



Agenda Item #: 4

Project Title: 575 Zor Shrine Place - Residential Building Complex. 9th Ald. Dist.

Legistar File ID #: 72416

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 12, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Residential Building Complex located at 575 Zor Shrine Place. Registered and speaking in support was Namdi Alexander. Registered in support and available to answer questions was Carter Lanser. Registered neither in support nor opposition and available to answer questions was Eliot Gore.

Updates to the plans include removal of the porch screening material, refinement of the material transitions around the corners, breaking up of the long expanses of siding on the north and south elevations, and addition of a positive termination at the fifth level. Landscaping updates include replacing the Yellow Birch on the east side with River Birch, replacement of the Fire Crabapples at the amenity deck with Viburnum, and addition of more year-round pops of color with Winterberry shrubs on the west and Liatris perennials on the east. An existing tree survey overlaid on the site plan shows not much opportunity to preserve any existing trees.

The Commission discussed the following:

- This project is similar in scale and maybe some materials to the adjacent development, but this looks like senior housing to me. Some of the detailing might be lost in that white box. It's unfortunate you can recognize affordable or senior housing by the lack of design, it's a disservice to those residents. Why can't everything look like market-rate housing and have that dynamic look and feel to it? It's still flat and very simplistic, it could be more dynamic and celebrate some of the architecture a little bit. The height is consistent all the way across, the punched openings and rows of balconies, the repetitive nature of it.
- I appreciate the simplicity, I like the materials and transitions, their predictable use with wood at the balconies and the white with the transition and vertical siding at the top. There is a repetitive nature but the renderings don't have any context to them. The landscape really does help a building integrate onto the site, your renderings don't have a lot of landscape shown. It could afford to have a bit more detail and maybe change of material on some of the bump-outs, but the simplicity of it doesn't bother me, the very generous balconies are a nice feature for the residents. That feels like a nice place to live then if you have amenities and nice views.
- This has progressed along, it has been an improvement all the way. I'm glad the ends were broken up with the bays, though I don't think the renderings do a very good job of showing it. A realistic view in changing sunlight conditions would make those bay protrusions more significant and able to break up that white siding. I like how it finishes at the top now, losing the screens was great. I agree that there is a certain aspect to it that isn't going to get anybody real excited, but I don't see it as far as playing down in any way to its intended population. Judiciously applied pops of color might made this more dynamic. The landscaping makes a huge difference. It will be interesting to see how this plays with its neighbors in this whole big complex. Overall well done.
- I do think there could be some additional detail, some play with the vertical and horizontal siding. You start to not add additional colors or materials, but details that make sense in a vertical or horizontal fashion.

- Richard Meyers is one of my favorite architects, and his buildings are mostly all white, but it's the detailing and I think this lacks that. Break up the linear band, there is more that could be done to liven up this project.
- If you're thinking white box then go full white box. I wonder if it's worth looking at things like the gray band at the top, if it was white and the steel around the balconies was white, you could start looking at the play of shade and shadow, it gets more into the detailing Rafeeq is talking about. I question the gray banding if you're going for white box, those can be quite beautiful.
- I would use caution with lap siding on a building like this. The other neighboring buildings don't have that, they have materials that are at a larger scale. This makes it a little trickier, but you're on the right track.
 - It's all lap siding on the building next door. The vertical moves we made there, those are smaller balconies, but this will be marketed for seniors so the balconies are larger.
- This is their third time before us, clearly there's elements that not all the Commissioners are entirely happy with, but I don't see that they rise to the point of having them come back for a fourth visit with us. They've taken our comments to heart, I wouldn't be surprised if some of the suggestions we've made tonight will end up in their final design.

Action

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