



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 856 W Lakeside Street (formerly 999 S Park Street)
Application Type: Major Alteration to an Approved Mixed-Use Building in Urban Design District (UDD) 7.
UDC is an Approving Body
Legistar File ID #: [93387](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Michael Carlson, Threshold Development

Project Description: The applicant is proposing major alterations to the previously approved mixed-use building, including, as noted in the applicant's letter of intent:

- Replacing the vaulted barrel roof structure with a flat roof,
- Changing the previously approved Steel Master Galvalume material with McElroy Medallion 1 standing seam metal panel, and
- Changing the frosted acrylic wall system in the stairwells with frosted glazing.

Project Schedule:

- UDC received an Informational Presentation on December 3, 2025.
- UDC granted Initial Approval on February 4, 2026.
- The UDC granted Final Approval on April 15, 2026 (Legistar File ID [90917](#)).

Project Background: As noted above, the UDC granted Final Approval of the proposed development in April 2026. The Commission's approval included the following conditions that required changes to the building elevations, including:

- The northeast elevation shall be revised to remove the vertical toasted walnut band, and
- The west elevation shall be revised to remove the wood panel that projects into the barrel roof.

Since the Commission's Final Approval, the building design has been refined to eliminate the vaulted barrel roof form, which was a prominent element of the original building design. In addition, refinements have also been made to the exterior material palette. Given the level of change in the design of the building, staff believe that subsequent review and approval by the UDC is required.

Approval Standards: The UDC is 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

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

- **Building Design and Composition.** As originally proposed, the building design reflected a full barrel-vaulted roof form, which was an integral part of the overall building design and aesthetic. The revised design reflects a primarily flat roof structure barring the raised, rounded elements at the building end masses.

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, screening mechanical equipment, incorporating articulation in the use of material and color variations, creating positive termination at the top of the building, etc.

Of particular concern, the barrel roof provided a screen enclosure for rooftop mechanical. Limited information was provided related to roof top mechanical equipment and the impacts related to the shift to more of a flat roof form. In addition, details related to the finish at the top of the building were not included in the submittal materials. Given the significant change in the roof form, which removed a significant amount of articulation in the overall design, consideration should be given to the finish at the top of the building.

Staff request the UDC's feedback and findings on the overall building design and composition as it relates to continuing to create one cohesive architectural expression.

- **Building Height, Massing and Articulation.** While the proposed change in the building roof structure reduces the building height and perceived mass, which can have positive effects, it also reduces the articulation in the overall composition, especially at the top of the building. Staff request the UDC's feedback and findings as it relates to the resulting building height, massing and articulation.

UDD 7 requires that new buildings shall be at least two (2) stories in height. Additionally, district building height-related guidelines note that 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. 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.

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.

- **Materials.** As noted on the material board, the primary change in the material palette includes replacing the previously approved Steel Master Galvalume Metal (20 gauge) ribbed panel (7" depth) with McElroy Medallion 1 standing seam metal siding with batten cap (24 gauge). This change appears to reduce the articulation and texture in the material, as well as thickness.

In addition, the Kalwall system will be replaced with vision glass that will be frosted. However, limited information was provided related to this product and specification, including whether there will be a film applied to the vision glass or whether the glass will be permanently frosted, as well as the level of transparency and color of the frosting/windows.

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 request the Commission's feedback and findings on the revised building material palette.

*Staff note and the applicant is advised that pursuant to MGO 28.060(2)g, exterior materials table, metal panel shall be heavy gauge and shall be non-reflective. Additional review and approval by the Zoning Administrator will be required to confirm that the proposed McElroy Medallion 1 standing seam metal siding with batten cap (24 gauge) complies with Zoning Code requirements.

**Staff note and 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.*" To confirm that this requirement is being met, additional information will be required to be submitted as part of the Site Plan Review application to confirm that this standard is being met.