



Agenda Item #: 2

Project Title: 521 E Washington Avenue - New Mixed-Use Building in Urban Design District (UDD) 4. (District 6)

Legistar File ID #: 83068

Members Present: Cliff Goodhart, Chair; Shane Bernau, Christian Harper, Marsha Rummel, Rafeeq Asad, Russell Knudson, and Jessica Klehr

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of August 14, 2024, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building located at 521 E Washington Avenue in Urban Design District (UDD) 4. Registered and speaking in support were Duane Johnson, and Joe Rice. Registered in support and available to answer questions were Joe Porter, and Angie Black.

Summary of Commission Discussion and Questions:

The Commission discussed the patio area, gated entrance, and ingress/egress of the space. The applicant noted that they would likely be closing in the patio area completely with a one-way gate for safety and security reasons.

The Commission discussed the 'C-shaped' corner element and whether it could come down one floor for a more cohesive base/middle/top at the same level all around the building. The gray material could be returned around the corner like on the other elevations. The commission noted that were looking for a cohesive base, middle, and top, and at this corner that is just a base and top. The applicant noted that their team had not considered that as a design option, but that it could work.

The Commission inquired about incorporating additional design elements at the building's main entrance at the ground floor to bring more awareness to the corner entry piece. The Commission noted that the corner glazing is good, but a deeper canopy or separate element could bring more awareness to that entry piece, similar to the white piece in the previous iteration. It would serve as a better identifier of the entry. The applicant noted that the return along E Washington would be difficult, especially in finding a good termination point due to the exit only door and may add confusion. There is change in plane in the glass entry door system and the upper floors, but ultimately it felt out of place.

Overall, the Commission noted the project improvements, and thanked the team for the additional patio space, noting it's a small but impactful investment to the project.

Action

On a motion by Asad, seconded by Knudson, the Urban Design Commission **GRANTED FINAL APPROVAL**, with the following conditions:

- That the C shaped corner element be revised to lower the element at least one floor and that the light gray or red material be wrapped across the top of the building. Continued review of this detail can be completed administratively.

- Consideration should be given to more formally securing the patio area. Continued review can be completed administratively by staff.

The motion was passed on a unanimous vote of (6-0).