



Project Address: 622-632 Howard Place

Application Type: Demolition and Conditional Use

Legistar File ID # [31827](#) and [31893](#)

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

Related Reviews and Recommendations

Urban Design Commission - On November 13, 2013, the applicant presented the proposal to the Urban Design Commission, seeking a recommendation to the Plan Commission on the design of the proposed building. The UDC members believed that the fifth floor stepback, contrast in materials from brick to fiber cement, and pitched roof was appropriate for the building. The change recommended by the UDC members pertained to the concerns raised by staff about the building base and ensuring that the building would have “four-sided architecture”.

The recommendation was to replace the cast stone material on the first floor of the entire building with the brick proposed on floors 2-4 of the front of the building. While this change would leave the overall proportion of fiber cement on the building the same, it would better unify the front, sides, and back of the building with a consistent course of brick on the first floor. Staff agrees that this design change should be made, should the proposal be approved (see revised Condition No. 2 below).

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards cannot be met and **place on file** the request at 622-632 Howard Place. Alternatively, if the Plan Commission finds that it is unclear whether the demolition standards are met, they may **refer** the request to the November 25 meeting of the Landmarks Commission for a formal review and recommendation. Finally, if the Plan Commission can determine that both the demolition standards and conditional use standards can be met, the Plan Commission should **approve** the proposal with conditions. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

- Final elevations submitted for staff review and approval shall replace the cast stone materials proposed for the first floor of all sides of the building with the same brick proposed for upper floors on the front of the building, as recommended by the Urban Design Commission. The stone proposed for the base of the building as it meets the ground shall remain as proposed.