URBAN DESIGN COMMISSION MEETING REPORT

April 30, 2025

Agenda Item #: **6**

Project Title: 3565 Tulane Avenue - Planned Development (PD) for the Eastmorland Community Center and Housing. (District 15)

Legistar File ID #: 87894

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 **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Development (PD) located at 3565 Tulane Avenue. Registered and speaking in support were Jake DeHaven, Tyler Krupp, and Sean Meyers.

Summary of Commission Discussion and Questions:

The Commission asked about the style of design as a composition. The applicant cited mission style, and budget restraints.

The Commission noted that if there are budget constraints the design should be reflect that. Less is more; there is too much going on, which are adding to the budget. If there is a specific element that needs to be highlighted do that – everything is fighting/competing for the front space. Look at the proportions and details. Think about which one of these elements you want to focus on and work from there to come up with a composition that works financially and aesthetically. Creating a sense of place – all of the different elements are taking away from that intent.

The Commission noted interesting organizational and landscape elements in the site plan; while also suggesting finding relationships so they relate to each other more both in material and in form. There is a gateway element that is darker gray, but then the reused salvaged brick wall of the storage structure and the community center and mural – all three things are significantly different from each other. What would it look like if they connected and spoke to each other more, were more similar in materiality, colors, connectivity.

The Commission commented on the parking needs of the housing versus the community center, suggesting the accessible stall move to protect the plaza as an open space, as well as a reduction in stalls. The applicant noted the parking is solely for the housing portion. The plaza appears to be an organizing element that should not be interrupted by vehicles.

The Commission commented on the siting of housing along Ogden and community center along Hargrove as a good choice, with the need to refine how the building faces all the corners. There are opportunities for landscape features and design features.

The Commission noted that the play of vertical with horizontal corrugated metal siding and curved corners was appreciated, as well as the use of color (green).

The Commission noted that the housing is more successful than the community center in terms of a cohesive look. There is a lot going on with the hall, refinements need to be made. The pilasters, if they were more integrated could work; connecting them to the roof. The ends of that building should be better connected to the open spaces/public spaces. This building should be a better transitional building between the residential building and the plaza space.

The Commission noted that the parking lot may not need to be minimized but maybe the materials need to change – tie the parking area to the plaza space. How the plaza circle finds its way through the parking area might be able to tie things together with materials like pavers. The parking area is a barren area between the two entities, something needs to happen to tie the spaces together.

The Commission commented that additional trees should be located adjacent to the residential building, like the hall, to soften the parking area.

The Commission noted that the raised egress balcony on the residential building is an exciting feature, but that consideration should be given to how the semi-public/private space is ultimately shared as well as screening of the parking lot.

The Commission expressed excitement for this type of project, the housing, and the egress balconies/stairway.

Action

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