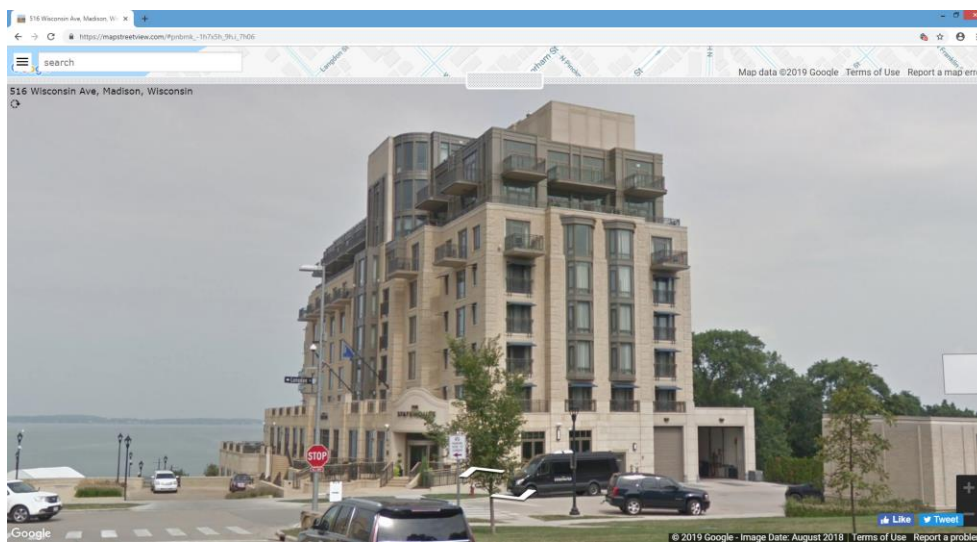


Plan Commission
Meeting of March 25, 2019
Agenda item #4, Legistar #54783

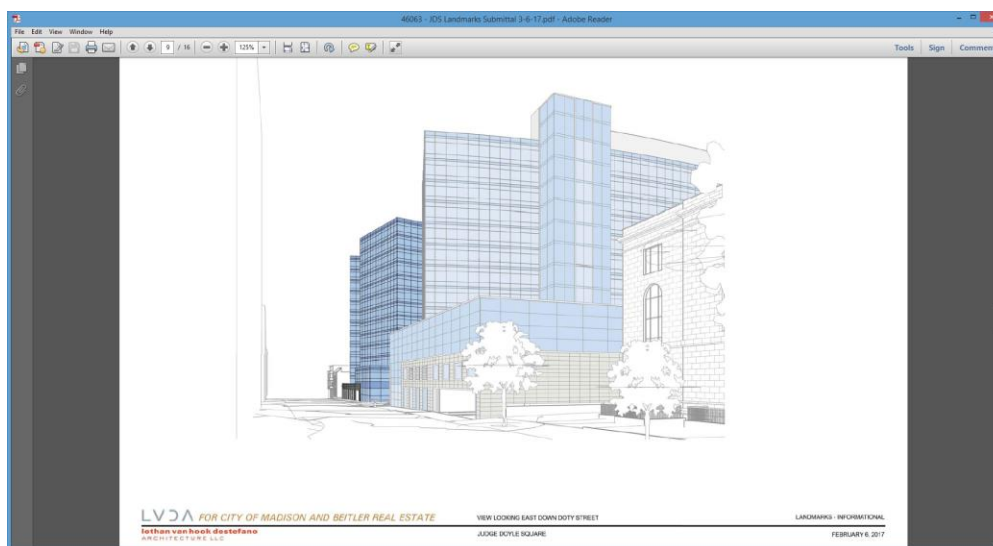
This item proposes amending MGO 28.173(6)(c) to only require articulation along the lower-base facades of podium buildings.

This proposal appears to be in response to Legistar 54482, 929 E. Washington (see the 54482 Staff Report, conditions #10 and #70.)

