



Agenda Item #: 4

Project Title: 304-318 N Broom St/408-430 W Johnson St/407 & 431 W Gorham St - New Student Housing Building in UMX Zoning. (District 4)

Legistar File ID #: 76205

Members Present: Cliff Goodhart, Chair; Jessica Klehr, Shane Bernau, Christian Harper, Marsha Rummel, Rafeeq Asad, and Wendy von Below

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 29, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new student housing building located at 304-318 N Broom Street/408-430 W Johnson Street/407 & 431 W Gorham Street. Registered and speaking in support were Brian Munson, and Jeff Zelisko. Registered in support and available to answer questions was Doug Tichenor.

The applicant team presented the design changes that have been incorporated to address the Commission's Initial Approval condition. A new entrance is now located on Johnson Street between elements of Building 3. They created a lobby with direct access to bike parking and two sections of the parking garage, leading into the residential lobby. The grade for the interior worked out very nicely with the sidewalk. This gives a more welcoming feel at that point of the building and provides a strong entry sequence.

The Commission had the following questions for staff and the development team:

- I'd like to compliment the team on listening to us, it's very successful.
- What was there before was more or less maintenance access, can you share how that was displaced, what happened to that?
 - We relocated the mechanical space that was behind it. Since we are still developing that as part of the design, it wasn't critical at that location and was reconfigured in another location.
- The lobby will primarily serve as a convenient access for all that bike parking?
 - It can, yes, or they can go through the garage. It is an access point that works if someone wants to come in off the street from that direction.
- I think everybody is pleased with an entrance there. I don't know that it necessarily is announced as much as possible. Is a small canopy out of the question?
 - It's not the main entrance and we didn't want to emphasize it as such. It will be glassy but we don't want to emphasize it, it's not the major entry point for the building, it's convenient but it is secondary.
- That's justifiable. I would just recommend if you're trying to show the new entry, don't cover it up. This is a good solution though.
- Just a clarification, I'm curious how different the fenestration is on the top two images (in reference to presentation file, Sheet 50).
 - The previous was at the informational, the other is what you approved at Initial.
- Okay, thank you.

Action

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