



Agenda Item #: 3

Project Title: 402 W. Wilson Street - Planned Development (PD) for New Residential Building. 4th Ald. Dist.

Legistar File ID #: 70519

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 13, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new residential building located at 402 W. Wilson Street. Registered and speaking in support were Nick Orthmann and Adam Templer, both representing Bear Development, LLC; Felipe Ornelas and Tim Wolosz, both representing Engberg Anderson Architects; and Jonathan Cooper, representing the Bassett District of Capitol Neighborhoods, Inc.

Updates to the four-story multi-family building include new repeating bump out elements in a corten type finish, saving the existing entry sequence with stairs to the east and an accessible ramp, a green roof feature above the fourth floor, and a significant amount of openings to avoid solid blank walls with the new addition. The proposed addition to the north would be a limestone product or something complementary to the existing limestone cladding on the building. Other building materials include a darker cement board product, metal railings with some type of wood or rusticated cladding on the canopy and as elements within the window system. They are showing a widened terrace along Broom Street for future City improvements, which will shift the existing sidewalk.

Jonathan Cooper, representing the Bassett District of Capitol Neighborhoods, Inc. spoke in support of the project, noting that the neighborhood is happy with the affordable housing aspect of the proposal, and that the project team met with the neighborhood several times to work through issues. It is a tight site abutting other neighborhood housing, but the development team made their best effort to mitigate the impact this building will have on those surrounding properties. He expressed concern with the landscape plan on the north side of the building where there is exposed concrete, noting that the proposed evergreens are only two-feet high. Because that exposed concrete is almost five-feet in height, he asked that the plantings along that area be of a height sufficient to better screen that exposure, and suggested a trellis or vine installation be added.

The Commission discussed the following:

- Has anything changed since we last saw this?
 - The general look, feel and skin is very similar. We have done a lot of massaging to the interior layouts, building heights (settled on four stories) and played around with the setbacks.
- The awning looks like a corten feel, it would be a very different feel to have wood vs. corten. There is a discrepancy with the rendering vs. real life.
 - The canopy is a corten type product. The insets are designed to interrupt the storefront on levels 3 and 4, we haven't settled on a wood veneer product or more of the corten.
- The underside face of the balcony where it is recessed deeper, are all those different materials or all the same?
 - They would all tie together in some way. They could all be the same finish. We've not gotten to that level of detail quite yet.

- The insets around the balcony doors are wood and the panel at the curtain wall is a corten material?
 - That's accurate. We're looking at those being wood or staying the way they are in the rendering.
- The corten look would be better than introducing wood on the skin of the building. It's nice in the tucked back area, it's protected and more to the tactile finish on a deck. You have limestone abutting corten at the overhang; consider some kind of aluminum panel system because you'll have trouble with true corten.
 - We've focused more on aluminum in areas where it touches the building like this. The wood is a long board siding with a wood appearance, but it's a metal product.
- That would be more successful for the long term, doing the aluminum panel system colored to look like a corten.
- What is the appearance of the column material finish?
 - It would be steel weathered, something complementary to that corten look but not quite the same.
- I really do like this building and the composition of it, it's a nice modern look with restrained materials and geometries. If you address the exposed concrete on the north side of the building I think you'll have a really nice project here.
- I did not see material samples included in the drawings. The applicant shouldn't be experimenting with different material options following approval.
- What would be the finish on the bottom of the balconies? Raw lumber would not be acceptable, particularly against the dark cladding.
 - We're assuming that to be a Trex type product.
 - It's a Trex decking, wrapped to match the siding. From the underside you're seeing the Trex, not pressure treated lumber.
- There's some very narrow sconce fixtures pointed up, make sure those are dark sky compliant and only pointed down.
- To address the neighborhood's comments, there's a series of two types of yews in the planting plan that line that back area. The arborvitae might be a better fit for those blank corners and serve as a screen to break up some of the solid massing of the architecture. The trellis might work too but the arborvitae might be more multi-seasonal.
- There is an area along Wilson Street that shows plantings under the overhang. Is that area irrigated, and is your four-inch deep green roof irrigated?
 - They are not planned to be irrigated at this time.
 - We show spigots out there but not irrigation.
- Four-inch is the most economical of the green roof but it probably needs irrigation to sustain itself at that minimum depth, it would be highly recommended. I would advise you to double check, it clearly won't survive if it's under the overhang.
 - We won't be planting anything under the overhang.
- We have no renderings of the north side of the building, just elevations and a landscape plan. The cedar privacy fence, is that the only extent of it on that edge of the property? It appears here like it runs through the middle of the plantings where you show azaleas and upright yews.
 - We had confusion on our end where there will be a utility easement. Initially we had thought we needed to keep that fence out of the easement but have since gotten confirmation that it can hug the property line. It will slide to the northwest so it doesn't bisect the landscaping there.
- Who owns the chain link fence at the rear of 407 W. Doty Street and is it staying? Wondering about the logistics of what's going to happen there.
 - The chain link fence is ours and our intent was to remove it. We would look to restore the vegetation there because it provides a nice natural screening.
- Is that correct that the four to five-feet of parking garage is exposed concrete, or will it be clad in limestone?
 - The exposure of the parking garage pops up out of grade and is partially exposed at about 4.5 feet above grade.
 - That is the exposed concrete foundation wall there.

