



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: February 7, 2018
SUBJECT: ID 46187 (UDC) – 5501 Spring Tide Way – New Development of 170 Apartments with underground parking. 17th Ald. Dist.

The applicant, Randy Bruce from Knothe Bruce Architects, is before the Urban Design Commission for an INFORMATIONAL PRESENTATION of the proposed alteration to an existing conditional use for a Residential Building Complex development.

Schedule:

UDC approved the project on March 8, 2017 (*report attached.*)
Plan Commission approved the Conditional Use on March 20, 2017

Approval Standards

The Urban Design Commission is an advisory body on this request. The site qualifies as a Residential Building Complex Project which requires that the Urban Design Commission review the proposed project using the design standards and guidelines under section 33.24(4)(c).

Project Description

Since the UDC approved this project in March of 2017, there has been a major street reconstruction project along City View Drive. The street work eliminated all of the line street trees on Spring Tide Way that provided screening from the adjacent salvage yard.

With the elimination of a view buffer, the applicant's design team redesigned the site and building configurations so as to reorient residential units away from City View Drive. Proposed site plan and elevation concept drawings attached.

Recommendations

Staff has been working with the design team to review alternative site layouts and is looking to the Commission for feedback on current proposed site layout and façade changes.