



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1609 S Park Street
Application Type: Renovation of an existing building in Urban Design District (UDD) 7
UDC is an Approving Body
Legistar File ID #: [78641](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Steve Doran, Galway Companies

Project Description: The applicant is proposing exterior renovations to an existing building and site, including removal of an existing atrium space, changes to exterior materials, relocate the existing drive-thru, and landscape and lighting improvements.

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).

Zoning Related Information: The project site is zoned Commercial Corridor-Transitional (CC-T). Within the mixed-use and commercial zoning districts there are general provisions related to building and site design that are intended to foster high-quality building and site design. Such standards are outlined in [Section 28.060](#), including those that speak to building and entrance orientation, façade articulation, door and window openings, and building materials (see attached).

The Zoning Code also includes requirements for vehicle sales and service window uses (aka drive-thru uses) within the TOD Overlay ([Sec. 28.104\(8\)\(c\)](#)), as well as Supplemental Regulations ([Sec. 28.151](#)) for new drive-thru windows. The TOD Overlay requires the new vehicle sales and service windows "...shall be located under the building in which they are located." The Supplemental Regulations require that the use not be located between the building and the street. As determined by the Zoning Administrator, the proposed vehicle sales and service window, as designed, is consistent with both the TOD Overlay requirements in that it is within the existing building structure, and the Supplemental Regulations because the vehicle sales and service window is screened from view by a wall.

Summary of Design Considerations

Staff requests that the UDC review the proposed development and provide findings and recommendations based on the aforementioned UDD 7 standards and guidelines as it pertains to the design considerations noted below:

- **Building Orientation.** As noted on the west, street-facing elevation, while new floor-to-ceiling windows are proposed, which will inevitably improve the existing building design and orientation to the street, consideration should also be given to providing an active building entry. The UDD 7 Windows and Entrances requirements state that, "...non-retail buildings should have at least 40 percent of the street wall devoted to windows." As proposed, staff have estimated the window coverage is roughly 25% and therefore, **does not** appear that this standard is being met.

In addition, the UDD 7 Windows and Entrances and Building Setbacks and Orientation guidelines state that, "*Building entrances should be designed as the focal point of the front façade*" and "*The front façade*

of the building and the primary entrance should face the primary street.” As proposed, it **does not** appear that these guidelines are being met.

Staff request the UDC provide feedback and make findings related to the building orientation to the street, especially as it relates to the UDD 7 Windows and Entrances and Building Setbacks and Orientation guidelines and requirements.

- **Building Design and Materials.** As shown on the plans, the exterior building material palette will be comprised of brick veneer, EIFS, and cement board siding with metal accents. As proposed, there are varying levels of design and detail across all four elevations, especially with regard to the application of masonry, as well as multiple variations in the height of the parapet roof line. Given the scale of the building, consideration should be given to minimizing roof line transitions, and maintaining a consistent palette (i.e. brick veneer base) across all elevations.

As noted in the UDD 7 Materials and Colors guidelines and requirements, *“Exterior materials shall be durable, high-quality materials.”* In addition, UDD 7 Building Massing and Articulation requirements and guidelines generally speak to utilizing four sided architecture and consistent application of materials and details across all elevations.

Staff requests the UDC provide feedback and make findings related to the building design and material palette, especially as it relates to creating a cohesive architectural expression and simplification of roof heights.

- **Landscape and Screening.** Generally, the UDD 7 Landscape and Open Space guidelines and requirements speak to providing landscape that is complementary to architecture, creates pedestrian interest, and softens hardscape areas.

Staff requests the UDC provide feedback and make findings related to the proposed landscape plan and plant palette, especially as it relates to providing year-round color and texture, and pedestrian interest.

Staff notes that details related to the proposed refuse enclosure were not provided in the application materials. The application is advised the prior to Final Approval by the UDC, materials and details of the proposed refuse enclosure are required to be submitted.

- **Lighting.** As noted on the architectural drawings exterior lighting is proposed, however a photometric plan nor fixture cutsheets were provided. The applicant is advised that prior to Final Approval by the Urban Design Commission a lighting plan and fixture cutsheets are required to be submitted.
- **Signage.** While signage is not part of this application request, potential sign locations are shown on the elevations, including locations on non-qualifying elevations that are not street-facing or adjacent to parking areas associated with the use. Staff notes that additional review and approval will be required for the proposed signage.