



Agenda Item #: 3

Project Title: 345 W Main Street - Major Amendment to an Approved Planned Development (PD) for the Construction of an Independent Living Facility for Capitol Lakes Retirement Community. (District 4)

Legistar File ID #: 86359

Members Present: Shane Bernau, Chair; Jessica Klehr, Harry Graham, David McLean, Rafeeq Asad, and Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 30, 2025, the Urban Design Commission made an advisory motion to the Plan Commission to **APPROVE** a major amendment to an approved Planned Development (PD) located at 345 W Main Street. Registered and speaking in support were Jason Erdahl, Tim Conroy, Jeson Nguyen, Sarah Stevens, and Jonathan Cooper. Registered neither in support nor opposition and available to answer questions were Nathan Schuettpezel, Sarah Lynch, and Roxanne Johnson.

Summary of Commission Discussion and Questions:

The Commission inquired about the neighborhood's concerns regarding screening of rooftop mechanicals. The applicant noted that there are stairs, and an elevator overrun, which will extend 16-18 feet above the roof, but are centrally located. There will be double screening around mechanical equipment, including a tall parapet around the perimeter and a mechanical screen, so the visibility will be minimal if at all.

The Commission inquired about what the overruns will be clad in. The applicant noted that the material will be a fiber cement of a light color to blend in.

The Commission noted that the development team has addressed the Commission's comments.

The Commission liked the landscape treatments that nicely transitions the landscape into the streetscape. City Forestry would be the City agency to review the removal of street trees. The Commission questioned the use of lawn within the interior courtyard space as something requiring maintenance, and suggested a lush ground cover or mix of shrubs, perennials and ornamental trees to animate the space. The applicant noted flexibility as they progress.

The Commission commented on the blank wall on the corner of W Main Street; the applicant noted additional windows are being considered at this location.

The Commission asked about the presence and absence of active unit entries on Main and Doty Streets, compared to Broom Street. The applicant did study adding stoops on Main and Doty Streets, but thought having more landscaping between the street and building is more aesthetically pleasing, as well as being easier and safer for senior residents.

The Commission inquired about the roof amenity and its use.

The Commission asked about louvers for the garage. The applicant responded they will be mostly down the ramp to the garage, with some possible on the roof; the intent is to keep it all internal.

Action

On a motion by Asad, seconded by Klehr, the Urban Design Commission made an advisory motion to the Plan Commission to **APPROVE** the proposed development. The motion included the following conditions:

- The elevator and stair tower overrun shall be clad in the same fiber cement materials as the upper floor.
- At the northwest corner of the building, along the W Main Street elevation, the lower-level blank wall shall be refined to include windows.
- The garage louvers shall be designed to be integrated into the overall wall in which they sit (i.e., flush, same color, etc.).
- The UDC recommends that these changes can be administratively reviewed/approved.

The motion was passed on a unanimous vote of (5-0).