



Agenda Item #: 3

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, Rafeeq Asad*, Harry Graham, Anina Mblinyi, David McLean, Davy Mayer, and Nicholas Hellrood

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Asad was recused on this item.

Summary

At its meeting of May 28, 2025, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a new mixed-use building located at 3535-3553 University Avenue + 733-737 N Meadow Lane. Registered and speaking in support were Randy Christianson, Peter Harmatuck, Bruce Bosben, Andrew Geffert, and Patrick Terry. Speaking neither in support nor opposition was Kate Johnson.

Summary of Commission Discussion and Questions:

The Commission mentioned streetscape conditions and constraints, and circulation of utilities, including concerns with the relationship to University Avenue and having enough space for pedestrians. The applicant noted they were unable to move the building south due to utility constraints, but that they added planters and architectural details, including piers and articulation along the University Avenue frontage. The Commission noted that the canopies help bring that down to a more pedestrian scale.

The Commission inquired about the proposed fencing material and how the fence relates to grade. The applicant noted it would be wood or wood like material and that the retaining wall at the southeast corner of the building would be decorative, and on the west, it is a low retaining wall, modular block. The Commission asked that it return to the building to have a secure yard space with access control.

The Commission inquired about pedestrian connectivity for pedestrian traffic from Bruce Court. The applicant responded that in neighborhood meetings, the neighbors desired a strong boundary.

The Commission asked about the windows and how flat they may look. The applicant responded they will be operable, vinyl windows on thin brick veneer, with a sill band on top and bottom, and a small relief below to give some depth.

The Commission discussed lighting, glazing, and how the parking behind the windows on the ground floor will appear and whether there was going to be articulation in the window systems in general throughout – relief, articulation – or if they would be flat transitions. The applicant noted that those details have not all been worked out yet, but that the window systems are intended to be vinyl and intended to have articulation with the sill and panel below.

The Commission requested night views of finalized glazing. The west end of the building, the fence gap at 8-feet could be closed off; the Commission requested a rendering of that space as it abuts a vibrant family neighborhood.

The Commission discussed the lighting on the rooftop amenities and whether spill out into the neighborhood would occur.

The Commission liked the material palette and colors, and how it articulates the building. Overall, the Commission felt that the applicant had addressed the previous conditions related to the smooth stone material at the base of the building.

The Commission discussed initial approval versus final approval, administrative review of conditions, and how the project moves forward.

Action

On a motion by Graham, seconded by Klehr, the Urban Design Commission **GRANTED INITIAL APPROVAL**, with the following conditions:

- The applicant shall provide fence details for the fence that runs along the south property line. The fence shall be wood or wood type material. Consideration should be given to securing the backyard space by incorporating a controlled access point(s) or landscaping.
- The applicant shall provide additional details regarding the glazing along the ground floor, especially as it relates to transparency and lighting on both the north and south elevations.
- The applicant shall provide the final design details for the window systems. Of particular concern is that articulation/relief is being incorporated.
- The applicant shall address the lighting comments noted in the staff report, including revising the lighting plan and providing fixture cutsheets as it relates to rooftop lighting, architectural lighting, individual balcony lighting, etc.

The motion was passed on a vote of (6-1-1) with Graham, Klehr, Hellrood, Mayer, McLean, and Mblinyi voting yes; Asad recused; and Bernau non-voting.