



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1224 S. Park Street
Application Type: 5-Story, Mixed-Use Building in UDD No. 7 – Initial/Final Approval is Requested
Legistar File ID # [61857](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Joe Krupp, Prime Urban Properties; Kevin Burow, Knothe & Bruce Architects LLC

Project Description: The applicant is seeking initial/final approval for the redevelopment of the site with a five-story mixed-use building including 59 apartments and commercial space, enclosed parking for vehicles and bicycles.

Project History/Schedule:

- The UDC received an informational presentation on September 2, 2020.
- The Plan Commission is scheduled to review this proposal on November 23, 2020.

Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District 7 (“UDD 7”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(14).

Summary of Design Considerations and Recommendation

Staff recommends that the UDC review the project against the requirements and guidelines UDD 7 and provide recommendations to the development team for their land use application. For reference, below are relevant standards from UDD 7.

Regarding building massing, articulation and setbacks, staff requests that the Commission carefully assess the first level storefront street activation, including street level entries and amount of glazing. The development team has provided the minimum terrace and sidewalk as requested by City Traffic Engineering and is showing a 10’-6” building setback from the property line. While UDD 7 requires buildings to be within 10 feet of the property line, the UDC can approve greater setbacks in certain conditions including provisions of open space. The UDC Secretary believes the two proposed plaza areas along Park Street can be used to meet this requirement.

Regarding building height, UDD 7 notes that new buildings should be limited to four (4) stories in height with a possible building height bonuses of up to two (2) additional floors. Staff requests that the Commission consider whether the proposed building height meets the bonus story qualifications and that feedback is provided regarding whether the proposed stepback above the fourth floor works within the context of the area.

Finally, Staff refers the Commission to their comments from the 9/2/20 informational presentation:

- I like the four-story (with a fifth story stepback) version better (thank the three-story with a fourth & fifth level stepback) from an architectural point of view, feels more substantial in terms of base, middle, top. My only caveat is why wouldn’t you take the brick up on the sides of the building to match the four story height on the front?

- I would prefer to see brick detailing using the brick in a textural way rather than inserting that glazed block. Prefer the four-story with the fifth recessed. Could be the darker color so it completely recesses.
- Both options are pretty attractive, this is a nice infill project. Given the needs for density and the context and location of this project, I would also vote for the four-stories on Park Street.
- Some of the roof deck spaces look a little bland and could use some more life other than pedestal planters or hardscape space.
- This has nice restraint to it, not too many materials to compete with the design. The proportions are really nice. As for the canyon effect, it's anything but along Park Street here. I like moving the buildings back for larger pedestrian experiences. Nice job.
- That north elevation has a really nice rhythm to it and your vertical lines of masonry going all the way through is really nice on every facade, except for the colored north elevation.