. The windows are a very marketable feature that make it feel more comparable to market-rate housing.

The Commission discussed the following:

- We're both approving for the UDD and advisory to the Plan Commission, particularly with regard to the bonus stories, as well as the standards for the Planned Development (PD). We also need to make findings within the motion about the UDD guidelines being met.
- The design would be stronger if planters matched the anodized bronze that is on the building rather than steel.
- I like the plantings in them, but five creates a bit of busyness and loses some of the elegance it had previously. Fewer that are longer would be beneficial to the design, I really do like this perspective and architecture in this corner.
- This continues to be really exciting. What is the program behind the stained glass, and should we expect to see some color coming out at night?
 - Yes, behind this will be the church's office spaces and meeting rooms for 24/7 activation. As you move down Hancock Street will be the sanctuary space with a lot of daytime and early evening activation. We

are working with our lighting designers and intend on having a soft light so it does emanate from the façade at night.

- That is a substantial part of this building's interaction with the public. The soft glow sounds nice, it doesn't always work out in practice.
- Something like 80% of the units are affordable?
 - Yes, 130 total units, of those 108 will be set aside for those earning less than 60% of median area income. WHEDA encourage some market-rate units in the project.
- I also remember a forty year commitment in terms of...we also heard a statement about the glass and marketability of this building. I love this project, my continued interrogation is because I love this project and there seems to be some disconnect between the design with glass, marketability and the people who are going to be living here. Long range planning, long standing commitment, high quality materials, there's a coldness to the glass design. While I would love to see this project continue and succeed I feel like there's still something there.

Action

On a motion by Arnold, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development (PD) located in UDD 4, and made an **ADVISORY RECOMMENDATION to the Plan Commission to approve** the Planned Development with findings that the bonus stories are acceptable, the PD standards and UDD 4 guidelines and requirements have been met, and the condition that the materials of planters along E Washington Avenue match the anodized bronze material on the building.

The motion was passed on a vote of (6-1-0) with Arnold, Klehr, Braun-Oddo, Bernau, Harper, Asad voting yes; Knudson voting no; and Goodhart non-voting.