TO: Urban Design Commission

FROM: Janine Glaeser, UDC Secretary

DATE: September 26, 2018

SUBJECT: ID 52654 (UDC) – 222 S. Hamilton Street – The Barracuda

The applicant requesting initial/final approval for the construction of a new mixed-use building in a UMX district.

Schedule
- **UDC** received an informational presentation on August 8, 2018 *(report attached)*
- **Plan Commission** will review on October 1, 2018

Project Description
Development of "The Barracuda" involves the demolition of the existing office building and the construction of a new mixed-use building. The new six story, 42,000 gross square-foot, mixed-use building will have 930 square feet of ground floor commercial space and 19 owner condominiums with parking for 19 cars.

Approval Standards
The UDC is an advisory body on this request. The subject site is zoned UMX (Urban Mixed Use District). All new buildings and additions greater than 20,000 square feet or that have more than four stories in UMX zoning shall obtain conditional use approval from the Plan Commission following review by the Urban Design Commission for conformity to the design standards in Section 28.071(3) of the Zoning Code and the Downtown Urban Design Guidelines and report its findings to the Plan Commission.

Conclusion:
Staff recommends that the UDC reference comments from the August 8, 2018 Informational Review.

• Expand on material details proposed for porch design.

• Provide more detail on the first level green turf area.

• Provide more detail on first level retail/office space.

• Continue to work with the neighborhood.

In addition, staff note that in order to comply with the Zoning Ordinance, the applicant will need to increase the height of the first floor by approximately 14 inches so the building complies with Section 28.071(3)(d) of the Zoning Code.