



Agenda Item #: 10

Project Title: 2450 E Washington Avenue - New Multi-Family Building in Urban Design District (UDD) 5. (District 12)

Legistar File ID #: 84250

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 **RECEIVED AN INFORMATIONAL PRESENTATION** for a new multi-family building in Urban Design District (UDD) 5 located at 2450 E Washington Avenue. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions was Travis Fauchald.

Summary of Commission Discussion and Questions:

The Commission inquired about the fence along the north property line (backside of the property); the applicant noted it will be extended the full length of the property.

The Commission noted that the parking lot lighting needs to be cut-off to avoid any glare from light fixtures as viewed from the sidewalk, whether that is a louver of some other feature to limit visibility of the fixtures.

The Commission noted that the chamfered corner works nicely, but noted that the small window openings may be unnecessary. The project uses a nice economy of materials, and has a nice rhythm, with favorable reactions to the units going up a few steps right on E Washington Avenue, and how the building addresses the church across the street. It was suggested to use either the white tall parapet or black eyebrows, but not both; the gray material should return back a little bit and get your undulation that way. On the chamfered corner, the Commission noted that the white could be removed from the upper floor. The small punched openings may not be necessary. Very clean, nice design.

Commissioner Klehr inquired about the Midnight color to confirm if it was black or blue; the applicant noted it is more black than blue. The preference would be more blue due to all of the black that the Commission has seen over the course of the last year. The other part of the language that needs refinement is where the dark midnight colored elements go up and down, especially as it crosses the fourth floor balconies.

Commissioner Bernau commented that the site plan and landscaping seem pretty solid. He likes the way the project and the building hold the urban edge, anchor and engage the street, and tucks the parking behind and under it.

Action

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