



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1224 S. Park Street
Application Type: New Commercial Development in UDD #7 – Initial/Final Approval is Requested
Legistar File ID # [56089](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: John Van Note, SARA Investment Real Estate Inc. and Amy S Hasselman, Kontext Architects

Project Description: The applicant proposes to construct a two story commercial building over lower level parking on a site in Urban Design District No. 7. The new development will include 19,700 s.f. of commercial space and 70 parking stalls, 49 underground and 21 surface spaces.

Project Schedule:

- The UDC received an Informational Presentation on June 12, 2019.
- The Plan Commission is scheduled to review the demolition permit on August 26, 2019.

Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 7 (“UDD 7”), block 7D, 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 Recommendations

Staff recommends that UDC review and comment based on the specific Guidelines and Standards of UDD 7 and recommendations from the June 12, 2019 meeting.

The following items were previously raised by the Urban Design Commission at their June 12, 2019 meeting:

- Bring material samples to next UDC presentation
- Provide more context views of how this building relates to other buildings in area
- Consider activating second floor via an aesthetic staircase
- Consider opening stairs to first floor lobby

UDD #7 Requirements and Staff Comments:

UDD 7- Parking and Service Areas:

- *All parking areas should be well landscaped and appropriately lighted.*
Staff requests that the Commission carefully consider the treatment of surface parking and how landscaping helps to mask & buffer it from S. Park street and the sidewalk.

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.