



**Agenda Item #:** 3

**Project Title:** 5602 & 5606 Schroeder Road - New Four-Story Apartment Building in Urban Design District (UDD) No. 2. 19th Ald. Dist.

**Legistar File ID #:** 72589

**Members Present:** Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Rafeeq Asad, Russell Knudson, Jessica Klehr and Christian Harper

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

\*This item was taken out of order at the request of the District Alder\*

## Summary

At its meeting of September 21, 2022 the Urban Design Commission **GRANTED FINAL APPROVAL** of a new apartment building located at 5602 & 5606 Schroeder Road in UDD 2. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered and speaking in opposition was David Stalowski. Registered in support and available to answer questions was Joe McCormick. The site layout remains similar, with enhanced landscaping around the patio area facing northeast, and finalized stormwater management requirements. The access remains the same on the western half of the property to the surface parking leading to underground parking. The building steps down at the fourth floor level for outdoor community space. The design has been simplified with a reduction in the material palette to burgundy reddish brick, silver metal panel as accents for corners and lofted areas, and charcoal gray in metal panels and siding. Sufficient screening both visually and acoustically is provided from the Beltline, with all four sides consistent in materials and articulation.

David Stalowski spoke in opposition, specifically stating there are too many apartments on Schroeder Road, and combined with Exact Sciences, this is already heavily trafficked and too congested.

The Commission discussed the following:

- I think the fifth story loft spaces, although not a consistent full floor, works well and doesn't necessarily read as an extra story.
- We talked about the consistent application of details, using sunshades in certain places but not in others. The corner elements are sticking out because of their bright color and only having sun shades at the top seem as though they are decorative and not functional; the building would be better off if they were removed. The corner elements could be darker to help accentuate the design, along with removal of the pitched roof on the one element of the building.
- Some of the datum should be revisited. The angled end piece with glazing, something is not aligning and would be more successful with continuity in window heights or datum across the project. I don't mind the sun shades, it gives those special pieces a higher level of design.
- I agree the sun shades lack authenticity and don't really provide any shade. They should be more consistently applied or reinforce the datum with something else. The only corner cueing you for a special entrance is the one with the sun shade; consider the using the base palette of the building (brick or darker color) there and use the lighter color for the loft spaces and entry area. You start losing justification of the special corner.
- From the aerial it doesn't appear to be the pitch is a special roof feature, you're just pitching the wall for an angled expression. Consider carrying it around and make that flat as well.

- The existing site and demolition plans don't indicate trees planned for removal. Those are an important aspect of how you're protecting this site from the Beltline.
  - We will preserve as many as possible along the right-of-way for the Beltline off-ramp. We are not showing any existing mature trees along the northern section closer to Tailor Place. There are some existing trees along that property line that will be preserved.
- Curious about the bioretention being so close to the building foundation in a few spots. How often do you do that on your projects, is that a good idea or not? The site is so jam-packed with activity here.
  - We put a liner in the sides that face the building to eliminate any flowage towards the foundation. These are not intended to remain wet, but for large rain events. We have done this in other projects.
- Are those transom windows, is light thrown in there?
  - It's more for aesthetics and to hide the corner as opposed to true functions of solar shading.
- I don't think they're a distraction to it, I would suggest a color that would reflect light and push light into that room. On the fifth story loft, if that's light colored in a double height space it would throw light into the ceiling and into the building further.
- I'm pro silver corners to the building. Anchoring the corners of the building visually works better in a three color scheme. I kind of like the sloping roof. As for the sun shades over the windows, it's a little bit of visual interest on an otherwise large flat façade that adds a little something.
- The landscaping makes a good effort at trying to shield the Beltline side of this building with evergreens as much as possible. While these are set back fairly far from the road, the mist of salt spray travels many yards. Most of these are Norway, blue spruce and white firs; the spruces are known for being sort of salt tolerant, but the white fir not so much. I applaud the effort, we'll see over time if these trees hold up to that damage.
- I like the undulations on that side of the building, the bioretention ponds, nice palette of plants surrounding the property.
- For privacy concerns, consider planting something in front of the patio apartments, those seem a little exposed. The grasses in the planters are really nice.
- Especially because in the actual planting plan I don't see anything, all the more reason, that's a good comment.
- Along that west property line, the space between this project's parking lot and the neighboring parking lot doesn't really have anything in it in the planting plan. Why isn't there a buffer landscape planting?
  - There is some existing vegetation along that area on the Tailor Place property. We intend to leave that, it did not show up on the new landscape plan as existing to remain. It's a 10 or 11-foot wide area with enough room to put some plantings in there, we can supplement that.
- Yes, please. As we make a motion, supplemental planting in that area would be important to me. Some suggestion of a retaining wall along the northern half of the parking lot, there will be some disturbance there and planting needs to restore parts of that strip along the west edge.

## Action

On a motion by Asad, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1-0) with Asad, Braun-Oddo, Harper, Klehr and Bernau voting yes; Knudson voting no; and Goodhart non-voting.

Discussion on the motion:

- There is a contradiction in some of the plans we received. Given landscape is such an important topic, it feels more appropriate as an Initial Approval.
- Does the motion include keeping the corner silver and with the slope?
- Yes, I like the project as presented, something a little bit different is appropriate. The approval is as presented, with exception of the landscape comments.

The motion provided for the following conditions:

- The landscape plan shall be revised to include plantings on the rooftop patio in front of/below unit entries and windows, as shown in the renderings.
- The landscape plan shall be revised to include a landscape buffer along the site's west property line.