- I concur with the concern that it's an ugly strip of material to be exposed. The yews you show won't do a whole lot to cover the concrete. There are plenty of narrow arborvitae varieties, flowering azaleas mixed with upright evergreens for more visual interest that will carry over into the winter. More than just 10 of one thing in a row.
- I'm not a fan of these long pencil point rows of calamagrostis we see everywhere. Given you're only three feet from the sidewalk I don't know that there's a whole lot of other options. As we come south on this, is that balcony tucked inside a supporting column, is that just going to be empty mulch space underneath there? You'll be able to see that from the sidewalk, consider planting something that can grow in pure shade such as hostas or ferns. Where you show serviceberry and upright junipers against the building, consider chamaecyparis evergreen, especially the golden variety, and some smooth hydrangeas.
- Props for going with the sedum roof, but the points about irrigation are well taken and I would take those to heart. Nice looking building.
- The dark sky ordinance, does that prohibit any uplighting?
- (Secretary) Technically it prohibits any uplighting, but we have allowed some if there is a cantilever or balcony above it so it doesn't trespass into the sky.
- Any materials not on the drawings could be a condition made by the Commission. The balcony railing materials are not called out, the Commission could approve it as being wood or metal, or give them a limited choice.
- Screening of rooftop equipment is a zoning requirement that will be enforced.
- The masonry veneer on the first two stories are indicated as being limestone; that is what we will expect.
- No one raised any concerns about placement of the building as it relates to Broom Street. The four bays on the right are not encroaching but the City has intention to move the sidewalk inboard. Looking at this project in the neighborhood context is there consensus that this is okay?
- How far in, what is the difference?
- (Secretary) The underlying zoning setback (DR-2) as a side yard would be five-feet. It varies on Broom Street from 6-14 feet.
- Would they still have room for the plantings if they moved that sidewalk closer to the building?
- I believe the balconies will go almost right up to the sidewalk easement, there's two feet within that easement not currently occupied by sidewalk or balcony encroachment. So they have two-feet to work with.
- I would invite the development team, if they have any objections to this motion, if you want to do something else, let's discuss alternatives now to hopefully avoid you having to come back for a minor alteration approval.
 - On the existing building we're proposing to keep the existing limestone type product, but on the new addition it's some type of masonry product to blend with that.
 - A manufactured stone product that would work with the existing limestone but every fourth or sixth course would go from smooth face to ground face with a rougher texture at those bays.
- It calls out a Halquist Indiana limestone. That's the brand name for a manufactured stone?
 - They have that limestone and the alternates, which are manufactured stone that get pretty close.
- Maybe this one warrants a sample submitted to the Secretary with a high definition photograph, and if there are any grave concerns it can be brought back to the Commission. In general we've approved cast stone, cultured stone and manufactured stone veneers before.

Action

On a motion by Braun-Oddo, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

The motion noted the following:

- The exterior building materials shall be as shown on the renderings with the following modifications being acceptable:

- A wood or wood-like appearing product on the recess of the balconies (i.e. long-board siding or metal panel);
- An aluminum version maintaining the Corten appearance or Corten material on the canopy;
- A darker metal material for the guardrails for the balconies (not wood);
- The underside of the projecting balconies to be finished with Trex or Trex-like material;
- Any variation in the above is required to return to the Commission for review and approval.
- On the new addition, the masonry veneer on the first two stories shall be limestone (Indiana Limestone) or a masonry material that is complimentary to the limestone on the existing building as indicated in the renderings. The Applicant shall submit a cutsheet to the Urban Design Commission Secretary for review.
- Update the Landscape Plan to include:
 - Chamaecyparis evergreen, especially the golden variety, and some smooth hydrangeas where serviceberry and upright junipers are shown against the north side of the building.
 - Narrow arborvitae and flowering azaleas or hydrangeas mixed with upright evergreens to screen the exposed concrete of the parking entrance.
 - Plantings in the space below the balconies along Broom Street, including hostas or ferns.
 - The relocation of the cedar fence to the property line.
- Irrigation is strongly recommended on the green roof tray system.
- Update the Lighting Plan to include an alternate lighting sconce to comply with the dark sky ordinance and eliminate uplighting.
- The Commission has no concerns about placement of the building as it relates to Broom Street. The proposed setback is acceptable if the landscape as shown on the Landscape Plan is maintained.