



Agenda Item #: 6

Project Title: 437-445 W Johnson Street/215-221 N Bassett Street/430-440 W Dayton Street - New Student Housing Project. 4th Ald. Dist.

Legistar File ID #: 75228

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of March 1, 2023, the Urban Design Commission **RECEIVED A SECOND INFORMATIONAL PRESENTATION** for a new student housing project located at 437-445 W Johnson Street/215-221 N Bassett Street/430-440 W Dayton Street. Registered and speaking in support were Brian Munson, Trina Sandschafer, and Doug Tichenor. Registered in support and available to answer questions were Suzanne Vincent, Aaron Ebent, Carter Lanser, Joel Koeppen, and Austin Scott Pagnotta.

The pedestrian entrance is located on Johnson Street with articulation of the landscape and bus stop, with the primary vehicular entrance located on Dayton Street. The townhome entrances are located on Dayton and along the interior, as well as lower level vehicular and bicycle parking. The vehicular circulation door is pulled in off of Dayton Street to allow spaces for queuing and short-term parking. The upper level townhomes, as well as floors 2-12 are all residential in use with a brief area of amenity space on the seventh floor opening to the sixth story roof level. Deep courtyards allow for articulation and light into those spaces. The landscape plan has been carefully updated to improve not only the streetscape facades but also the shared interior lot lines. The building is overall lighter in color. Care and attention was given to the townhomes to make that a pedestrian friendly experience and friendly in nature. They are now tucked into the apartments above which gives room to breathe, extra landscaping, lights coming from the building form above as well as sconces and bollards in the landscaping. They added a privacy fence high enough to keep people out but visually neighbors can see each other and have eyes on the street. Bike racks and balconies are located in this area to form an urban courtyard. The building is much lighter, shows more articulation, a masonry base and detailing, integrated planters at the pedestrian level, a lightened frame structure in color and the ins and outs. The courtyards divide into two building massings and the introduction of the warm wood material continues around on Bassett Street.

The Commission discussed the following:

- This is much improved from last time and blends in with its context more. I can't not remember that initial inspiration but this is more successful. I don't think the brick goes with what's above it, the massing is fine, maybe the brick color but it doesn't support what's going on above it. Should change planes where the materials change, prowed of the brick.
- When you get to the six-story one, you don't need those window surrounds, it's not doing anything for the project. It's more successful on the other side, they detract from the design.
- I really agree, love the original feel from what we've been seeing a lot of in student and multi-family housing. Agree that the brick feels foreign to what we're seeing above. Red brick with gray mortar is like all the other campus buildings, maybe a different tone or more modern form of brick. Wondering if all those little brick walls around should just be cast concrete. The fencing along the side looks like wood picket, it could be perforated

corten. The details need to translate down to that first level. Johnson is successful above, but the scale and color of the brick, down at the base, how it's stacked, needs more finesse in order to correlate with what's above it.

- I commend you on the improvements made. The massing seems appropriate. For a luxury high rise development it should look and feel that way and I think you accomplished that. It adds value to this area, especially when Gorham and Johnson are becoming a vertical column. I wonder if the massing can be broken up more to not contribute to that.
- The plinth doesn't really match the upper part of the building. The first floor is what excites me most, nice job creating this "wrap around porch." I like the relief of that to the pedestrian realm. You have landscaping working with architectural materials to create a nice in-between public/private zone that will be successful. I like the scale and warmth to the brick. You're doing a lot within your property with the raised planters, trees to activate that space, I appreciate the detail to those courtyard alley edges. For the roof terrace or green roof, let's make sure it's at least semi-intensive for rooting depth and volume that could include native perennials and pollinators.
- The brick at a scale you can touch is always a nice thing. It comes down to the color of brick and mortar and the proportion of the brick to be complementary to this modern structure.
- I would suggest you make the garage opening as low as you can to the garage door on the Dayton Street side. Make the head of that opening as short as you can. You've created a really nice promenade around the block and the detailing and use of materials are much improved from last time.
- This is a huge improvement. I like the brick on the first floor, there is room for discussion on color and sizing and patterning of that brick, but it feels warm and inviting, especially with the planters. Those wood uprights add warmth and appeal of the building; it makes a nice transition from the brick to the white grid pattern above. As far as the shorter building on Dayton Street, I like the funky different looking aspect. It's attached but straddling and it's fine to treat it differently than the twelve-story building on Johnson. The protrusions around the windows, I kind of like them as a nice counterpoint to the indentations, but from a practical standpoint they look like something birds will nest on. Overall the change from version 1 to version 2 is nicely done, I appreciate the attention to the entrance treatments around the sides and areas between adjacent buildings.
- The opening between the two, four-story massing, is that a green roof?
 - It is an occupiable roof, we are determining how much of that can be green or otherwise.
- This happens at four different places?
 - Correct.
- The fact that you have the inset grid and the prowed window frames with taught skin, that detail is what makes it. If that gets value engineered to be an orange stripe with punched openings it will not be as effective on the street. Where you see the side elevation where there is limited detail, I am not sure you would get as positive of feedback from the Commission. Do whatever you can to hang on to those subtle details; that is what is really making it, particularly on the upper stories of both buildings.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.