



Agenda Item #: 6

Project Title: 999 S Park Street - New Mixed-Use Building in Urban Design District (UDD) 7. (District 13)

Legistar File ID #: 90917

Members Present: Shane Bernau*, Chair; Jessica Klehr, Davy Mayer, Nicholas Hellrood, Anina Mbilyni, David McLean

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Bernau recused; McLean acted as Chair

Summary

At its meeting of April 15, 2026, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building located at 999 S Park Street in UDD 7. Registered and speaking in support were Michael Carlson, and Jake DeHaven. Registered in support and available to answer questions was Craig Koltjes. Registered in support not wishing to speak was Nicholas Davies. Registered in opposition not wishing to speak was Carrie Rothburd.

Summary of Commission Discussion and Questions:

The Commission asked about the south elevation sandcastle board that sticks up into the barrel roof, and whether those elements are necessary.

The Commission questioned the roasted walnut band on the northeast elevation, noting it makes sense on every elevation except this one. The applicant responded that it came forward trying to distinguish the corners on the building.

The Commission questioned the fourth-floor northeast elevation windows being so different in size and orientation. The applicant replied that because it's set back so far, the concern to maintain continuity is not as important. This serves the unit layouts while giving flexibility to have it serve the interior experience first.

The Commission asked about gutters on the rounded roofs. They are working with the manufacturer on a nice elegant, low-profile solution. The roof is toothed and ribbed so there are some snow principles to it, it is also a cold roof which will thaw first, and snow cleats will be added.

The Commission commented that the wood at the top of the barrel is not necessary. The Commission thanked the development team for the modifications and for listening to the Commission, the building looks great.

The Commission inquired about the base on the northeast elevation, the color of the louver and brick face, depth in the variation, and possible windows. The applicant noted the louver will be a sandstone close to the brick color. They want to heat the garage with electricity, and since it is mostly artificially lit already, having no windows will minimize the heating load. A fence will cover a large portion of this wall. There is a real vanishing perspective with how the brick piece will be perceived on the neighbor's side. The textured brick does not change in plane, it is flush.

The Commission discussed the walnut band coming down and why it is there. The idea would be to make it more of a physical reveal. It is located in the middle of the first studio unit. The band is setback on the elevation the same distance with the neighboring building.

The Commission noted the project has come a long way, they appreciated the iterations and how it has really progressed. The windows have found their way, this is a very unique building. This is a great statement piece for this corner.

The Commission commented on being really excited about this project and looking forward to it, although the dark band on the northeast is not making sense. The Commission questioned how different the windows are on the fourth floor where the building is otherwise so cohesive; it's unfortunate that those windows are so foreign up there when the rest of the composition is so nicely done. If it is offering something fantastic for the people within those spaces maybe it's worth keeping.

The Commission wondered if those fourth-floor windows will be seen in the future as this corridor is built up. Viewing this building as a first addition, it might be nice to give it more consideration to how it will be seen in the future.

The Commission inquired about site access and the discussions with Traffic Engineering.

Action

On a motion by Klehr, seconded by Hellrood, the Urban Design Commission **GRANTED FINAL APPROVAL**, with the following conditions:

- The northeast elevation shall be revised to remove the vertical toasted walnut band, and
- The west elevation shall be revised to remove the wood panel that projects into the barrel roof.

The motion was passed on a vote of (4-1-1) with Klehr, Hellrood, and Mbilinyi voting yes; Mayer voting no; McLean voting yes to break the tie; and Bernau recused.