



Project Address: 1004 & 1032 S. Park Street

Application Type: Major Alteration to a Previously Approved Project in UDD No. 7
Requesting Final Approval

Legistar File ID # 46483

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Jon Hepner, T. Wall Enterprises, LLC/Peloton Residences, LLC

Project Description: Amend plans for approved mixed-use building to increase dwelling units from 157 to 173

Project History/Schedule:

- **The Urban Design Commission** Granted **Initial Approval** of these design changes on **January 2, 2019**.
- **The Plan Commission** recommended **Approval** on **January 14, 2019**.
- **The Common Council Approved** the associated PD Zoning Amendment on **February 5, 2019**.

Approval Standards:

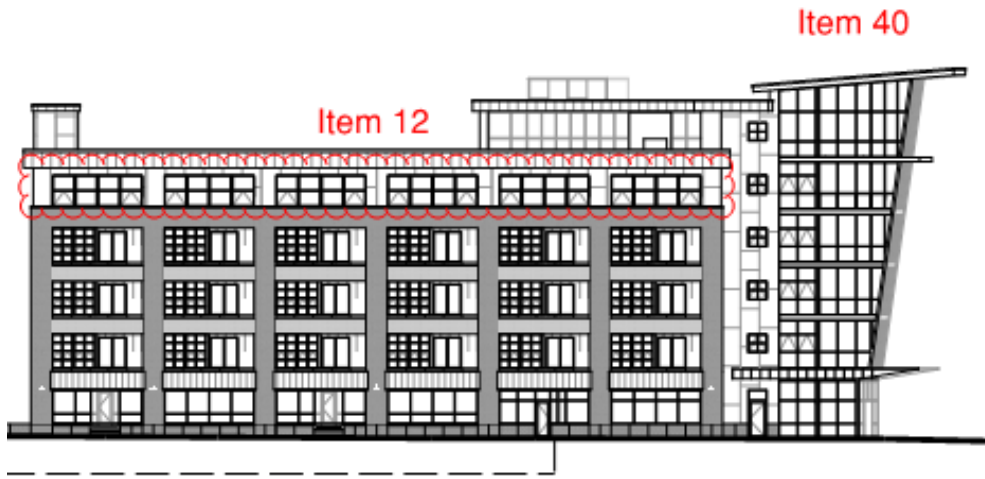
The UDC is an approving body on this request. The site is located in Urban Design District 7 ("UDD 7"), which establishes the Urban Design Commission is an approving body, using the design standards and guidelines for that district. MGO §33.24(13)

Summary of Design Considerations

In their recommendation, staff requests that the UDC provide references to UDD 7 and feedback on the how proposed changes respond to the January 2, 2019 Initial Approval conditions:

- Redesign the 5th floor windows to be more reflective of the original approval – Refer to Item #9 below
- Redesign the 6th floor commercial space to have more windows – Refer to Item #10 below
- Provide access for tenants to the 6th floor roof top patio – Refer to Item #11 below
- Revisit Fish Hatchery and Park Street elevations and the transition from 5th to 6th floor – including the roof alignment of the Fish Hatchery 5th floor to extend to the prow, not cut short at the corner. – Refer to Item #12 below

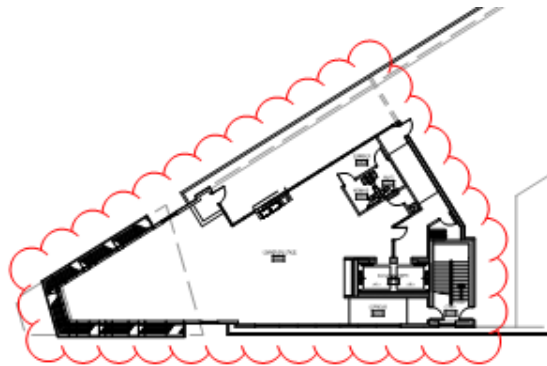
The design team addressed comments as follows: refer to graphics on the back of the second page.



Park Street Elevation



Fish Hatchery St. Elevation



Sixth floor plan

Conclusion and Recommendations

Staff believes that the proposed changes generally address the Jan. 2nd UDC comments. For reference, attached is the January 2, 2019 report.