



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1824 South Park Street
Application Type: Building Modifications in Urban Design District (UDD) 7 – Initial/Final Approval is Requested
Legistar File ID # [67808](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Eric Kom, Sketchworks Architecture, LLC | Toby Arteaga, Geovani, LLC

Project Description: The applicant is seeking initial/final approval for modifications to an existing building in UDD 7 in order to convert a warehouse/office building into a commercial facility with a new grocery store, small butcher shop, and restaurant with an outdoor patio. The parking area and other site features will also be updated with this project.

Project Schedule:

- The UDC received an informational presentation on October 27, 2021.
- The Plan Commission is scheduled to review the related outdoor eating request on January 10, 2022.

Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District (UDD) 7, which requires that the Urban Design Commission reviews the proposed project using the design standards and guidelines for that district in [MGO Section 33.24\(14\)](#).

Summary of Design Considerations and Recommendations

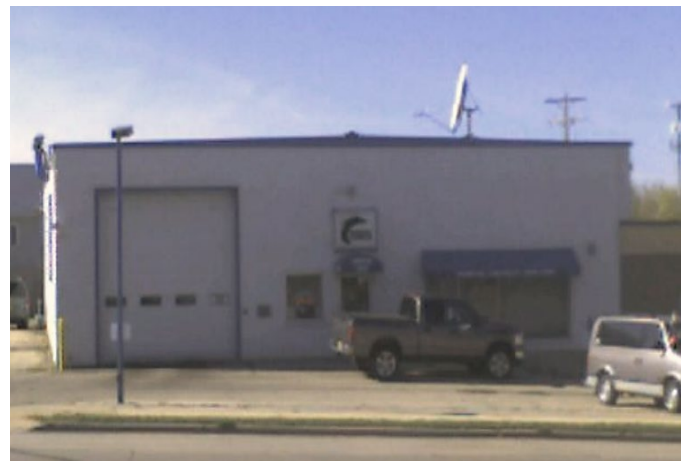
Planning Division staff recommends that the UDC base their decision related to the aforementioned standards for UDD 7.

Summary of Design Considerations

Staff do not have specific design concerns or objections related to compliance with UDD 7 standards proposed to convert the existing warehouse/office building into a commercial and restaurant facility.

The proposal includes the addition of an EIFS detail to define the painted arches. The proposal continues to include the addition of windows, brackets, modular brick base and outdoor patio feature.

As a reference, staff have included the following image of the existing building.



The Existing Park Street (East Elevation) Drawing- Image from City Assessor's Commercial Property Record.

Finally, as a reference, staff refers the Commission to their comments from the October 27, 2021 informational presentation:

- I applaud the reinvestment on S. Park Street. More relief or depth to the arches would be more successful.
- Without any kind of a band or shadow line those arches are going to appear really flat.
- Bringing in color is great, especially on Park Street. I would debate on the scale of the eyebrows, the height and use of them, as well as the use of spandrel glass. The brackets and arches compete with the CMU. The brick at the bottom looks so thin that it's doing a little injustice to brick. That deserves another look.
- An abstract something painted on that side of the building. Spend that money on lighting instead.
- The color is appropriate. There are ways to have this southwestern Mexican aesthetic without the adobe arches that aren't going to be very successful and will look flat. Some other expression of artwork or something that overlays the building.
- You could get more windows in.
- This is nice to border the parking lot with some shade trees and shrubs, particularly like the Hydrangeas. Especially like the row of planters, depending on what they are made of and how they are treated could be a nice accent to the building. Take into consideration how they might work with the color and architecture of the building, commit to spending a relatively small amount of money each spring to plant those with fast growing, vibrant Cannas, sweet potato vines, exuberant bright stuff that will play well with the building.
- It's disappointing those aren't real windows to let light in. The upper part of that building cries out for something, not averse to having those windows or canopies over them. It's going to look blank without it being segmented by something.
- Something could be applied to the building to give it some relief. Instead of spending money for real window frames you could do something more authentic and not have all that blank concrete. If that's too expensive look at a more free artistic expression.