



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 802-826 Regent Street & 9 N Park Street
Application Type: New 10-Story Residential Building in Urban Mixed-Use (UMX) Zoning - Informational Presentation
Legistar File ID # [70450](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Alison Mills, CRG Acquisition, LLC | Alan Barker, The Lamar Johnson Collaborative | Russell Kahn

Project Description: The applicant is providing an Informational Presentation for the proposed development of a 10-story residential building in the Urban Mixed Use (UMX) zoning district.

Approval Standards: Because the proposed development is in excess of four stories, the UDC will be an **advisory** body on this request. Section 28.076(4)(c) states that: *“All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in [Sec. 28.071\(3\)](#) and the [Downtown Urban Design Guidelines](#) and shall report its findings to the Plan Commission.”*

Adopted Plan: The project site is located within the Regent Street-South Campus Plan (the “Plan”) planning area. The Plan identifies the project site, along the Regent Street frontage being within the Regent Street Business District and the Park Street Corridor Special Design Guideline Districts. The Special Design Guideline Districts were created with the intent of providing unique opportunities for targeted development within the neighborhood. Generally, this area is intended to create a higher intensity, urban transition zone between lower density residential to the west and the more urban scale and character of Park and Regent Streets. The Plan outlines specific design buildings and development parameters, including those related to building corners, street activation, glazing, entrances, the location of service and parking areas, as well as height, setbacks, and stepbacks, which are outlined below.

Within both special districts, the maximum height is eight stories, or 116 feet, whichever is less. Up to two bonus stories, resulting in a maximum height of ten stories, would be consistent with the plan with LEED Silver Certification. In addition with the Regent Street Business District, a building stepback (10 feet at the fourth floor is required, plus 10 feet above the eighth floor), as well as a building setback from the street and path (eight feet for building with more than eight stories). These requirements are applicable to all of the properties fronting on Regent Street, as well as the corner property at N Park and Regent Streets, that has frontage on both streets.

A minimum setback of ten feet from the street is required along the Park Street Corridor, from Regent Street to College. This requirement only applies to the 9 N Park Street property.

Overall, the proposed development appears to be generally consistent with the prescriptive bulk standards in the Plan.

Summary of Design Considerations

Planning Division staff requests that the UDC provide feedback on the design considerations noted below based on the aforementioned standards and guidelines for development in the Urban Mixed Use zoning district.

- **Building Composition.** The overall building material palette is relatively simple, comprised primarily of masonry and metal components. Staff requests the UDC's feedback on the overall building composition and materials transitions, specifically as it relates to the vertical and horizontal articulation of building the components, the transition from masonry to the metal panel system along the north façade, and creating a more distinguished residential main building entryway along Regent Street.
- **Access Drive Activation.** As designed, the site circulation includes an access drive that provides connectivity through the project site from N Park Street to East Campus Drive. Both the Downtown Urban Design Guidelines and Regent Street-South Campus Plan speak to orienting building facades toward public spaces, including guidelines that encourage active uses and pedestrian-scale architectural features being located along the street/pathway. Consideration should be given to the design of this drive, not only as it relates to accommodating vehicular traffic, but also pedestrians, and cyclists. Staff requests the UDC's feedback on the façade composition as it relates to the placement and screening for above-ground utility pedestals, minimizing blank wall expanses, and limiting vehicular and pedestrian conflicts.
- **Sign Areas and Types.** As shown on the building elevations a number of sign areas and types are indicated, including wall signs and under canopy signs. In addition, the ground floor commercial space does not have a clearly identifiable sign area. Consideration should be given to identifying a clear sign locations, as well as preferred sign types.