

# URBAN DESIGN COMMISSION MEETING REPORT

February 5, 2025



**Agenda Item #:** 8

**Project Title:** 3222, 3230, 3238 E Washington Avenue + 3229 Ridgeway Avenue - New Multi-Family Residential Building in Urban Design District (UDD) 5. (District 12)

**Legistar File ID #:** 86815

**Members Present:** Shane Bernau, Chair; Jessica Klehr, Harry Graham, Marsha Rummel, David McLean, and Anina Mbilinyi

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

## Summary

At its meeting of February 5, 2025, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new multi-family residential building in Urban Design District (UDD) 5 located at 3222, 3230, 3238 E Washington Avenue + 3229 Ridgeway Avenue. Registered and speaking in support was Matthew Tills. Registered in support and available to answer questions were Isaac R. Newman, Travis Fauchald, and Matt Ammel.

### Summary of Commission Discussion and Questions:

The Commission inquired about the E Washington elevation and the potential to add walk-up units, providing additional shading for the E Washington Avenue elevation, and providing an entrance along Carpenter. The applicant noted that additional shading will be added to the E Washington Avenue elevations. A more primary entrance off Carpenter is being studied, as well as a way to celebrate that a little more. The E Washington walk-up units will be explored, but they do wish to maintain privacy to the units.

The Commission highlighted that this has potential for something pretty cool in this neighborhood.

The Commission noted the blank walls at the rear, and the pedestrian entryways as needing more attention.

The Commission asked about screening along the west property line. The applicant noted they will be rerouting power, and there are utility easements, but that it will be screened with a privacy fence and/or landscaping.

The Commission asked about the stepbacks and how they are informing the design. The applicant noted that the Zoning Code is requiring them.

The Commission commented that vegetation at those stepback terraces would be appreciated by the neighbors. The Commission encouraged the applicant to think of those not as flat sedum planes, but rather introduce some other uses or some other vegetations like natives or pollinators in the mix. Noting the trees on the site, in a nod to that and the neighbors and neighborhood, if there are blank building corners it would be nice to have larger deciduous trees to anchor the building.

The Commission noted that the E Washington Avenue garage door appears flush and needs further detailing or setback, and blank walls need to be softened or interest added. The Carpenter elevation also needs more attention – particularly in terms of the garage door, but some detailing could help that. That also goes for the terracing of the concrete boxes, the

scalloped shapes, cultural shapes versus angles, and the eyebrows at the top, particularly the smaller ones in the gray massing, they do not make sense.

The Commission commented that each corner has a different expression, and that one volume doesn't turn the corner the same. Refinements are needed.

## Action

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