URBAN DESIGN COMMISSION MEETING REPORT March 15, 2023

Agenda Item #: 6

Project Title: 415 N Lake Street - Planned Development (PD) and Public Project for the New Lake Street Public Parking Ramp and Mixed-Use Building. 2nd Ald. Dist.

Legistar File ID #: 73342

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of March 15, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of the new Lake Street Public Parking Ramp and mixed-use building located at 415 N Lake Street. Registered and speaking in support were Michael Oates, Nathan Gundrum, and John Chapman. Registered in support and available to answer questions were Shane Grandbois, Taylor Duerr, and Carter Lanser. Registered in support but not wishing to speak was Claire Lommen.

In address of the Commission's previous comments, the team shared updates to the project. They have incorporated substantial plantings along Lake Street, increased the planters from 2-feet to 4-feet in diameter, and increased the number of plantings and amount to be four times what is required. They provided additional bike detail on Hawthorne Court, noting that the reconstruction of Hawthorne Court will be processed as a separate project with the City's Public Works Division. Refinements of the column treatment on Lake Street show the addition of cladding to the concrete to complement the rest of the enclosure system. They provided refinements on building corners and the north and south elevations, and introduced a brick color and patterning to further articulate the building.

The Commission discussed the following:

- There might be a difference in interpretation of the word articulation. I thought the location of this project warranted a lot more, I know we talked about that, but I don't know that I agree or see it in this presentation. I see the changes, I see the color changes, but I don't necessarily see articulation; I still see a very flat, safe, standard building. To me articulation is more than a stripe, this is still missing the mark for me.
- Thank you for increasing both the number and the size of the round planters out front, which did not jive at all with the planting design specified for them. It is difficult to grow perennials for year-to-year, but the increased size and quantity will make a difference. The increased number will make the entry area much more appealing. Black-eyed susan is specified as a plant, but then they use the scientific name, which is Rudbeckia hirta and is the wrong kind of Rubeckia in a setting like this; that is more for open meadows. Little Gold Star is compact bred for containers, go with that and good luck because trying to keep plants alive in that environment with all the abuse they take is a tough go, but kudos for making the effort.
- Using Silva cells for the trees out front is to be applauded and makes a huge difference in the long-term health and prospects of those trees to survive there.
- Happy to see some type of cladding over the concrete pillars out front, I actually like the silver better than the white you are apparently going with, but anything is better than bare concrete.
- I agree with previous comments, that just changing the color of the brick for detail on the corners, it's better than nothing but definitely not real articulation or anything dynamic. Maybe it's the best we can expect in this scenario.

Action

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

Discussion on the motion:

- I agree with the comments about articulation. I applaud the applicant and am excited about the idea of art along that Hawthorne east façade. Is there a way to include that as a requirement of our approval? Activating it would go a long way with something besides just the brick bands we're seeing on the building materials. If there was a way to layer multiple things like this for the pedestrian experience it would help, and art would certainly be a big part of that.
- (Secretary) Coordination between the design of the Hawthorne streetscape and art installations in this area will begin sometime this spring. Since this is a public project, regardless of whatever type of art installation is selected, we can put a final approval condition that any art or mural installation needs to come back to UDC. We cannot require art as part of the articulation.

The motion included that Little Gold Star black-eyed susans be used in-lieu of Rudbeckia hirta.