



**Agenda Item #:** 9

**Project Title:** 3535-3553 University Avenue + 733-737 N Meadow Lane - New Mixed-Use Building in Urban Design District (UDD) 6. (District 5)

**Legistar File ID #:** 86816

**Members Present:** Shane Bernau, Chair; Jessica Klehr, Harry Graham, 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 mixed-use building in Urban Design District (UDD) 6 located at 3535-3553 University Avenue + 733-737 N Meadow Lane. Registered and speaking in support were Peter Harmatuck, Randy Christianson, Patrick Terry, and Bruce Bosben. Registered in support and available to answer questions was Andrew Geffert.

### Summary of Commission Discussion and Questions:

The Commission inquired about the fenestration along University Avenue, and what sort of glazing will be used. The applicant noted there is parking behind some of that area, that it could be opaque or window graphics, and is still being explored. The Commission inquired about whether that is ventilated and conditioned or open. The applicant noted that it would be ventilated and conditioned and that there would be a speed door. The applicant did note there is now another entrance off Meadow Lane for vehicles.

The Commission noted concern for how long the building is along University Avenue and inquired about ways to break it up at the street level. The applicant noted that they have been looking at recessing portions of the building to create articulation without impacting the units. The Commission noted that maybe it is more of a dramatic change at the first-floor level – consideration should be given to creating unique detailing of the different storefronts or utilizing different materials.

The Commission inquired about utilizing similar rooftop rhythms on the west end of the building. The applicant responded it is not possible given exiting distances and height restrictions.

The Commission inquired about concerns with the garage door being centered at the median, and how those discussions have played out with Traffic Engineering. The applicant has had many conversations with Traffic, and noted plans for a timed left turn lane into the building off University Avenue.

The Commission inquired about the south yard being a no man's land, and the potential for nefarious things happening back there. The applicant noted they are working on developing that yard space more.

The Commission inquired about bringing in some of those indents towards the street along University Avenue, and to make storefronts appear different than they currently do through the material palette. The Commission further noted the quality of the University Avenue streetscape with such a narrow planting space and a lot of building close to the sidewalk. A few more feet of breathing room would benefit the experience of the building. The applicant noted that the utilities preclude the building moving further back.

The Commission commented that the architecture and materials are nice, but that the proximity and scale of the building for such a long stretch creates a harsh pedestrian experience. Maybe it's the heightened space between the three-building concept, maybe there is a way to accommodate that down at the street.

The Commission commented that bike parking should also be located on the west end, because the building is so long. The building stepbacks toward the south create an interesting massing of the building; the additional height helps break down the long mass of it as well. The Commission appreciated the applicant respecting the neighborhood to the south, but noted opportunities for vegetation, cascading draped over the edges could be a beautiful and interesting amenity.

## Action

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