



Agenda Item #: 4

Project Title: 131 East Towne Mall - Major Exterior Alteration to an Existing Building in a Planned Multi-Use Site. (District 17)

Legistar File ID #: 84396

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of August 14, 2024, the Urban Design Commission made an advisory recommendation to the Planning Director to **APPROVE** a major exterior alteration to an existing building in a Planned Multi-Use Site located at 131 East Towne Mall. Registered and speaking in support was Nick Badura. Registered in support and available to answer questions was Jerry Merola.

Summary of Commission Discussion and Questions:

The Commission discussed the scored architectural detailing, including the diamond pattern, longevity of the paint application, consistent lighting fixtures (all painted or all unpainted, but be consistent), integrating the garage doors into the paint scheme, and balancing the paint colors between each half of the facade. The Commission noted that the diamonds should be wholly inside one color or the other, so the paint isn't crossing over that diamond shape. It was noted that gray is more heavily used on the left side and should be more balanced out between the two sides of the elevation to create a more cohesive façade.

The applicant noted that the intent is to repaint without addressing the reveals in any major way; the paint does go over the joint lines and will hide them, but not eliminate them. The proposed paint contains a bonding agent, and there would be an agreement for upkeep should it start to fade. The garage doors will be integrated into the overall paint scheme and light fixtures will be maintained.

Action

On a motion by Klehr, seconded by Knudson, the Urban Design Commission made an advisory motion to the Planning Director to **APPROVE**. The motion passed with the following condition:

- The color scheme shall be adjusted to provide better balance to the composition, including adding pops of color to the wing wall and to not split the etched diamond patterns.

The motion was passed on a unanimous vote of (6-0).