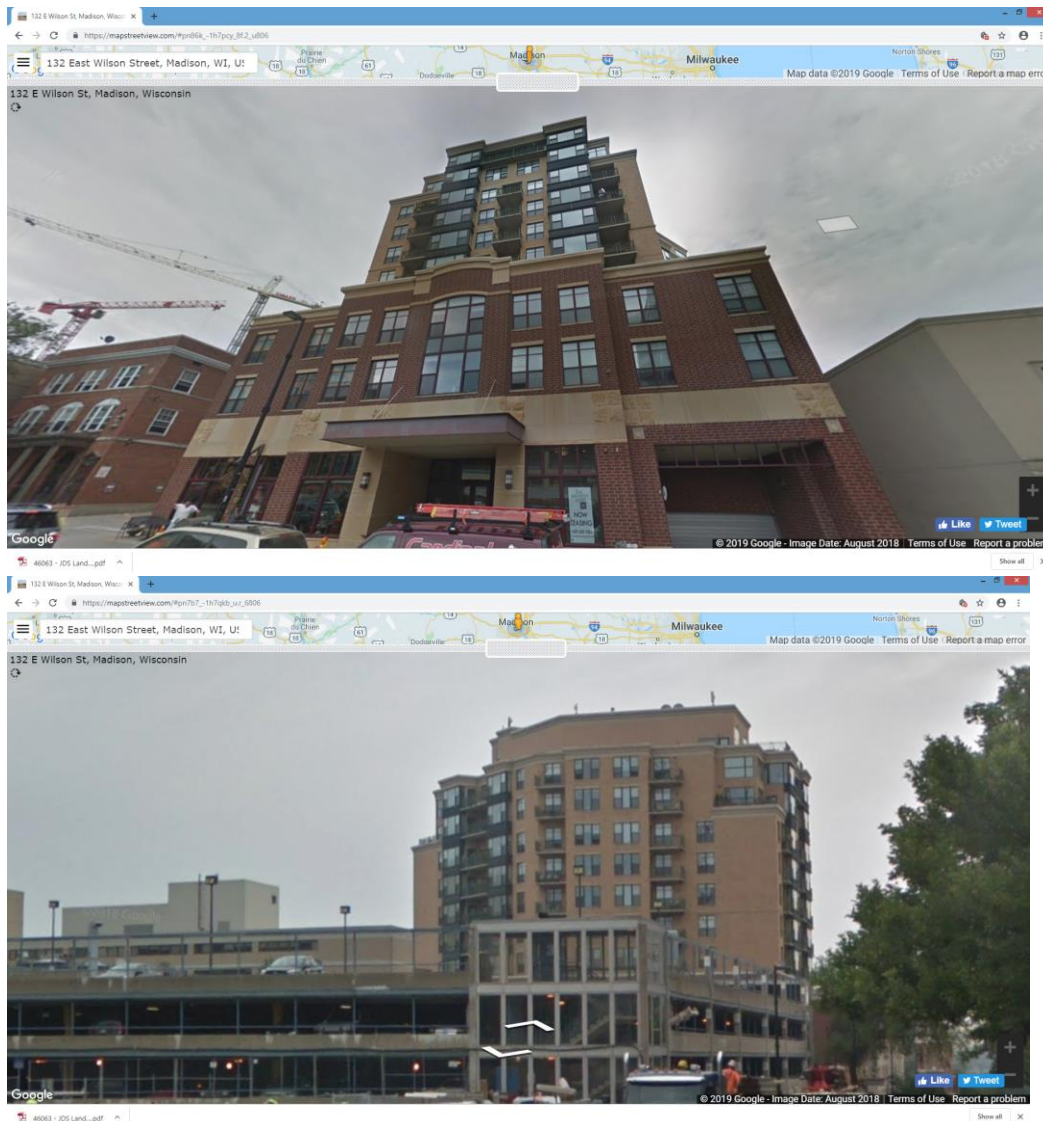
If an ordinance is being changed to allow for a specific project, the prior application of the ordinance should be considered. Although the lack of articulation might be fine for this particular project, how would other podium buildings have looked without articulation? Each of the following buildings have been described in City materials as podium buildings. I ask you to imagine how the building would look if it was an unrelenting solid mass.



Edgewater Hotel



Block 88, Judge Doyle Square, looking east from the first block of W. Doty



132 E. Wilson

Other building forms need articulation of the façade facing the primary abutting street – commercial block buildings, linear buildings, parking buildings, live-work buildings, flex buildings, and civic/institutional buildings. These building forms are not exempt from articulating the upper stories.

Under the proposal, articulation every 40 feet would only be required for the “lower-base façades.” “Lower-base façade” is not defined. A podium building could have a one-story lower-base façade with articulation, with all other stories unarticulated.

Perhaps it may be time to review articulation requirements. But I question whether it is time to make an ordinance change without a full review of those requirements.

Respectfully Submitted,
Linda Lehnertz