



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 630 E. Washington Avenue  
**Application Type:** Redevelopment of the Salvation Army Campus Located in UDD No. 8 – Initial Approval Requested  
**Legistar File ID #** [56474](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

**Background Information**

**Applicant | Contact:** Major Andrew Shiels, Salvation Army/Marc Ott, JLA Architects

**Project Description:** The applicant is seeking Initial Approval to construct a five-story building with a mission house, rooming house, counseling services, health services and place of worship, and a separate three-story, 40-unit apartment building.

**Project Schedule:**

- The Urban Design Commission received an Informational Presentation on July 17, 2019.
- The Plan Commission is scheduled to review this proposal on October 28, 2019.

**Approval Standards:** The UDC is an **approving body** on this request. The site is within portions of **Blocks 1a and 1b in UDD 8**, 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(15).

In reviewing plans for development in the District, the Urban Design Commission shall apply the district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve, ordinance requires that the development is found to meet the requirements and conform as much as possible to the guidelines.

**Summary of Design Considerations**

Staff recommends that the UDC reference comments from the July 17, 2019 Informational Presentation and make findings regarding compliance with UDD #8 design guidelines and requirements.

**The following comments are provided regarding compliance with UDD #8:**

- 1. Height, Setback, and Stepback Considerations.** In regards to the development plans, the Planning Division’s primary concern is that the proposed building form is not consistent with the height and stepback requirements of Sections 33.24(15)(e)1-3.

Block	Maximum Bldg. Height <sup>1</sup> (stories)	Minimum & Maximum Street Level Facade Height (stories) <sup>2</sup>	Minimum Stepback East-West Streets (feet or angle) <sup>3</sup>	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) <sup>4</sup>	Minimum & Maximum Setback North-South Streets (feet) <sup>5</sup>
1.a.	3 + 30*	2-3	30°	15	5-20	5-10
1.b.	8	3-5	15	15	15	5-10

Height is based on an average story height of 9-12' (11-15' for the ground floor). Buildings with greater floor heights shall have fewer stories accordingly.

\*\*\* – represents the required stepback angle

In summary, the UDD standards require that along East Washington (block 1b), there is a maximum street level height of five stories and 63 feet, and along East Mifflin Street (Block 1a), there is a maximum height of three stories and 39 feet. Additional height above maximum street level stories can be granted, provided code compliant setbacks are included. The East Washington setback is 15 feet for up to eight stories and the East Mifflin Street setback a 30 degree angle from top of third story. Practice has been to measure this from the maximum allowable height at the minimum allowable setback.

Along East Washington, a building height of 81 feet is proposed, including what is assumed to be a mechanical penthouse and architectural projection. Staff believes that the mechanical room should be set back a minimum of 15' to comply with the code. Some height projections are permissible under Section 33.24(15)(e)1 which states, in part, that "Any non-habitable space from architectural features shall not be included in the height calculation." Staff does not believe that the standards have previously been interpreted to allow large mechanical rooms under this provision. **Staff believes that the proposed heights on East Washington at 81 feet does not meet the UDD requirements.**

For the three story residential building along East Mifflin, UDD 8 requires a maximum height of three stories and 39 feet. Including the parapet, the proposed building and projecting element has a height of 40'. **Staff notes that this architectural feature along East Mifflin can be approved by UDC.**

- 2. East Washington Avenue and East Mifflin Street Setbacks.** UDD 8 has a minimum and maximum East Washington setback requirement of 15 feet, however, per 33.24(15)(c)(2)(a) the UDC may allow greater setbacks to allow for articulation and usable public open space. The proposed site plan indicates a 15 feet setback along East Washington for the majority of that façade with some areas set back further to create a larger terrace area. **Staff believes this can be found to comply with this standard.**

In regards to the East Mifflin Street façade, the code requires a setback between 5 and 20 feet. The proposed development shows a 22 foot setback, 2 feet more than the maximum allowed. **Unlike the East Washington façade, staff does not believe that the excess Mifflin setback meets the criteria to grant a deeper setback. Without further justification, the setback should be revised to be consistent with the required maximum setback.**

- 3. Off-Street Parking and Setbacks.** The code requires that all off-street parking follow the building setbacks. Along Blount Street, the parking must have a minimum setback of 5 feet. Along East Washington, parking must have a minimum setback of 15 feet off the street. The landscaping section does require 10' terraces. This has typically been applied to East Washington and where possible on the side streets.

The applicant has been in discussions with the City's Traffic Engineering Division regarding a possible easement or dedication/PLE along East Washington to maintain the terrace. These requested changes could potentially impact the property line and setback requirements, but the team is trying to find a solution that avoids that. **Staff encourages the design team to continue working with traffic on an easement solution and return to the UDC if there are significant impacts to the site layout and setbacks.**

## Conclusion and Recommendations

Staff recommends that the UDC reviews the proposed development against the requirements and guidelines of UDD 8. Code requires that the UDC shall apply the district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve the project, ordinance requires that the UDC find that the development meets the requirements and conform as much as possible to the guidelines.

**Staff recommends the following:**

- Rooftop mechanicals shall be recessed minimum of 15' from the face of the 5<sup>th</sup> floor as required by code.
- Unless further justification is provided, the setback along East Mifflin should be between 5-20' as required by code.

**In addition, provide feedback from the attached July 17<sup>th</sup> report and summary of key discussion items below:**

- Standing water may be an issue with underground parking.
- Confirm that requirement for double rows of trees along East Washington is met
- Ensure outdoor green space for kids, consider courtyard for an enclosed green space
- Consider strategies for how the site plan can provide better security and demonstrate how site plan supports your particular needs
- Study the corner on Mifflin and Blount – how does the building size relate to the houses across the street? They're a much smaller scale than a 3-story apartment building.
- City Market is adjacent and has potential for design relationships