



Agenda Item #: 4

Project Title: 339 W Gorham Street - Minor Amendment to a Planned Development (PD)

Legistar File ID #: 75281

Members Present: Cliff Goodhart, Chair; Shane Bernau, Russell Knudson, Jessica Klehr, Rafeeq Asad, Christian Harper and Juliana Bennett

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of January 11, 2023, the Urban Design Commission made an **ADVISORY RECOMMENDATION to the Planning Division Director to approve** a minor amendment to a Planned Development (PD) located at 339 W Gorham Street. Registered and speaking in support were Jeff Zelisko, Brian Munson, and Brent Pfloderer, representing Core Spaces; and Nishith Shah, representing Antunovich Associates.

Six minor amendments are being requested for feedback, including:

1. The cantilever element is now steel rather than brick;
2. The canopy was redesigned to work properly with a drain and lighting;
3. The steel awning type canopy is now proposed as an aluminum louver system for a better architectural element;
4. To express them differently, the two loading garage and vehicular entry doors are at varying heights with a window pattern to mimic the brick pattern and less expressive;
5. The bed count has decreased by three, and the fitness area has been enlarged by 1,200 square feet. The windows in this area will remain the same, it is more of an internal change; and
6. Elimination of some green roof areas that are not seen, replaced with an enclosed roof, which will help finance solar panels. There is still 11,613 square feet of green roof area.

The Commission discussed the following:

- Are the solar panels dedicated to a certain purpose, preheating domestic water or just to start a dump back into the grid?
 - They will be built into the building infrastructure to off-set a few of the general building electric meters. It will not likely get dumped back into the grid.
- I am disappointed to see some of the green roof disappear, but there is still a considerably large amount. Appreciate the issues with maintenance if it involves going through peoples' residences.
- Thank you for the approved vs. proposed renderings, it's much easier to understand. The more I look the more I see what has changed, it has lost some finesse and things are blockier. Curious about why the canopy changed.
 - Architecturally it's a stronger element and better for signage at the front of the building. The approved version wasn't realistic for signing.
- On the Johnson Street side garage doors, I understand changing the shorter door, but something about those two at different heights next to each other is disconcerting. I would recommend at the least not doing the rusticated brick, something to bring those two head conditions closer to alignment. Still distinguish them but acknowledge there is a vehicular entrance there.
 - We'd be happy to do that and make that adjustment.

- (Secretary) This is an advisory recommendation to the Planning Director, a staff level amendment to the PD with UDC input.

Action

On a motion by Knudson, seconded by Bernau, the Urban Design Commission made an **ADVISORY RECOMMENDATION to the Planning Division Director to approve** a minor amendment to a Planned Development (PD). The motion was passed on a unanimous vote of (6-0). The Commission recommends the following conditions to the Planning Director:

- Level the heights of the two vehicle entry doors in a subtle, pleasing way.
- Request that the solar systems are installed to offset the loss of the green roof. If the solar is not built the green roof condition should be returned.