



Agenda Item #: 11

Project Title: 402 W Gorham Street - Building Addition in UMX Zoning. 2nd Alder Dist.

Legistar File ID #: 79237

Members Present: Cliff Goodhart, Chair; Wendy Von Below, Rafeeq Asad, Christian Harper, Jessica Klehr, Russell Knudson, and Marsha Rummel

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of August 16, 2023, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a building addition located at 402 W Gorham Street. Registered and speaking in support was Marc Schellpfeffer. Registered in support and available to answer questions was Paul Cuta.

The building has had two additions since it was initially built, and the office space is scattered throughout the building. This intent of this addition is to give it more street presence and tie together the additions that have been done over time. They are introducing a composite metal panel at grade that starts to eliminate some of the EIFS, creating an entry point, and creating larger clerestory windows for more light into the retail space. They are looking at eliminating the shed roofs and bringing that down.

The Commission had the following questions for staff and the development team:

- What is the functional purpose of those roof sheds?
 - They serve no purpose, there is nothing behind them. I don't know what the intention was for the original addition. Taking some of that down helps to calm the building a little bit. Those sheds drop snow and ice onto Broom Street.
- I'll lodge my reaction early but I really didn't mind them. The ice and snow makes sense.
- Are you significantly increasing the amount of air conditioning? That's a lot of south-facing glass.
 - It's more of a function of providing a space for those utilizing the office. It's all additional space so from an a/c standpoint there will be a mechanical upgrade component to this. With that amount of glazing there will be a frit on it. There are opportunities to address that issue.
- Can you walk me through the materials again - You have split face block at the base, then two colors of metal panel?
 - No. There are currently three types of block on the building, two burnished and one split face block, EIFS and glazing. We're proposing a lighter weight metal panel to complement the lighter color burnished block. There won't be a lot of texture to it. The metal panel on the third level is the same color as the composite panel but with texture. Under the signage is glazing.
- So it's a different proportions of window - What was constraining you to not make them harmonious?
 - We can look at this proportion and align a datum, something we can consider.
- Did you look at those towers, adding some articulation or change to them – those two tall white elements?
 - We need to balance a budget here as well. The composition of the building is subjective. Taking the sheds down was getting the issue with snow and ice and the second was to bring the activity down a little. Those elements are EIFS and burnished block. One tower is a stair tower, so there are considerations related to fire, and the other tower makes sense as you consider how it is used.

- What happens to all the vending machines sitting in the parking lot?
 - (Inaudible) People don't carry cash anymore or drink soda, so during construction we will be removing some of those vending machines.
- I would encourage you to somehow incorporate them into the elevation, whether it's an open faced enclosure. Right now they're just plugged into the wall in the parking lot. I would encourage you to use a more durable material where you're showing the white metal panel – whether you stain the existing masonry – bringing new metal panel down to that environment it would suffer. I'd rather see you paint or stain what's there right now.
 - We can look at that.

Action

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