



Agenda Item #: 10

Project Title: 1 & 15 Ellis Potter Court - Mixed-Use Development Located in Urban Design District (UDD) 2. (District 19)

Legistar File ID #: 80582

Members Present: Cliff Goodhart, Chair; Jessica Klehr, Shane Bernau, Marsha Rummel, Rafeeq Asad, Wendy von Below, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 8, 2023, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a mixed-use development located at 1 & 15 Ellis Potter Court in UDD 2. Registered and speaking in support was Kevin Burow, and Scott Kwiecinski.

This urban infill project would replace an exist two-story office building and vacant greenspace parcel along Schroeder Road and Ellis Potter Court, originally home to Potter Lawson Architects. The proposed affordable housing development would consist of one 3-story building in front for senior housing, with two-story, three-bedroom family townhomes to the back of the site. The main access point is off of Ellis Potter Court with no curb cuts onto Schroeder Road. Underground parking is provided for the senior apartment building, and at grade garages for the townhome units. The orientation is such that any interior spaces are away from the traffic on Schroeder Court and families are located on the northern end of the site where greenspace is located for play/outdoor space. A community services facility is located in the first floor. Each apartment has a private balcony. Building materials consist of masonry and composite siding, two siding materials on each building for texture, with slight change in color hue to create a subtle independent look and a cohesive palette.

The Commission discussed the following:

- You mentioned the north end being open space or play space. Could you clarify where that is?
 - Directly off the north end of parking for the townhomes, greenspace will serve as sort of a buffer. The landscape will be extensive and sensitive to screening from the surrounding properties. There is ample greenspace to the east as well.
- In future presentations it would be helpful to see how people safely connect to that from the other building.
- Do you have any tree inventory or any idea of whether you're taking down some large, mature, historic trees for the project development?
 - We are gathering that information now, the property was just surveyed this week. This will be a WHEDA tax credit for next year's cycle, this is due diligence so we haven't gotten to that level of detail yet.
- I don't know specific to this site, but along this corridor there are some nice mature trees, nice Oak trees. If anything like that exists on site it would be helpful to know it and see if you're responding to that in any way. I would certainly advocate for incorporating those into your development if there's an opportunity there.
- To the east of the site is the National Wildlife Health Center, 24 acres of mostly undeveloped laboratory. It's completely fenced off, but is there any way to take the garage building and put that up toward the north part of the site and have the play area border along that big heavily wooded area? To the north is self-storage units and

I know the Wildlife Center has that fence, but having those units look out over a play area. Your apartment building too on Schroeder could do that too, you can see how the elbow of it could focus to the northeast. Any way you can use that garage building to your advantage to screen the more industrial parts of the neighborhood and open up to natural landscape, the better off you'd be.

- We certainly would be willing to look at it and make adjustments. It might end up being a slightly L-shaped configuration.
- That center is basically like a forest and would be a great amenity to look out over.
- With regard to the townhouse building, anything you can do with the gables to make them look more individual and less like an apartment building.
- Connectivity at grade in Building 2, you've done a really nice job with that, but it appears to be limited connection at Building 1 to the exterior. It's very closed, there's access presumably by your car internal but there's no patios, that connection is missing.
- There's an internal corridor for the apartment building and the townhouses are designed to all enter from the outside. We've had projects with those corridors to still make physical connections to the street.
 - This is a senior housing development, I greatly appreciate the comment on having as many direct connections as possible. But security is a concern and numerous access points creates security concerns, as well as trip hazards that need to be maintained for seniors. One centrally maintained point of access is best. While I do appreciate the comment that's typically why you don't see the connections you would typically see in family buildings.
- I appreciate that, that's fair.
- Is there only the one public entrance off the internal portion? No public entrance facing Schroeder Road or Potter court?
 - Correct. We have stair exists to the north but we don't have a corridor access point into the building. We could study it further and see if we could fit that in, either to Schroeder or Ellis Potter.
- I think that might be actually useful. If you're there and you need to get some Geritol or something at the Kwik Trip across the street, you would have an entrance right off of Ellis Potter Court.
- I'm curious with Building 1, across the street, the Kwik Trip might not be there forever but they tend to be lit up at night. Have you considered mirroring Building 1? Right now you have the parking on the east side right up against beautiful trees, some of them would come down for that.
 - We did not give that as much consideration because we've always been directed to engage the building corner and conceal the parking behind the building. I do appreciate the comment though and given the neighbor across the street there is some merit to that. Then our community outreach space would have frontage on Schroeder.

Action

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