

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 19, 2012

TITLE: 415 West Johnson Street, 226 North Broom Street, 424 West Dayton Street – Rezone from DR-2 District to UMX District (New Zoning Code) for the Redevelopment of Three Existing Properties into a Residential Project of Approximately 320 Units. 4th Ald. Dist. (28620)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 19, 2012

ID NUMBER:

Members present were: Richard Wagner, Chair; Marsha Rummel, John Harrington, Tom DeChant, Melissa Huggins, Richard Slayton, Dawn O’Kroley and Cliff Goodhart.

SUMMARY:

At its meeting of December 19, 2012, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a rezoning and redevelopment of three existing properties into a residential project of approximately 320 units located at 415 West Johnson Street, 226 North Broom Street and 424 West Dayton Street. Appearing on behalf of the project were Eric Lawson, representing Dayton Square Apartments; Ron Locast and Sarah Carpenter. Registered neither in support nor opposition and available to answer questions was Jeffrey Wills. Lawson presented photographs of three existing buildings on the site that will be demolished to construct a residential project of approximately 320 units. The Downtown Plan calls for a zero lot line in this location. This project will be constructed under the new Zoning Code; the Zoning staff feels this should be zoned UMX, which has a front yard setback of 5-feet (Johnson Street) and 10-feet on Dayton Street with greenspace. The main entrance would be at the corner of Johnson and Broom Streets with a courtyard feel on Dayton Street. The underground parking can be accessed through Johnson Street or Dayton Street. A swimming pool is proposed as part of this development with its exact location not yet finalized. Bicycle parking will be provided. A variety of façades are proposed.

Jeffrey Wills spoke briefly as a neighboring property owner. He stated that the developer is pushing the timetable and the neighborhood association feels maybe this could use some more discussion. He posed the question if it makes sense to the Commission for this project to completely block any and all light to his house with 6 stories of apartment building. He also stated that the neighborhood has concerns with greenspace.

Comments and questions from the Commission were as possible:

- Any LEED certification?
 - We’re likely thinking some green roofs, we haven’t yet talked about groundwater.

- Your drawing really indicates the shadow that the street will be in. I'm glad you're keeping that setback because at least you're using space. That will be brought up again and again throughout this process.
- I like the emphasis of the entrance on the corner.
- I want to make sure that when you pull out of those driveways there is enough room to clear the garage door before you hit the sidewalk.
- It would be nice if for example the pool could be seen by the neighboring properties, just as a way of drawing the community in to what you're doing.
- You handled the grade change very nicely.
- Your sidewalk needs to respect that eventually this will be comparable to State Street in volume.
- This is an area where the Downtown Plan notices that there is no City park. I'm concerned about that.
- With that large of a building you'll have to be thoughtful on how it's managed.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 415 West Johnson Street, 226 North Broom Street, 424 West Dayton Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	8	-	6	-	7	8	8
	6	7	-	-	-	-	-	-
	-	6	-	-	-	-	8	6

General Comments:

- Work on site amenities and open space.
- Good new building.
- First project we have seen that will be approved under new zoning code.