



Agenda Item #: 8

Project Title: 83068

Legistar File ID #: 521 E Washington Avenue - New Apartment Building in Urban Design District (UDD) 4. (District 6)

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 8, 2024, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new apartment building in UDD 4 located at 521 E Washington Avenue. Registered and speaking in support were John Leja, and Duane Johnson. Registered in support and available to answer questions was Angela Black.

Summary of Commission Discussion and Questions:

Commissioner Asad asked the UDC if the louver examples shown are considered acceptable? This still looks utilitarian; we have seen these things more integrated on other projects. Looks like further development and detail is needed. The louver and window jamb are in the same plane and are one jamb.

The Commission noted that further refinements are necessary to create a more cohesive composition noting that exploring options for simplification in the materials and their application, minimizing materials and material transitions/undulation, colors, etc., relating each elevation to each other and maintaining a consistent level of design across all elevations, including bringing the red down to the bottom, limiting the masonry to the base, below the MCM panel, lightening up the bottom piece as much as possible at the corner. Overall, the Commission felt that the west elevation was the most successful, balanced elevation.

The Commission noted that they would like to see the design progressions of the E Washington/Blair corner, with the blank wall comprised of metal panels. Further exploration is necessary there, including another bay of windows, art, etc. The Commission acknowledged that this project did not look like affordable housing.

The Commission noted that the building height and siting seem fine. The nature of the project being an infill project on an empty corner – engagement with the street, position of the building to hold the urban edge, and the bike parking on both street facing sides were all positives.

The Commission noted that some sort of treatment is needed to protect the patio from adjacent parking lot. With regard to street trees, the Commission noted that it would be great to see some street trees where possible to bring down the scale.

Action

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