



**Agenda Item #:** 6

**Project Title:** 6402 Schroeder Road - Major Exterior Alteration to an Existing Building in Design District (UDD) 2. (District 19)

**Legistar File ID #:** 83459

**Members Present:** Cliff Goodhart, Chair; Jessica Klehr, Christian Harper, Wendy von Below, and Russell Knudson

**Prepared By:** Chris Wells, Acting UDC Secretary

## Summary

At its meeting of June 12, 2024, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a major exterior alteration to an existing building located at 6402 Schroeder Road in Urban Design District (UDD) 2. Registered and speaking in support were Jeff Stowe, and Marcio Sierra, Jr. Registered in support and available to answer questions were Paul Skidmore, and Alder Guequierre, District 19.

### Summary of Commission Discussion and Questions:

The Commission was generally in support of the proposed exterior modifications, with discussion centering on the transition between the existing building and the new addition. Clarifications were made that the existing awnings along the west façade will remain, using blue to tie into the school's logos and colors. The applicant clarified that the metal panel abuts the brick using a metal 'J' channel to slide into that joint, the metal coping matches the composite wood, and the window elements sit proud of the main façade for additional vertical interest.

Commissioner Harper inquired about the foundation plantings obscuring the panels underneath the windows. It was clarified that those will be low spreading Wichita Blue Junipers, which will not obscure the windows. He commended the landscape plan on the number and variety of oaks on the property; adding to the mature trees is a nice step for the future. He further noted that the Commission does not typically approve washed stone mulch, but that in this case, it is generally limited to the perimeter of the building in existing beds, the Commission could waive it in this case, as long as bark mulch is used in the newer planting areas. He requested that the one Callery Pear tree be swapped out for another species. Skidmore replied that this particular species was selected for a specific purpose, as it is one of the first to flower in the spring, close to Easter, and is a signature plant for Christianity.

Further discussion centered on datum lines, parapet wall heights, window sill heights in comparison with interior ceiling heights, corner transition details, and the number and hues of proposed blue colors. Colors are highly subjective, it was suggested to look at how those three blues blend together, as one appears different having a marked gray tone.

Chair Goodhart commented that the existing building is very basic and minimal, and that usually there is a 'neck' in between the head and body. More attention should be paid to making the areas with white metal panel between the brick either a recessive color or element that goes back a foot or so, to make that transition less abrupt. The big blue element (i.e. the façade of the addition's multi-purpose room) could continue a bit closer to the existing building; perhaps a recessed slot where the door is that says, 'this is new.' It needs a well thought-out and intentional juncture between the two. The wood look metal panels should approximate the wood color that is already there. The composite wood is an unusual language around the windows, very different from the existing building, very different from the

corner, protruding up above the roofline. While it is fine to be playful, there should be some connection to the blue corner, a band across the entire façade to bring some cohesiveness to the design. An inverted 'U' could work.

Chair Goodhart inquired about the fence material, noting that a vinyl coated chain link, in dark bronze or black, would complement the building better and look less institutional.

The Commission did not object to the color or playfulness, but noted it is not quite cohesive enough yet. More effort should be given to the composition since it is abstract. The Commission appreciates the effort and improvements to the building.

## Action

On a motion by Knudson, seconded by von Below, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (4-0). The motion provided for the following:

- Relook at the three blue colors to be sure they are compatible.
- Consider vinyl coated chain link fence material, in dark bronze or black.
- Relook at how the building transitions from old to new, and provide more cohesion between the two.
- The continued use of stone mulch in the existing planting beds is acceptable. New planting areas shall use bark mulch.
- The one Callery Pear tree is acceptable, though not preferred; the architectural issues are more important.