



Legistar I.D. #24386, #25023, and #25173
754 E. Washington Ave. and 741 E. Mifflin St.
UDD Ordinance Amendment, Rezoning, and Demolition

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Urban Design Commission

On April 4, the UDC reviewed the proposal and granted **final approval** for the design, finding that the proposal meets the requirements of UDD 8, as well as the requirements for two bonus stories. In their motion, the UDC recommended that the applicant continue working on the following design details, to be reviewed by staff. The UDC noted that Urban Design staff may determine whether to approve final changes administratively or to return changes to a future UDC meeting:

- Study and resolve the use of masonry, including the termination of planes, intersection between vertical brick elements and horizontal projections of the building, and the reveals in the brick.
- Provide larger scale elevation of the pedestrian space along East Washington Avenue to compare king size brick to queen size brick.
- Share additional color combinations for metal panels, and consider changing to livelier shades of grey.
- Explore further the southwestern corner of the building facing west, which will be prominently seen from East Washington Avenue. Consider carrying the design elements on this side of the building further toward this corner.
- Provide detail on rooftop plan and screening of on-site mechanicals.
- Provide final lighting plan for staff review and approval
- Signage will be subject to a future approval, but should be considered during the design change.

NOTE: The supplementary materials following this addendum were distributed at the UDC meeting. A color version can be found on the City's Legistar website under Legistar Item No. 24584.

Recommendations and Proposed Conditions of Approval

Planning Division Recommendation

To fully address UDC comments, staff recommends a revision to Condition No. 11 in the staff report:

11. Prior to final staff approval of the PUD, all conditions of final approval by the UDC shall be met. Specifically, the applicant shall provide Planning and Urban Design staff with additional materials addressing design details a) through g) below, and shall meet with staff to resolve them. In reviewing these design changes, Urban Design staff may determine whether to administratively approve changes or require further review by the UDC.
 - a) Details regarding the use of masonry, including the termination of planes, intersection between vertical brick elements and horizontal projections of the building, and the reveals in the brick,
 - b) Larger scale elevations of the East Washington Avenue building and streetscape, comparing king size brick to queen size brick in order to better inform a choice in brick size (staff believes that queen size brick should be used),
 - c) Additional color combinations for metal panels, specifically livelier shades of grey,
 - d) Alternative design for the southwestern corner of the building, carrying design elements proposed on this side of the building further toward the corner,
 - e) Detail on the placement and screening of rooftop and any other on-site mechanicals,
 - f) Final lighting plan for review and approval by Urban Design and Building Inspection staff, and
 - g) While signage is subject to future review and approval by the UDC it should be carefully considered with the proposed design changes.