



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1402 S. Park Street
Application Type: New Mixed-Use Building with Residential and Grocery Store in UDD No. 7 – Informational Presentation
Legistar File ID # [62064](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Melissa Huggins, Urban Assets/Megan Schuetz, Movin’ Out

Project Description: The applicant is providing an informational presentation for a new six story mixed-use building to contain a 24,000 square foot grocery store, community meeting space, structured parking and 150 apartments on the Truman Olson site. The development will be requesting 2 bonus stories.

Project Schedule:

- The applicant anticipates submitting a land use application in the near future.

Approval Standards:

When formally submitted, 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).

Summary of Design Considerations and Recommendations

Staff recommends the UDC review the project against the requirements and guidelines UDD 7 and provide recommendations to the development team for their land use application. For reference, below are relevant standards from UDD 7.

Building Massing and Articulation.

- *Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features.*

Building Setbacks and Orientation.

- *New buildings shall have a setback between one (1) to ten (10) feet from the front property line. The front yard setback should be designed to provide for amenities that will enhance the visual and pedestrian character of the street.*

Building Height.

- *New buildings should generally be limited to four (4) stories in height. However, building height bonuses of up to two (2) additional floors may be allowed depending on the quality of the design, the effect of the development on the adjoining neighborhood, and the contribution of the project to: the use mix and activity in the vicinity, and the character of the street. The bonus stories serve as an incentive for creative building design and should not be viewed as the permitted height.*
- *“Green” building design that promotes energy efficiency is encouraged.*
- *New buildings in excess of three (3) stories shall incorporate a front façade stepback of at least fifteen (15) feet from the building face at the third floor.*