



Agenda Item #: 4

Project Title: 501 N Henry Street - Alteration to a Planned Development (PD) for Exterior Changes to an Existing Building

Legistar File ID #: 85429

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 9, 2024, the Urban Design Commission made an advisory recommendation to the Planning Division Director to **APPROVE** an alteration to a Planned Development (PD) for exterior changes to an existing building located at 501 N Henry Street. Registered in support and available to answer questions were Dan Seeley, Ray Mawst, and Brian Kehoe.

Summary of Commission Discussion and Questions:

The Commission asked for more details regarding the mural installation, and potential options for other types of installations. The applicant clarified that this mural will be painted on the surface using commercial grade materials suitable for porous surfaces, as well as maintain their appearance for longevity. The Commission inquired if the banners were to remain. The applicant clarified that the banners to be removed prior to installation of the mural, and will not be reinstalled.

The Commission expressed concern for the extent of the mural being painted from edge-to-edge, noting that concrete is porous. All good art needs a frame, and it would have a more pleasing effect when viewing it coming down the street. The applicant replied that they had considered framing versus flooding, noting that the mural becomes more a part of the architecture when it is flooded versus framed. Flooding has a big impact especially in urban environments such as this. The Commission further inquired about bringing it back around the corner; the applicant noted that the natural stopping point is the width of the wall itself, not to paint the return.

The Commission inquired about the CMU block in the center of the elevation and whether the mortar is being accentuated. The applicant clarified that the rendering just shows that as a joint, those elements will not be noticed or accentuated, and will be part of the design. The Commission agreed.

The Commission inquired about the white paint and blank concrete. The applicant clarified that the entire wall will be painted with primer and painted on top.

The Commission generally noted that this is a beautiful gesture and piece of art.

The Commission noted that the flooding could be more integrated, especially if the mural was held in by one panel on the top and sides. If it were to wrap around, it would give it some thickness. Several Commissioners expressed their preference to frame the mural intentionally to integrate it better with the architecture. If the mural is framed at the bottom, it needs to be at the sides and top, or continue the mural to the bottom and let the roof interrupt the mural.

The Commission discussed the motion, especially as it related to the extents of the mural, and integration with the architecture. The applicant shall consider painting the block wall blue or green to integrate that into the mural.

Action

On a motion by Knudson, seconded by Klehr, the Urban Design Commission made an advisory motion to the Planning Division Director to **APPROVE**. The motion passed with the following conditions:

- The architectural details (i.e., masonry material/details) shall be incorporated into the mural design versus accentuated; and
- The flooding [mural] shall continue down to the bottom of the wall/ground.

The motion was passed on a vote of (5-1-1) with Knudson, Klehr, Asad, Rummel, and von Below voting yes; Bernau voting no; and Goodhart non-voting.