



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1224 S. Park Street  
**Application Type:** Informational Presentation - 5-Story, Mixed-Use Building in UDD No. 7  
**Legistar File ID #** [61857](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Joe Krupp, Prime Urban Properties; Kevin Burow, Knothe & Bruce Architects LLC

**Project Description:** The applicant is providing an informational presentation on the redevelopment of the site with a 5-story mixed-use building including 59 apartments and commercial space, enclosed parking for vehicles and bicycles, as well as covered parking.

**Project History/Schedule:**

- The development team anticipates submitting a formal land use application later this year.

**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 and Recommendation

Staff recommends the UDC review the project against the requirements and guidelines UDD 7 and provide recommendations to the development team for their land use application. For reference, below are relevant standards from UDD 7.

*Building Massing and Articulation.*

- *Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features.*  
**Staff requests that the Commission carefully consider first level storefront street activation, including street level entries and amount of glazing.**

*Building Setbacks and Orientation.*

- *New buildings shall have a setback between one (1) to ten (10) feet from the front property line. The front yard setback should be designed to provide for amenities that will enhance the visual and pedestrian character of the street.*  
**Staff requests that the Commission consider whether the proposed building 10’ setback from the property line is sufficient. City’s traffic engineering has requested an 8’ terrace, 5’ sidewalk, and 1’buffer which will result in an approximate 3’ + property easement.**

3. Building Height.

- *New buildings should generally be limited to four (4) stories in height. However, building height bonuses of up to two (2) additional floors may be allowed depending on the quality of the design, the effect of the development on the adjoining neighborhood, and the contribution of the project to: the use mix and activity in the vicinity, and the character of the street. The bonus stories serve as an incentive for creative building design and should not be viewed as the permitted height.*
- *“Green” building design that promotes energy efficiency is encouraged.*
- *New buildings in excess of three (3) stories shall incorporate a front façade stepback of at least fifteen (15) feet from the building face at the third floor.*

**Staff requests that the Commission consider whether the proposed building height meets the bonus story qualifications and that the third floor step back is a recommendation; however, the Commission can make a determination that the proposed stepback above the third floor works within the context of the area.**