



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4846 Eastpark Boulevard
Application Type: Residential Building Complex – Informational Presentation
UDC will be an Advisory Body
Legistar File ID #: [75854](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Greg Held, Knothe & Bruce Architects, LLC | Luke Stauffacher, Cascade Development | American Family Insurance

Project Description: The applicant is proposing the construction of two, four-story residential buildings, one of which is connected by a two-story “Commons” area amenity space that will serve the residential development. A total of 201 units are proposed. The development will be served by both underground and surface parking. In addition, as part of the Phase 1 development, a two-acre private park is also proposed.

Approval Standards: The UDC will be an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c). Section 33.24(4)(c), Residential Building Complexes, states: *“The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission.”*

Summary of Design Considerations

Staff recommends that the UDC provides feedback on the development proposal regarding the aforementioned standards related to the items noted below. As part of this review, staff requests feedback be provided on the following elements as it relates to the aforementioned standard:

- **Building Design and Proportions.** Staff requests the UDC’s feedback on the overall building mass and scale, specifically as it relates to the surrounding context and character, rhythm and articulation (vertical and horizontal building elements), architectural details, including the building tower elements and roof features, and railing details, all as they relate to the overall building architecture.

In addition, as proposed, the larger building located on Lot 50 is over 400 feet in length. Consideration should be given to whether creating multiple independent buildings would result in a scale that is more residential in nature and a site that is more permeable and well-connected.

- **Building Materials and Composition.** As shown on the elevations the building materials palette is comprised of multiple types and colors of composite siding, as well as masonry, including cast stone and brick. Staff requests UDC provide feedback on the overall material palette related to the number of materials proposed, as well as their composition and transitions, ornamentation and detailing.
- **Site Planning Considerations.** The interior of the site is primarily designed with many units fronting and oriented towards surface parking. Staff believes that consideration should be given to opportunities to enhance the orientation of these units. Such considerations may be reduced stall sizes, angled or parallel

parking, enhanced landscaping, larger islands, limiting circulation and drive aisles, utilizing decorative concrete, pedestrian amenities, or the possible incorporation of “woonerf” style of design in this area to create the appearance of more of a shared neighborhood street than a parking lot.

- **Landscape and Open Space.** Staff requests UDC provide feedback on the overall landscape plan and plant palette as it relates to providing year-round color, texture, individual unit privacy, and screening of blank walls and surface parking areas. In addition, consideration should also be given to the landscape treatment and programming of the proposed private park, not only as it relates to the integration and accessibility of the park with the proposed residential development, but also in terms of it being welcoming and open to the larger community.