



**Agenda Item #:** 4

**Project Title:** 702 N Midvale Boulevard + 401 N Segoe Road + 320 Price Place - Planned Development-Specific Implementation Plan (PD-SIP), Hilldale Shopping Center Continued Phase Three Located in Urban Design District (UDD) 6. 11th Ald. Dist.

**Legistar File ID #:** 75717

**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 made an **ADVISORY RECOMMENDATION** to grant Final Approval to the Hilldale Phase 3 Planned Development-Specific Implementation Plan (PD-SIP) located at 702 N Midvale Boulevard, 401 N Segoe Road and 320 Price Place. Registered and speaking in support were Brian Munson, Matthew Manke, and David Hacin. Registered in support and available to answer questions were Brian Bernstein, Jonathan Parker, Christopher Boyce, and Daniel Bier.

Munson listed the items noted in the staff report as completed:

- Landscape plans have been revised to incorporate columnar trees;
- The Price Place sidewalk frontage has been revised to break up the wall with a seat wall and planter, progressing all the way across;
- The Vernon Boulevard grade transition changes quickly so the condition there stayed the same;
- The mural will be confirmed at site plan approval; and
- More articulation has been added to the trellis, as well as integration of lighting into the feature.

Hacin described the strong architecture that helps frame this new urban area, noting there will be a variety of different buildings, languages and characters, with Building 500 achieving a timeliness and strength while being distinctly residential in character. They are committed to a fully masonry building that does not rely on thin panel construction, and have broken down the massing with color, materials and architectural elements. Proposed is a richly detailed brick façade, high quality finishes, mullions on the residential windows, emphasis on a stronger horizontal expression in the masonry work, and a great detail more masonry detail throughout the project. A lot of these details are drawn from buildings on the site, the color of the brick and the mid-Century spirit of the area and is evident in the rounded brick corners, curved bricks, cornice for balconies and bands that emphasize the material details. The retail nature of Hilldale will change over time but this building will stand the test of time and act as a great backdrop to the changing character of the area around it.

Questions for staff and/or the development team:

- There were seven items on the staff report, our role tonight is to ensure the conditions of approval have been met. The Plan Commission has already signed off on the project.
- I'm still very excited about this project. I think I'm seeing fulfillment of most everything on the checklist. I didn't recall seeing anything on the green roofs, is there a planting plan or a species list?

- We're happy to share more details on that. Last time we spoke Cliff had mentioned green roofs fall to City Engineering to review. Our goal is to make sure these are sedum trays in an intensive system, 6" maximum tray. We can definitely share what the patterning would look like, we want that pattern to blend with the hardscape below.
- I'm not sure if how that is handled has changed. We've definitely reviewed the landscape and planting scheme for green roofs as part of projects previously. Glad to hear the 6" semi-intensive range is proposed, that's better than 4" in terms of the plants and species it will support. My reasoning is to hopefully get something more than sedums; plugs, native plants that introduce a little biodiversity. They come with ecological benefits and more height. We won't know for today but that is my hope, that you consider planting species besides just sedums, and plugs within those sedums to get good coverage and suppress weeds.
- Last time Jess mentioned this is part of the overall stormwater strategy, which is why Engineering would be taking the lead on that.
- (Secretary) Since it is part of the stormwater management plan they'll be the ultimate determining body. It's great that we're talking about this and giving them suggestions, but tonight we're really limited to our seven items. We can suggest but that but it can't be part of our motion or action.
- It was discussed last time, it's unfortunate that we don't have a little bit more say over that topic. I don't think Engineering is necessarily looking for the same aesthetic attributes we are looking for. It's an important piece of urban design.
- (Secretary) When we start getting into the Urban Design District guidelines and requirements, we are having discussions about how to coordinate with other agencies and focus design guidelines and requirements related to certain things, including green roofs.
- With regard to the PD, this is the third of three phases. I noticed a lot of trees are dead or have been taken out, a lot of landscaping has been removed. What is City staff's responsibility or expectations for the previously executed and approved phases to be maintained?
- (Secretary) If they've closed out their phases then it becomes an enforcement case. The City currently operates under a complaint based system, if you see something and point it out, staff can start doing inspections.
- Even if it was an earlier meeting, it's not within our purview because it's outside of the bounds for Phase 3, to add any conditions?
  - With regard to the green roof we are happy to share those details.
  - We are in the process of replacing those ash trees and currently working with an arborist.
  - We're committed to a tree-lined Price Place. Some of the trees have been removed because they were not healthy. We are working with an arborist and all those trees will be replanted for a healthy tree-lined street. We're learning as we go in terms of how we salt our street and the best root system to support the trees.
- With regard to Conditions 1-7, I can clearly see some of the things have clearly addressed our concerns. #3, 4 and 5, I'm not sure if they've actually been met. #7, you rock my world, it's beautiful! I think they met #7.
- #3 is the more details on the long expanses of the wall, particularly along Price Place.
- The question was whether Vernon had the same relief.
- Let's start by looking at that. Are there any images along there? The applicant mentioned that because of the grade it kind of tapers off.
  - The building wall comes down to grade, but that grade continues to climb along the sidewalk, so it's not the same condition as Price Place. We do have landscaping in front of that and as you get closer to the lobby, 2/3 of the way down Vernon Boulevard, it's all the way back up to grade with the first floor. You can see a view of that lobby entrance point on Vernon with the grade sloping down and landscaping in front.
- I just wanted to make sure we saw the comment and discussed it.
- The other items have to do with the painting of the corrugated metal. The staff memo noted some inconsistencies there. Sheet 59 is consistent with our Initial Approval, ultimately any Final Approval would make that clarification. There is still some staff concern on the lighting cut-off and shielding requirements; in the past

