



PREPARED FOR THE PLAN COMMISSION AND URBAN DESIGN COMMISSION

Project Address: 820 South Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive, and 825-831 South Brooks Street (13th Aldermanic District, Alder Eskrich)

Application Type: Preliminary Plat, Rezoning, Demolition and Conditional Use

Legistar File ID #: 40410, 40663, 40408,

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

In recent days, the applicant has agreed to make substantive revisions to the submittal in response to comments by Alder Eskrich, and has also submitted more detailed design revisions based on November 18 comments by the Urban Design Commission.

Conditions Recommended by Alder Eskrich

1. *Applicant will step back the fourth floor of the "phase 2 building" from Haywood – getting to a 0.9:1 parking ratio for underground stalls only, with additional above ground stalls.*

Staff response: The applicant has agreed to this condition, and is currently finalizing revisions that will result in a three-story building element along Haywood Drive, stepping back approximately thirty feet to the four story building element. Revised plans and elevations will be presented to the Plan Commission on December 7. The resulting building would have a total of 95 dwelling units, and the overall parking ratio would be improved to 1:1 for the residential units on the site, or slightly less than 1:1, if parking is provided for the commercial tenant space. Residential density would be reduced from 106 to 98 dwelling units per acre. Staff recommends adding this condition, noting that the change would improve the relationship with existing two-story buildings across Haywood Drive to the south, and would partially address concerns from many neighbors related to height and the adequacy of parking. If approved with this condition, design details will need to return to the Urban Design Commission for final approval in any case.

2. *Applicant will file a binding letter with city attorney acknowledging that rezoning for the entire project is contingent on approval of WHEDA funding for Phase 1 (Delaplaine and Park Street building).*

Staff response: Following conversations with staff in the City Attorney's Office, staff does not recommend adding this as a condition of approval, unless the applicant wishes to voluntarily submit such a letter. Staff notes that the applicant's portfolio is focused on affordable housing provision, and that the proposal for the subject site is closely affiliated with a request for and commitment of financing from the City that would necessitate long term provision of affordable housing on the site. That said, the City cannot legally grant or withhold a land use entitlement solely based on the level of affordability of dwelling units, absent a voluntary agreement by the developer.

3. *Utilities on the property facing Park Street will be undergrounded at the expense of the applicant.*

Staff response: The applicant is comfortable with this condition, and has already been working with MG&E to obtain a cost estimate for undergrounding utilities in front of the subject property on South Park Street.

4. *Applicant will provide and maintain at least one dog waste station on the property.*

Staff response: The applicant is comfortable with this condition, and this can be addressed in final plans submitted for staff review and approval.

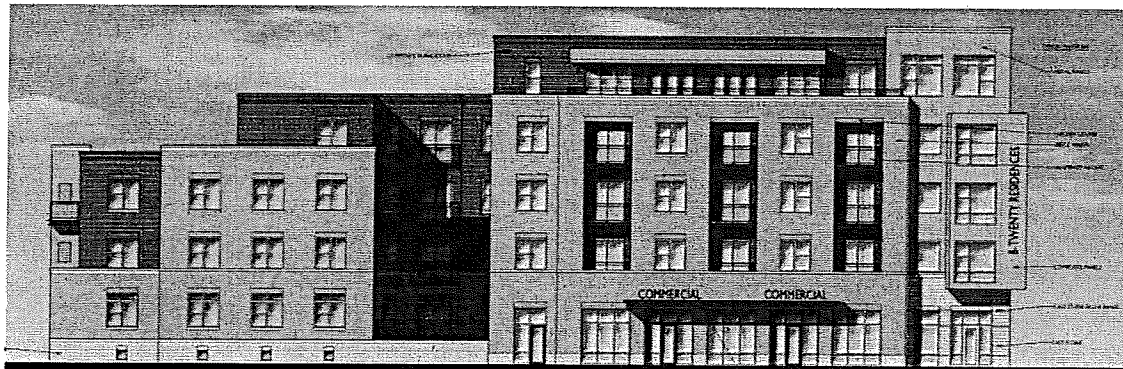
Revisions to Design Details - Since the November 18 UDC meeting, the applicant has made design changes to the building exterior. These are summarized below, followed by comparisons of each of the four exterior building facades.

- The building is now at three stories along Haywood Drive, stepping up to four stories after thirty feet, and eventually to the five story element along S Park St and Delaplaine Ct.
- Revisions to the design of the corner building element at S Park St and Delaplaine Ct. include the removal of the angled roof accent, replacement of cast stone on second through fourth floors with grey metal panels, an increase in the proportion of glass, and a new angled architectural element on the second through fourth floor corner, clad in bright yellow/green composite panels and cantilevered by a few feet.
- Awnings over entries and projecting bays along Delaplaine Ct have been grouped to simplify the facade.
- The color palette has been simplified and revised from yellow/beige and red/brown brick with various brown panels to single, cooler beige brick color, light grey metal panels, dark grey composite panels on upper levels, and accents in a bright yellow/green (Note: a more muted alternative with dark blue accents has also been submitted for review by the UDC).

11/18/15 S Park Street Elevation



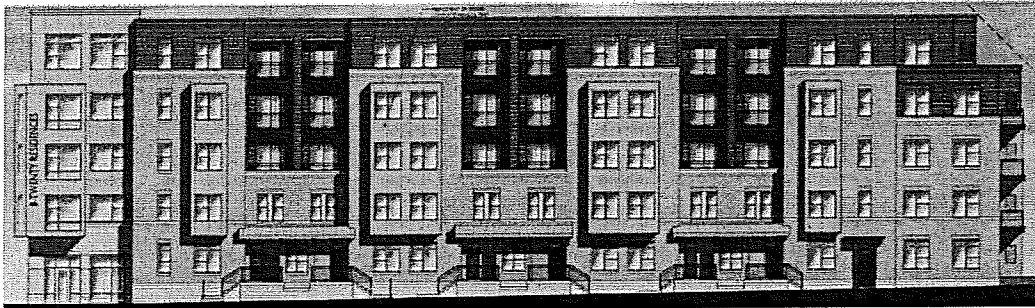
12/7/15 S Park Street Elevation



11/18/15 Delaplaine Court Elevation



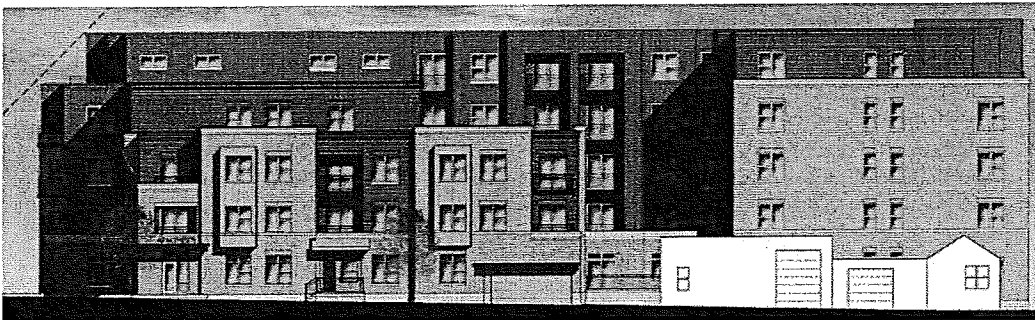
12/7/15 Delaplaine Court Elevation



11/18/15 Haywood Drive Elevation



12/7/15 Haywood Drive Elevation



11/18/15 Rear Elevation



12/7/15 Rear Elevation

