



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3100 E Washington Avenue
Application Type: Residential Building Complex in Urban Design District (UDD) 5
UDC will be an Advisory and an Approving Body
Legistar File ID #: [77926](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Nick Orthmann, Bear Development | LLS Enterprises, LLC

Project Description: The applicant is proposing the construction of two buildings to be comprised of 192 apartment-style units; one along E Washington Avenue (five-stories) and one along Ridgeway Avenue (four-stories). The project will also include 5,800 square-feet of amenity space and 167 parking stalls (57 surface stalls and 110 structured).

Approval Standards: The UDC will be both an **advisory body** and an **approving body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c). Section 33.24(4)(c), Residential Building Complexes, states: "The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission."

The UDC will also be an **approving body** on this request as the project site is located in Urban Design District 5 ("UDD 5"). Under those standards, the Urban Design Commission shall review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(9).

Zoning Related Information: The project site is zoned Commercial Corridor-Transitional (CC-T). Within the mixed-use and commercial zoning districts there are general provisions related to building and site design that are intended to foster high-quality building and site design. Such standards are outlined in [Section 28.060](#), including those that speak to building and entrance orientation, façade articulation, door and window openings, and building materials (see attached).

Summary of Design Considerations

Planning Division staff requests that the UDC review the proposed development and provide feedback based on the standards noted above as it relates to the following design considerations:

- **Building Siting and Massing.** Among staff's primary concerns are the building's siting and massing. The larger building is placed very close to East Washington Avenue. As noted on the site plan, the setbacks of the larger building vary from under two feet to up to five feet from East Washington Avenue, which is significantly closer than what other residential buildings are typically setback from the street. Considering the scale of the building and the busy nature of East Washington Avenue, staff has significant concerns regarding the siting the building so close to the street.

Related to the overall massing, staff notes that the East Washington-fronting building is over 400 feet long from end to end. Consideration should be given to the overall building length and providing adequate articulation and modulation to breakdown the mass and scale of the building along the street frontage. Staff requests the UDC provide feedback related to the building siting and massing, especially with regard to the site's context, and the perceived mass and scale along the street.

- **Building Design and Composition.** Generally, the UDD 5 Building Design requirements and guidelines speak to utilizing design elements and treatments that reflect compatibility with context, avoiding large unbroken facades, and incorporating the same level of design and details on all sides of a building. As proposed, there are differing levels of design and articulation across the two buildings, including as it relates to overall building mass and scale, horizontal and vertical proportions, application and transitions of materials across elevations, ground level treatment, especially of the four-story building and related tuck-under parking, design of street facing facades, etc.

In addition, of particular concern to staff is the treatment of the five-story building, E Washington Avenue façade, given its length and presence at the street, and limited articulation and detailing. Staff also questions the appropriateness of changing the color palette in the middle of the building compared to a more cohesive composition.

Staff requests UDC provide feedback on the overall building design and composition.

- **Building Materials.** As noted on the elevations, the materials palette is anticipated to be primarily comprised of cement board lap siding and panels, and masonry. UDD 5 Building Design requirements and guidelines state that materials shall be low maintenance and harmonious with those used on other buildings in the area. Staff requests the UDC provide feedback on the proposed building material as it relates to consistency with context and UDD 5 guidelines and requirements.
- **Site Planning Considerations.** Staff requests the UDC provide feedback related to the overall site plan configuration, design of the shared access drive/surface parking area, and building orientation as noted below:
 - Surface Parking. The project site is located within a BRT corridor with a bus stop planned at the corner of Melvin and E Washington Avenue. As such, consideration should be given to reducing the surface parking on site, or incorporating compact stalls to reduce paving, which would provide additional opportunities for at grade common open space. Staff especially have concerns regarding the portions of the site in which there is no/limited setback between the paved parking areas and residential units.
 - Access Drive Design. The site is accessed by one driveway. Consideration should be given to the treatment of this driveway as potential woonerf-style amenity feature, including utilizing design elements that resemble more of a complete street with detached sidewalk with planting strip, angled or parallel parking to prevent glare into units and slow traffic, incorporate enhanced pedestrian connectivity between buildings, etc.
 - Building Orientation. The project site has multiple street frontages, including both E Washington Avenue and Ridgeway Avenue. As such, consideration should be given to the design and orientation of the proposed buildings to both streets, including setbacks, pedestrian connectivity, individual unit entries, and common building entries, etc.

28.060 GENERAL PROVISIONS FOR MIXED-USE AND COMMERCIAL DISTRICTS.

(1) Statement of Purpose .

Mixed-use and commercial districts are established to provide a range of district types, from the small neighborhood center to regional-level retail centers, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation.

(2) Design Standards. The following design standards are applicable after the effective date of this code to all new buildings and major expansions (fifty percent (50%) or more of building floor area). Design standards shall apply only to the portion of the building or site that is undergoing alteration.