we've resolved that by stating all the lighting has to comply with MGO 29.36. You are saying that you feel Item #7 was achieved?

- I just really thought it was beautiful. Every time I see those buildings I'm going to remember that I helped create that beauty. Thank you for interweaving those horizontals and verticals in the brick, it's really successful.
- I'll echo those comments. This is a really striking looking building. The detail of the masonry is just really well done, I think I can agree with the development team that this seems to be the kind of building that will look good for a long time. We've seen quite a few masonry-centric projects, some nice ones, but this one goes above and beyond in its detailing and use of patterns and colors. The whole tapestry of the surface is well done.
- Some of the issues that were addressed: the long façade on Price Place and the plantings, doing the raised planter and incorporating some spots where you can sit down was a good move. They chose to go with Boston ivy climbing up the back wall; that will look nice in the summertime when it's green but I question it because it's aggressive and will need regular trimming. I am not going to add any conditions related to that, but that is not what I would have chosen. Blue grama grass is really interesting ornamental grass and should be used more often. I don't know that I would have covered the entire length of the building with it though. It's going to look very nice at certain times of the year, a little mono-cultivist for my taste, curious to see how it works; credit for thinking out side of the box. We wanted screening, they went with columnar juniper, that's the right choice, sergeant junipers will fit into that narrow space and do a nice job of breaking up that boring side of the building on the first floor.
- I have some questions, I don't recall really seeing any plans for those plantings (stormwater areas). Back to the trellis on the bioretention project, we were looking for some further something on that instead of the very plain, thin blue steel framework around that. I was thinking more in terms of ornamental metal work, but they went with adding a different type of lighting. I think there's confusion as to what is going on with that lighting. Is it an LED strip, a channel in the steel columns? Is there a strip on every column, all 11 or 12 columns? I wasn't getting the detail to answer my questions.
- Perhaps there is an exhibit that can accompany the response.
  - The largest change, we've always viewed this as not a piece of architecture, but we want to frame this street and create a very rhythmic pedestrian experience while providing enough footcandles. We added this trellis awhile back, previously this was tube steel, it has evolved to be I-beams, now there's a channel inside painted bright yellow with a small puck light that we hope will cast light down inside the channel and throw light to the sidewalk. This will also marry the full new signage package for Hilldale coming in the future. The light that's thrown at dusk is accentuated by the yellows. The hope is to frame this space while also creating small moments of whimsy for people to grasp. Hopefully over time vines from the bioretention will climb up this trellis. We didn't want this to dominate the architecture but be a background frame that helps to highlight the streetscape.
- I understand it now a lot better, it's an improvement over the previous version.

The Commission discussed the following:

- Jess has laid out the staff clarifications requested, and the seven items we are charged with making a finding of conditional approval. With regard to any motion it would be appropriate to mention the clarifications that she gave us with regard to the corrugated panel at Building 200, the cut-off for the lighting to conform with MGO, and probably clarity on the channels of the trellis poles.
- I like the updates, and I love the wall.
- I'm all for the colors.
- (Secretary) I have findings and conditions, if we want to start there. With regard to conditions 1, 2, 3 and 7: the addition of evergreens, plantings at front entry, the tiered wall and the Building 500 design, the Commission finds that those conditions have been met. With regard to condition #4: clarifying corrugated metal painted as shown on page 59; Condition #5, reiterating fixture L5 shall be consistent with MGO 29.36 and that further review and approval could be done administratively. With regard to Condition #6, clarifying that the trellis feature shall be designed to incorporate channels into all trellis poles.

- I would incorporate all of that into a motion for Final Approval.

## Action

On a motion by Asad, seconded by Bernau, the Urban Design Commission granted Final Approval with the following finding and conditions:

- With regard to Conditions 1, 2, 3, and 7, the Commission finds that those conditions have been met.
- With regard to Condition #4, the corrugated metal panel on Building 200 shall be painted as shown on Sheet 59 of the Plan Set.
- With regard to Condition #5, Fixture L5 shall be revised to meet code requirements for cutoff and shielding and the lighting plan shall be updated to be consistent with MGO 29.36. Further review and approval shall be administrative by the UDC Secretary.
- With regard to Condition #6, the trellis feature shall be designed to we incorporate the proposed channels into all trellis poles.

The motion was passed on a unanimous vote of (7-0).