



## PLANNING DIVISION STAFF REPORT

October 6, 2021

PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 504-524 W. Johnson Street, 312 N. Bassett Street, & 505-527 Conklin Place  
**Application Type:** New Development in UMX District – Informational Presentation  
**Legistar File ID #** [67242](#)  
**Prepared By:** Kevin Firchow, Acting UDC Secretary

### Background Information

**Applicant | Contact:** Jessica Vaughn, JSD Professional Services, Inc. | Mitch Korte, Subtext Development

**Project Description:** The applicant is providing an informational presentation for the proposed development of a residential building containing 140-150 units with 110-120 garage parking stalls and 281 bicycle stalls.

**Project Schedule:**

- The applicant anticipates filing a formal land use application this fall.

**Approval Standards:**

The UDC would be an **advisory** body on this request. Section 28.076(c) states that “All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in [Sec. 28.071\(3\)](#) and the [Downtown Urban Design Guidelines](#) and shall report its findings to the Plan Commission.

**Design-Related Plan Recommendations:**

The [Downtown Plan](#) identifies the subject properties as a potential redevelopment area. The site is recommended for “Downtown Core Mixed-Uses” which is generally the most intensive development recommendation in Downtown. The development is within the “Johnson Street Bend” sub area which is characterized by larger-scale, high-density apartment buildings with the plan noting that this area should continue to be developed with higher-density student residential uses. The Plan recommends and the Zoning Code allows heights up to 12 stories in this location.

### Summary of Design Considerations and Recommendations

Staff recommends that the UDC provide feedback related to the aforementioned standards and guidelines.

**Design Related Considerations**

Staff notes the following design related considerations.

- **Ground Level Massing and Composition.** Staff requests UDC’s feedback regarding the building’s ground level character, especially on how the composition and massing of the one-story element relates to the street and its cohesion with the building’s upper levels. Staff notes the development team has discussed ground story height with Zoning staff. Planning staff note that the required minimum ground-level story height is twelve feet.

- **Relationship to Conklin Place.** The plans do not currently include detail on this side of the building, though plans include a note there will be screened utilities.
- **Long Views.** Considering the anticipated prominence of the proposed structure, staff requests that the UDC provides comments related to long views of the buildings.
- **Building Height.** The perspective drawings appear to show a partial 13<sup>th</sup> story mass on the southern/eastern tower. The maximum height allowed in the Zoning Code is 12 stories. The development team is advised to continue to discuss the plans with Zoning staff regarding compliance with all applicable height standards.