URBAN DESIGN COMMISSION MEETING REPORT July 16, 2025

Agenda Item #: 3

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*, Rafeeq Asad, Acting Chair; Anina Mbilinyi, Davy Mayer, Nicholas Hellrood

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Bernau was recused on this item; Asad acted as Chair.

Summary

At its meeting of July 16, 2025, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a proposed Planned Development (PD) for the Eastmorland Community Center and housing located at 3565 Tulane Avenue. Registered and speaking in support were Tyler Krupp, Sean Meyers, and Amelia Speight. Registered in support and available to answer questions were Adam Watkins, Kate Moore, Cheryl Timpel, Andrew, Alder Dina Nina Martinez-Rutherford, and Staci Marrese-Wheeler. Registered in support but not wishing to speak were Jennica Skoug, Leah Scheide, Andy Davey, Sheena Buerger, Brenda Halverson, Ginger Buehner, Laura Johnson, Tonia Rowe, Eric Halverson, Marie Everett, Ronan Everett, John Everett, Penny Majors, Bridget Hennessy, Jennifer Duxstad, Stephanie Endres, Allison Werner, Anisa Radman, Breanna Illene, Kaye Hernon, Robert Duxstad, Dan Werner, Emily Mixon, Kurt Buehner, Benjamin Seidensticker, Jason Rowe, Joel Sacramento, Kathleen Behrens, Daniel Zimmerman, Irene Zimmerman, Dave Loppnow, Amy Kazda, Victoria Sutton, and Jennifer Baltes.

Summary of Commission Discussion and Questions:

The Commission noted that the design is great and thanked the team for doing their research, noting that the applicant has touched everything that is important in design.

The Commission noted that the design is much improved.

The Commission inquired about the “portal” bay of six windows on the assembly area. The applicant noted that they had looked at EIFS, but have settled on something paneled, smoother, and cleaner. The Commission liked the concept but thought the material choice should be looked at again, noting that that the wood material should be added in this location.

The Commission appreciated the evolution of the design, especially in the site plan; it makes a great use of an odd lot and fills it well. The Commission further appreciated seeing all the community support, as well as the support of the Alder.

The Commission thanked the applicant team for their presentation, noting the excitement surrounding this kind of project, and appreciating the improvements to the plaza space and circulation, for creating a focal point for the lot, for a well-done landscape plan, and applause for the effort of highlighting the corners while framing the building.

Action

On a motion by Mbilinyi, seconded by Mayer, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** the proposed Planned Development (PD) located at 3565 Tulane Avenue. The motion included the following conditions and findings:

- The material surround in the bay of six windows on the barrel roof building shall be revised to reflect the wood lap siding material.
- Relocate the mural on the residential building to the blank wall expanse on the southwest corner of the building.
- The building entry shall be redesigned to meet zoning code requirements.
- Overall, the Commission finds that the Planned Development (PD) standards have been met, including those related to enhanced design and community interest/benefit. The use of metal panel is acceptable and consistent with PD standards.
- Further review can be completed administratively by staff.

The motion was passed on a vote of (3-1-1) with Mbilinyi, Mayer, and Hellrood voting yes, Bernau recused, and Asad non-voting as Acting Chair.