Figure D1: Entrance Orientation

- (a) Entrance Orientation (See Figure D1). All new buildings shall have a functional entrance oriented to an abutting public street. Additional entrances may be oriented to a private street or parking area. For buildings with multiple non-residential tenants, a minimum of one (1) tenant space shall have a functional entrance oriented towards an abutting public street. Other tenant spaces shall be connected to the public street with a private sidewalk connection. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are encouraged. (Am. by ORD-13-00113, 6-26-13)

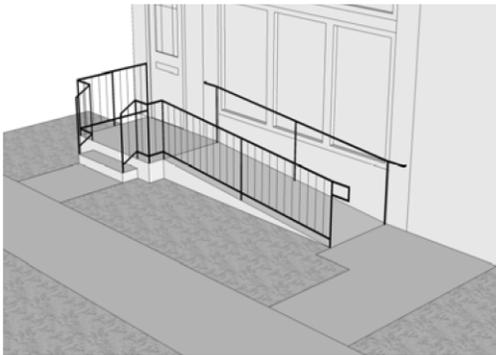


Figure D2: Barrier-Free Entrance Example

- (b) Facade Articulation. Consistent with the design of traditional storefront buildings, new buildings of more than forty (40) feet in width shall be divided into smaller increments, through articulation of the facade. This can be achieved through combinations of including but not limited to the following:
1. Facade Modulation (See Figure D3). Stepping back or extending forward a portion of the facade.
 2. Vertical divisions using different textures or materials (although materials shall be drawn from a common palette).
 3. Division into storefronts, with separate display windows and entrances.



Figure D3: Facade Modulation

4. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval (See Figure D4).
5. Arcades, awnings, and window bays at intervals equal to the articulation interval.

(c) Design of Street-Facing Facades.

No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest.



Figure D4: Variation in Roof Lines

- (d) Door and/or Window Openings. For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade.

For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.

1. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass that mimics the appearance of windows may be used for up to twenty percent (20%) of the required area of the openings. (Am. by ORD-13-00205, 12-10-13)
2. Displays may be placed within windows. Equipment within buildings shall be placed a minimum of five (5) feet behind windows. To preserve views, within three (3) feet of any window, not more than thirty percent (30%) of the view through the windows shall be blocked by merchandise, displays, shelving, or other obstructions.
3. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.

- (e) Equipment and Service Area Screening. If an outdoor storage, service or loading area is visible from adjacent residential uses or an abutting public street or public walkway, it shall be screened by a

decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls shall be architecturally compatible with the primary structure.

- (f) Screening of Rooftop Equipment. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.
 - 1. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street.
 - a. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.
 - b. Screening shall be constructed to a height of at least one (1) foot above the height of the equipment.
 - 2. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.
- (g) Materials. Nonresidential or mixed-use buildings shall be constructed of durable, high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. Table 28D-1 below lists allowable building materials. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front facade.

Table 28D-1.

Building Materials	Allowable for use as/at:				Standards (see footnotes)
	Trim/Accent Material	Top of Building	Middle of Building	Base/Bottom of Building	
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face/Split-Face Block	✓	✓	✓	✓	A
Wood/ Wood Composite	✓	✓	✓		
Fiber-Cement Siding/Panels	✓	✓	✓	✓	
Concrete Panels, Tilt-up or Precast	✓	✓	✓	✓	B
EIFS/Synthetic Stucco	✓	✓			C
Stone/Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	D
Hand-Laid Stucco	✓	✓			C
Vinyl Siding	✓				E
Glass Curtain Wall System	✓	✓	✓	✓	
Reflective Glass/Spandrel	✓				F
Glass (Storefront)	✓	✓	✓	✓	

A - Shall be used in conjunction with a palette of materials and shall not comprise more than 33% of any building wall adjacent to a public street or walkway.

B - Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.

C - Shall not be within three feet of the ground or used in heavily trafficked pedestrian areas or where high pedestrian traffic is anticipated.

D - Shall be used in conjunction with a palette of materials; shall be a heavy gauge metal, and; shall be non-reflective.

E - Shall be used in limited quantities due to its limited durability.

F - Shall be used in limited quantities as an accent material.



Figure D5: Compatibility with Traditional Buildings

- (h) Compatibility with Traditional Buildings. (See Figure D5.) New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.



Figure D6: Building Alignment

- (i) Building Alignment. (See Figure D6.) Buildings shall be aligned with facades parallel with the street to create a well-defined street edge.
- (j) Building Articulation. (See Figure D7.) Buildings shall have horizontal and vertical articulation, which may include dormers, cornice detailing, recesses and projections, stepbacks of upper stories, changes in roof types and planes, building materials, and window patterns. The base of the building shall relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.



Figure D7: Building Articulation

- (k) Ground-Floor Residential Uses. (See Figure D8.) Ground-floor residential uses fronting a public street or walkway, where present, shall be separated from the street by landscaping, steps, porches, grade changes, and low ornamental fences or walls in order to create a private yard area between the sidewalk and the front door.



Figure D8: Ground Floor Residential Uses