



Project Address: 820 South Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive, and 825-831 South Brooks Street (13th Aldermanic District, Alder Eskrich)

Application Type: New Construction in UDD No. 7, Preliminary Plat, Rezoning, Demolition and Conditional Use

Legistar File ID #: [40093](#), [40410](#), [40663](#), [40408](#)

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

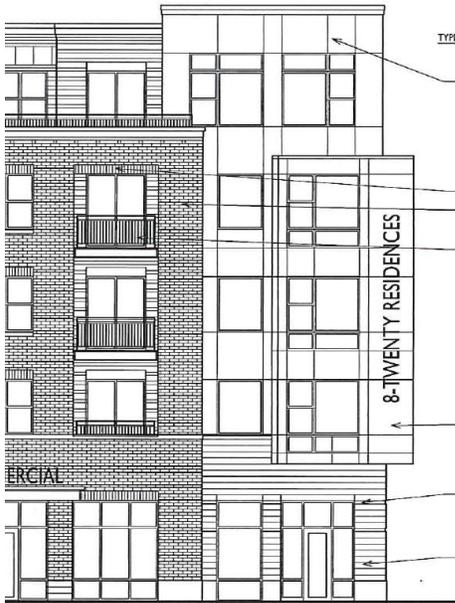
Summary of Revisions

On November 18, the Urban Design Commission provided *initial approval* for the design of the proposed building at 820 South Park Street. The Plan Commission recommended approval for the proposal on December 7. When revisions were presented to the UDC on December 9, the proposal was *referred* to a future meeting. At that meeting, UDC members discussed the need for refinements to the corner element, additional three-dimensional exhibits related to the rear of the building and the Haywood Drive, and a safer path to the tot lot. Since the December 9 UDC meeting, the applicant has revised plans for the proposal as specified below.

- 1. Height along Haywood / Number of Dwelling Units**– As was discussed at the 12/9 UDC meeting, but was not part of the submitted plan set at that time, the applicant has lowered the height of the building to three stories along Haywood Drive, which reduces the total number of dwelling units from 103 to 95. This change is consistent with a Plan Commission condition of approval, and is reflected in the January 13, 2016 plan set.
- 2. Additional Detail** - Detail on landscaping and lighting has been added for all areas (courtyard, tot lot area, eastern and southern rooftop terrace areas, areas between the building and the streets), including specifications and cut sheets for lighting, play equipment, and furniture.
- 3. Adjustments to Bicycle Parking** - Exterior bike parking increased from 17 to 26 stalls, distributed on all sides of the building. Interior bike parking (in the basement) has decreased from 103 to 88 stalls, which meets zoning requirements for the decreased dwelling unit count.

4. **Revisions to the Corner Element** – The proportions on the corner element have been slightly revised so as to lengthen the accent material, as seen in the comparison below.

12/9/15 Plans

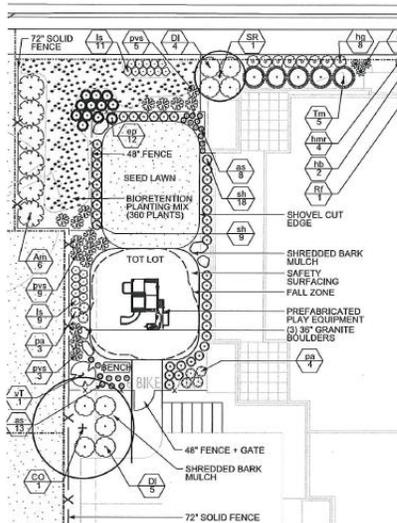


1/13/16 Revision



5. **Tot Lot Access** - Improved access to the open space with the tot lot by providing direct pedestrian access from Delaplaine Court, and by providing a safer and more contiguous sidewalk path to the southern entrance open space. This was accomplished by mirroring the surface parking area so that the parking stalls are on the east side, closest to the building, and moving/maneuvering traffic would be on the western edge of the site (see excerpt below). The adjustment in driveway location will result in the ability to save one 11" caliper street tree along Haywood Drive formerly planned for removal, but will necessitate removal of a smaller 6" caliper street tree formerly planned to be protected.

12/9/15 Plans

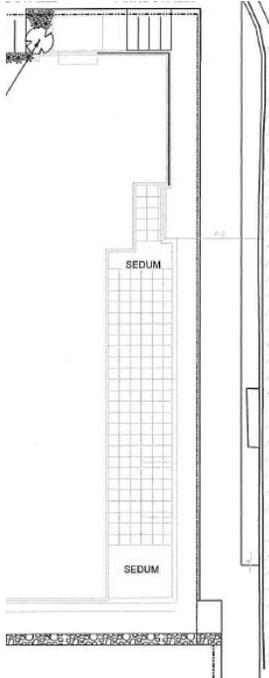


1/13/16 Revision



6. **Park Street Landscaping** - Additional 4-foot deep landscaped buffer areas along S Park Street, where there had been no landscaping in previous plans (see excerpt below)

12/9/15 Plans



1/13/16 Revision



Recommendation

Based on the revisions and the additional detail provided, staff recommends that the UDC do three things within their action on the proposal, as follows:

a) Find that the proposal meets the following guideline (MGO Sec. 33.23(13(d)3.b):

“New buildings should generally be limited to four (4) stories in height. However, building height bonuses of up to two (2) additional floors may be allowed depending on the quality of the design, the affect of the development on the adjoining neighborhood, and the contribution of the project to the use mix and activity in the vicinity, and the character of the street. The bonus stories serve as an incentive for creative building design, and should not be viewed as the permitted height.”

b) Clearly note that signage is not a part of the review or approval at this time. The signage shown may not conform to Chapter 31 of the MGO or to Urban Design District No. 7, and will require further approvals

c) Grant *initial* or *final approval* of the design, noting any conditions of approval that must be met prior to submittal of plans to staff for review and signoff, based on careful review of the revised plans.