



Agenda Item #: 5

Project Title: 201 S Hancock Street - Exterior Modifications to an Existing Building for Improvements to an Existing Public Rooftop Amenity Space (Lakefront Porch at Crowley Station) in UMX Zoning. 4th Ald. Dist.

Legistar File ID #: 78200

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of June 14, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of exterior modifications and improvements for the Lakefront Porch at Crowley Station. Registered and speaking in support was Ken Saiki.

This project is very much a community-based project. The roof of the well is about 5,000 square feet and relatively non-descript. This is a public space with a community garden, and Water Utility has installed benches. The railings have been updated to meet code and an accessible walkway leads up from the E Wilson Street sidewalk. The raised platform allows for an unobstructed view. Existing planter boxes will be replaced. Solid panels would catch water and route it to rain barrels. A special canopy structure will provide shade and a signage area (less than 24 square feet) for donor recognition and basic information on the park. An agreement will allow for the space to become a City park. Solar-powered LED strips will illuminate the canopy structures only at a very low level.

Questions for the applicant and/or staff:

- So, there is nothing penetrating the roof, these are presumably so heavy that they won't blow over? How are they stable?
 - The canopy structures that are the rain catchment elements, we're working with a structural engineer to have enough ballast so they don't blow over. The larger canopies on the platform are larger, perforated metal so they aren't going to absorb as much wind loading. They estimate that each 8'x8' section might weigh 1,000 pounds so we're using that for ballasting for wind loading.
- It's exciting to see this project happening. In regards to the intent to get some shading by these structures, have actual plants been considered, some arborvitae or something with volume and height? Is that even possible from a structural standpoint?
 - I would say no, the garden boxes are about 2 ½' x 8' each but only holding about 16" of soil. They are for tomatoes; they're not that kind of planter and we don't want to overload the roof structure. We don't actually own any dirt around this project so plantings aren't really a tool we can use.
- I wondered about the rain catchment systems proposed, and what kind of volume of rain water is really expected to be captured by such a small area?
 - If you were to take an average monthly rainfall based on the square footage of the catchment areas and what that would generate in terms of gallons of water, it's the equivalent of one inch of water per week for each of those planters, assuming average rainfall.
- If I'm understanding the plan correctly there is this raised area. I was wondering, given the location of the planter boxes on a lower level, if the rain captured from that raised area could be captured and stored.

- The strategy for rain catchment and storage on the upper level is now we have gravity helping us get that water on the upper level to the garden beds which are on the lower level. Being able to capture and store the water high in this case is useful to the gardeners.
- From a design perspective I was liking the shade structures that had openness to them and some color, versus the versions with a rain catching roof. It's more a statement of preference, so I'm wondering if there was another way to capture the rain.
- I would agree, I like the folded planes of those different colored panels, it's a neat funky structure, a cool design and I like that piece the most. I don't know how the catchment funnels the water to a place of storage. I think the tilted planes is more sculptural and interesting will bring more life into that space and expanding those could be cool if it's within budget. Where you show the donor signage, I really like those colors, the lighting scheme and design for that, but it struck me how those top folded planes stop when you come to the vertical panel and you have circles instead. I thought it might be stronger if those same shapes and forms carried down through into that donor signage, rather than transitioning to a foreign geometry just so the vertical relates to the horizontal a little bit more. It will be great to be in that space, to see it from the street too.

The Commission discussed the following:

- This is for Final Approval, we are an approving body.
- I just wish there could be some more greenery up here. It's great that there's planter boxes, I'm thinking about some ivy growing on this structure to soften up some of these steel bars coming out of this big concrete Water Utility building. It's cool that this space is being activated the way it is, but some green would be nice.
 - One of the issues about additional plantings is that there is no one to care for them. The planter boxes are really part of the community garden program. We're not sure that they would also water ornamental plantings.
- It does seem a little stark up there, but the reality of growing anything that would provide a meaningful amount of shade, some fiberglass insulated planters with small trees would really look nice, but there is the question of maintenance and proper selection. You shouldn't plant anything in a planter that isn't at least one zone hardier than ours and that limits your selection. The various entities involved in this might look into it, but I'm sure the Water Utility has concerns too about how much and what goes on the roof of their facility. It's not outside the realm of possibility if the people involved were to look into it. What we see before us is what's achievable now.

Action

On a motion by Asad, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).