



**Agenda Item #:** 6

**Project Title:** 519-521 W Main Street - Alder Referral, New Multi-Family Building. (District 4)

**Legistar File ID #:** 83099

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

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

\*Bernau was recused on this item.

## Summary

At its meeting of May 8, 2024, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a new multi-family building located at 519-521 W Main Street. Registered and speaking in support were Fed Novikov, and Peter Ostlind. Registered in support and available to answer questions were Danniell Glaessl, Nate Helbach, and Douglas Harsevoort. Registered in support but not wishing to speak was Victor Villacrez.

### Summary of Commission Discussion and Questions:

The Commission inquired about the brick color and the applicant confirmed that a consistent, traditional, natural, normal brick color would be used that is consistent with what is existing in the neighborhood.

Overall, the Commission was supporting of the masonry detailing. The applicant also confirmed that the brick patterning is consistent across each elevation on each level.

The Commission inquired about whether there would be HVAC louvers. The applicant noted that while they have not fully studied the HVAC needs, only small circular intakes and exhaust are anticipated for the residential units. A grid that you would expect to see for a full unit is not proposed; only ducting to the exterior will be necessary. In addition, the applicant did note that an air intake grate next to the garage door will likely be required. However, the applicant team does anticipate a louver for exhaust in the garage - a small, perforated pattern in the masonry above the garage door is being studied to hide those louvers above the garage door.

The UDC was generally supportive of something above the garage door, which may help in maintaining datum lines across that elevation.

With regard to the garage door, the Commission also inquired about whether there is an opportunity to push the door back in its opening so that it is not sheer/flush with the wall to give it some relief, and to give it some clear or translucent openings. The applicant team noted that they are open to studying that.

The Commission inquired about the residential windows and whether they are operable. The applicant team noted that they are not fully operable but will tilt inward at the top.

The Commission noted concerns for the horizontal brick pavers on flat surfaces (plaza space), which tend to absorb water and cause concern related to ice and deterioration. A pedestal paver system that is designed to achieve this is another option. The applicant team noted that another option may be possible provided it is a permeable paver system so that stormwater management is not impacted.

With regard to the plaza space, the UDC noted that given the number of steps accessing the main building entrances and accessibility, consideration should be given to providing options for safely and carefully placing railings.

The Commission noted concerns related to the front door location as it is not clear or prominent. Everything looks the same and the door is recessed and located around the corner.

The Commission noted that consideration should be given to using a little different design to the commercial space. Studying this will help the project and potentially the success of the space, as well as create potential space for signage. Overall, the Commission recognized that the landscape plan has a well curated selection of plants, and it looks like thought was put into the siting of the building in relationship to its neighbors.

## Action

On a motion by von Below, seconded by Rummel, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** with the following finding, conditions, and comments:

- Overall, the Commission finds that the design/detailing of the masonry reflects a good composition and restraint in the materials palette; it provides a nice, rich texture to the composition of the building, consistent with Conditional Use Standard No. 8.
- The garage door shall be recessed at least 2-3' from the face of the front facade and a header shall be integrated above the door for the garage ventilation to match the window height. The garage door shall have translucent openings.
- The accessibility ramp shall be better integrated into the plaza space.
- The design of the commercial space shall be refined to incorporate more glazing.
- The location of the front door shall be such that is visible and oriented towards the street.
- The applicant shall confirm that the vision triangle requirements are being met.
- The Commission has concerns related to maintaining horizontal brick pavers. Consideration should be given to utilizing a permeable paver system and/or utilizing concrete in smaller areas such as landings and the accessible ramp.

The motion was passed on a vote of (5-1-1) with von Below, Rummel, Harper, Asad, and Knudson voting yes; Bernau recused, and Goodhart non-voting.