



Agenda Item #:	4
Project Title:	722 John Nolen Drive - Building Renovation in Urban Design District (UDD) 1. 14th Ald. Dist.
Legistar File ID #:	76641
Members Present:	Cliff Goodhart, Chair; Lois Braun-Oddo, Jessica Klehr, Christian Harper, Russell Knudson, and Rafeeq Asad
Prepared By:	Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of March 29, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a building renovation located at 722 John Nolen Drive located in UDD 1. Registered and speaking in support was Dustin Dresen. Registered in support and available to answer questions were Kevin Yeska and Greg Arndorfer.

The proposal would convert the existing building into a Marriott brand hotel, keeping the brick and stucco (to be painted to match the prototypical brand scheme), replacing/repairing the entrance sidewalk, installing a new concrete pad for an exterior patio seating area, removing the existing overhang and creating a new porte cochere and vestibule to modernize the building, adding a new elevator core, adding a six-foot vinyl fence with a new curb, and replacing pole and building mounted lighting. All the existing trees will remain and new landscaping will be added. The areas between the windows are existing louvers and will be painted to match the window frames in a darker bronze color. The taller portion of the building will be clad with horizontal EIFS.

The Commission discussed the following:

- What is the scoring dimension of the new EIFS covering brick? Some of the Fairfield brand standards online look to be mostly 18-inches; the way you show them look very close together, I'm concerned that with EIFS that won't be looking very good.
 - We will match brand standards of 18-inches.
- They also had slightly contrasting colors on the horizontals for a subtle contrast that seems to give the horizontal banding a reason for being there.
 - We initially thought about that. In their specifications it does just list a single color. We can look into it.
- What are the pole heights for the new light fixtures?
 - I believe we are matching the existing heights but don't know off the top of my head.
- The existing ones seem really tall, they're old and cast a lot of glare. Anything you can do to lower them, you'll still achieve your lighting levels, understanding you're fixed on where you can put poles.
- I had trouble discerning from the existing site photos and this plan as to what was being left and what was being replaced with landscaping. Other than some of the larger trees the foundation plantings will be largely replaced? I was impressed with your plant schedule, nice selection of types but not sure if they are all new or reflective of what is already there.
 - It's essentially an overhaul outside of the trees. We're only preserving a few existing junipers on the street facing façade, everything else is removed as it's in pretty rough shape.
- Some of those weren't really planted appropriately.
- The existing pictures show an interesting and unfortunate mix of planting areas that have been mulched with bark mulch, then crushed pink gravel; we'd prefer to see any planting areas to be treated the same. I'm

particularly curious about the north side with a row of grow low sumac indicated as a mulched bed, then behind it a mixed shrub bed that appears to be wood mulch. Same thing along the service drive near the barrier to the parking and sidewalk, it goes bark mulch, gravel, bark mulch, gravel for no apparent reason. It would be nice to see that unified. The hodgepodge of back and forth is really sloppy looking.

- We can simplify along the service road and go with all bark mulch. South of the building the one area of stone mulch was an accent piece off the linear sidewalk. We can change that to stone if stone on the northwest corner of the building works for you, it's back of house.
- That would be a decent compromise.

Action

On a motion by Braun-Oddo, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (5-0) with the following conditions:

- Use bark mulch along the angled parking along the street frontage.
- Use bark mulch on the north/northwest corner of the building.
- Stone mulch is acceptable on the back of the building, which is consistent with the current condition.