



**Project Address:** 3005 University Avenue  
**Application Type:** New Mixed-Use Building in Urban Design District (UDD) No. 6 – Informational Presentation  
**Legistar File ID #** [68731](#)  
**Prepared By:** Kevin Firchow, Acting UDC Secretary

## Background Information

**Applicant | Contact:** John Flad, Flad Development & Investment Corp. | Kevin Burow, Knothe & Bruce Architects, LLC

**Project Description:** The applicant is providing an informational presentation for the development of a new 5-story mixed-use building to include 59 residential apartments, approximately 1,340 square feet of first floor commercial space, structured parking and a rooftop amenity space.

**Project Schedule:**

- The applicant anticipates filing a formal land use application in early 2022.

**Approval Standards:**

Upon formal submittal, the UDC would be an **approving body** on this request. The site is located in Urban Design District 6 (“UDD 6”), 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\(13\)](#).

## Summary of Design Considerations and Recommendations

Staff recommends that the UDC review the project and provide feedback related to the requirements and guidelines for UDD No. 6. Upon review of the concept plans, staff have not identified areas that appear to be in conflict with the aforementioned guidelines and standards of UDD 6. Staff notes that the project is within the [Hoyt Park Area Joint Neighborhood Plan](#) study area. That plan includes the subject site as part of block G.2 that is recommended for mixed-use buildings with up to five stories and height.