



Agenda Item #: 3

Project Title: 2300 S Park Street - Public Project, Village on Park Parking Structure in Urban Design District (UDD) 7. 14th Ald. Dist.

Legistar File ID #: 73349

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Russell Knudson, Jessica Klehr, Christian Harper and Amanda Arnold

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of December 14, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Village on Park parking structure located at 2300 S Park Street in UDD 7. Registered and speaking in support were Kevin Yeska, representing JSD Professional Services, Inc.; Peter Tan, representing Strang; Michael Ford and Mitchell Branscombe. Registered in support and available to answer questions were Dan Windorski and Givanni Bianchi.

The site plan now features concrete tabletops, bollards and lighting to slow traffic. Colored furnishings, colored and sand blasted concrete and colored pavers will all enhanced the site. In response to the input at the Informational Presentation, they have infused the warmth and color of the existing building into the design, using the same materials as the existing Villager development. The stair tower is now more dynamic, less forced, and more expressive of the functions within the building. The brick piers on the existing building extend along the base of the parking structure. Vertical screen panels are accented in terra cotta copper trim accents, and special elements of public art add interest to the building. All upper floors are now screened to mitigate the effects of vehicle headlights. Landscaping along Hughes Place ties the building to the site and mitigates the effect on the street. A simplified expression of the brick and blue metal panel on shown the stair tower, which will make that art really pop and come through. On the southeast corner there is a mural on flex façade material, wrapping each perforated metal panel in orange for simplicity, utility, but also an elegance of its own. The art mural will create a vibrant colorful corner related to the community. The textile serves as a background for these unsung heroes of the south side, each of whom have not been celebrated, and each of the community members featured are unfortunately no longer with us. The featured community members were selected through discussions and community feedback. The artwork will be printed on a fire rated mesh fabric with a 20-30 year life expectancy, and has received approval from the Community Development Authority and Landmarks Commission.

The Commission discussed the following:

- With regard to the split face CMU, if that is not a painted material initially, what is the strategy for cleaning and graffiti removal since it's so heavily textured?
 - It will be sealed so graffiti would be removable and not be absorbed.
- The northeast stairwell, has there been a decision about the artwork in that particular corner?
 - The artwork will be the textile graphic that is behind the portraits of the community members.
- I like this very much, definitely can say it's one of the best looking parking garages, I admire your work on it, glad to see landscaping around the base, like the use of color, the orange outline on the perforated panels done with a fair amount of restraint. Overall it's a really nice looking parking garage.
- The murals and artwork are thoughtful and beautiful. In response to our woonerf discussion last time, this table top crossing is making more sense. We've always liked the design metaphor of this bridge between the library

and Urban League. I'm not a huge fan of the banding in the concrete, it's very rigid and doesn't really fit with the rest of the site plan in my opinion. I would recommend or encourage looking at a different way of breaking up that concrete rather than this repetitious radial pattern of the band. The other elements, planting selection, play areas, furniture, it's a really fun space.

- I do like the changes to the landscape. The west side, why did the panels change to horizontal rather than vertical? They start looking like they're just capping the opening and I wonder if having smaller vertical openings and would satisfy the protection of the headlights for the neighbors.
 - It was an aesthetic decision, it added a dynamic quality to this façade, not just more of the same thing.
- Is there a directional, is that going to change the feel of the perforated panel or look like a different material?
 - It's really pretty subtle, this is used on the Livingston Street garage. It will look different.
- Under the mural on the southeast corner, is that painted block?
 - That's a blue metal panel.
- On the northeast corner stairwell, there's a lot going on with the brick stops and column stop; is this to more show off the mural as you're driving up, and if so do you think you could expose more of it and pull that brick panel down further? You either want to see more of it or bring brick all the way up.
 - We've played around with it, it's meeting up with the blue banding points. If we go lower we actually break into the space of the no-fly zone for fire openings between two buildings. If we go higher it seemed too top heavy so we landed here.
- Maybe it needs to go up higher, it just feels cut off randomly. You want it to speak for itself.
 - I think if you raised it up you won't be able to see the mural.
- It detracts from some of the pattern you have established, it's obviously very subjective.
- With regard to the UDD guidelines and screening of parking along the street, there is a requirement that parking along a sidewalk should be screened to a maximum 3'6"; how do we interpret that on a parking ramp? What is staff's interpretation of that?
- (Secretary) UDDs have requirement and guidelines, requirements must be met and guidelines met as closely as possible. I don't know that they were written specifically with how you would apply them to a parking structure, there is some leeway in how you would interpret that. Look at a certain level of opacity, light glare and the pedestrian experience and how those three things are being informed by the guidelines and requirements.
- This will come back for a CDR, any feedback on this type of signage might save them a few steps down the line.
- (Secretary) The lighting plan was submitted as a late supplement to the package and there are inconsistencies with the outdoor lighting requirements; they will have to work through those concerns.

Action

On a motion by Braun-Oddo, seconded by Knudson, the Urban Design Commission **GRANTED FINAL APPROVAL** with the condition that all lighting shall comply with MGO 29.36.

With regard to the proposed projecting sign along Hughes Street, the signage as shown competes with the mural on the stair tower, reconsider the height, size and proportions.

The motion was passed on a unanimous vote of (7-0).