



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 999 S Park Street
Application Type: New Mixed-Use Building in Urban Design District (UDD) 7
UDC will be an Approving Body
Legistar File ID #: [90917](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Michael Carlson, Threshold Builds

Project Description: The applicant is proposing to construct a four-story, mixed-use building with 4,000 square feet of commercial space and 50 residential units.

Approval Standards: The UDC will be 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\(14\)](#).

Zoning Related Information: The project site is zoned Traditional Shopping Street (TSS). The Zoning Code outlines design standards that are applicable to all new buildings in the City's mixed use and commercial Zoning Districts ([MGO 28.060\(2\)](#)), including, but not limited to those related to building entrance orientation, façade articulation, design of street-facing facades, door and window openings, equipment and service area screening, and building materials. Staff notes that ultimately, the Zoning Administrator will determine compliance with Zoning Code requirements.

Summary of Design Considerations

Staff recommend that the UDC provide feedback on the development proposal regarding the aforementioned standards as it relates to the design considerations noted below.

- **Building Design and Composition.** As a project site with frontages on two streets, in addition to being located along a major transit corridor and will be one of the taller buildings on this side of the street; the proposed development will be highly visible.

UDD 7 building design-related guidelines and requirements generally speak to providing a consistent level of design and detailing across all elevations, minimizing blank walls, providing richer architectural detailing at the ground floor, screening mechanical equipment, incorporating articulation in the use of material and color variations, designing entrances to be a focal point on the façade, etc.

In addition, the applicant is advised that the UDD 7 requirements state that, *"The ground floor of office and other non-retail buildings shall have at least 40 percent of the street wall devoted to windows."* As proposed, while the ground level street facing façade (S Park Street) appears to meet this requirement, staff note that the applicant is advised that additional information will be required as part of a formal application to confirm that this standard is being met.

Staff request the UDC review and provide feedback on the overall building design and composition, especially as it relates to creating one cohesive architectural expression, minimizing blank walls, and

maintaining a consistent level of design and detailing across all elevations, especially the east and north elevations.

- **Building Height, Massing and Articulation.** UDD 7 requires that new buildings shall be at least two (2) stories in height. While the proposed building is four stories, much of the building mass along Park Street is one story along the Park Street frontage. The [Park Street Design Guidelines](#), which were implemented through UDD 7, speak to generally having a minimum of two stories to create a comfortable sense of enclosure along Park Street.

Additionally, building height-related guidelines note that new buildings should be generally limited to four stories with up to two bonus stories being allowed. For buildings over three stories, the guidelines also recommend a 15 foot-stepback from the building face at the third floor, however several recent buildings have more commonly had stepbacks at the fourth floor.

As proposed, overall, the building height is four stories in height. The massing reflects varied stepbacks, including those at the second floor along the S Park Street-facing-façade, as well as the stepback at the fourth floor on the northeast elevation. In addition, the massing also reflects various roof heights and configurations, including both rounded and flat roofs, as well as emphasized articulation or changes in plane where transitions in materials, height, and forms are occurring.

UDD 7 Building Massing and Articulation guidelines and requirements generally speak to creating visual distinction between the upper and lower building components, utilizing flat roofs for mixed use buildings, creating positive termination at the top of the building, and corner buildings being designed and located so as to define the street intersection with distinctive architectural features.

Staff request feedback on the overall height, massing, and articulation giving consideration to ensuring the building is providing adequate height along Park Street and giving consideration to simplifying the overall composition based on the height and scale of the building.

- **Materials.** As noted on the plans the materials palette is comprised of masonry, Galvalume (a brand of steel coated with alloy of aluminum and zinc), and textured stucco.

As noted in the UDD 7 Materials and Colors requirements state that, *“Exterior materials shall be durable, high-quality materials and appropriate for external use”*. In addition, the guidelines generally speak to brick, stone and terra cotta being the preferred primarily materials, utilizing complementary colors to design style and context, as well as applying a similar level of design and detailing across all elevations.

Staff note that pursuant to MGO 28.060(2)g, exterior materials table, stucco is only allowed as a trim/ accent material or at the top of buildings. Stucco is not permitted within three feet of the ground or used in heavily trafficked pedestrian areas or where high pedestrian traffic is anticipated. As proposed, the materials **do not** appear to meet these requirements. The Zoning Code also has further requirements that metal is non-reflective so additional review by Zoning Staff will be necessary when more information on the proposed materials is available.

Staff requests the UDC review and provided feedback on the building material palette.

- **Landscape and Screening.** UDD 7 Landscape and Open Space requirements and guidelines generally speak to utilizing well-designed landscaped areas and screen fences to provide buffers and separation between uses and along property edges, providing year-round screening, utilizing materials that are complementary to the building design, etc.

As reflected on the conceptual landscape plan there is a landscape buffer and open space area along the east property line, which is adjacent to smaller residential scale development. Consideration should be given to the screen wall materials and plant selections for this area with regard to minimizing and softening blank walls along the ground floor and screening the exposed surface parking, providing year-round screening, texture and color, and providing an appropriate transition, etc.

Staff request the UDC provide feedback on the conceptual landscape plan.

- **Lighting.** As noted in the submittal materials, there are three back-lit kalwalls that are part of the building composition. The applicant is encouraged to continue to work with staff related to the lighting of these walls to ensure that they not only meet the UDD 7 Lighting guidelines and requirements, which generally speak using full cutoff fixtures and providing adequate but not excessive light levels, but also the lighting requirements pursuant to MGO 29.36, including as it relates to light levels and the use of full cutoff fixtures.

In addition, while little information was provided related to the imagery intended for the walls, the applicant is encouraged to work with Zoning staff to confirm that the walls are not signage.

Staff request the UDC provide feedback on the proposed kalwalls as part of the overall architectural composition.