PLANNING DIVISION STAFF REPORT - MEMO

May 11, 2016

PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: **6502 Milwaukee Street (District 3 – Ald. Hall)**

Application Type: Rezoning (PD-GDP-SIP to Amended GDP-SIP)

Legistar File ID # 42720

Prepared By: Chris Wells, Planning Division

Zoning: PD (Planned Development District).

Building Type: Mixed-Use (primarily residential with retail and amenity space located on ground floor)

Type of Development (Zoning): Planned Development (PD).

Number of Units: 115 (86 one-bedroom units and 47 two-bedroom units) (Note: 35 units are current approved in the GDP for this site)

Background: Part of the Metrotech Neighborhood (2002)

Targeted Tenants: Senior citizens living independently

Questions for the Urban Design Commission's Consideration:

Materials & Articulation

- Design does not satisfy Sec. 28.172(7)(c)'s requirement that, "*Maximum building length parallel to the primary abutting street shall not exceed one hundred sixty (160) feet without a significant articulation of the facade. Facades facing a public street shall be vertically articulated at a minimum interval of forty (40) feet.*" The elevations along both Sprecher Road and Milwaukee Street are approximately 210 feet.
- The building should be designed as a 4-sided building with all sides treated with same level of detail as south and east façades.

Utility Brick. Used primarily to clad the base and emphasize the main corner (cladding all the way to the top). However, also clads full height of a portion of the west elevation adjacent to the inner corner.

- Use of this much brick (and to this height) is not appropriate at this section of the elevation and should be lowered to the ~50-foot height as exists on the rest of the elevations.
- North and west elevations need more detail and articulation (for example, add additional 50-foot tall sections of the brick (in a rhythm like the south elevation) to help break up and give more texture to the monolithic facades.

The current design for the ground floor consists of bays that are currently residential units but are pre-designed to be able to 'flex' (i.e. convert) to commercial space should the demand arise. How should the treatment of the façades and front stoop areas of these units be designed?

How will HVAC penetrations & venting (i.e. wall packs or magic packs) be handled? (It is not clear, as they are not indicated).

Excerpts from the GDP's Urban Design Requirements for Site 7 (Metrotech GDP, Pg. 8):

Building Massing: Building architecture, scale, and site design, will be pedestrian-oriented and urban in character. Because of the prominence of this site on the northwest corner of Sprecher Road and Milwaukee Street, primary building placement or a detailed structural element should be situated at the intersection. ***Building massing and design should relate to building massing and design in Site 6****.*

Site Design: Clear and efficient pedestrian access to Sprecher Road and Milwaukee Street will be integrated into the design of this site. ***Site design and parking layout should be coordinated with Sites 6, 8, and 9 to insure an efficient parking and pedestrian layout. Lighting should be integrated into the design of the site****. Exterior lighting levels should not be excessive, but provide for a safe environment. Accommodation for a storm water swale or detention facility shall be designed at the western property line of Site 7.* ***The design for this storm water system should be coordinated with the adjoining areas****.*

Additional Recommendations: ***Interior pedestrian connections will be coordinated with Sites 6, 8, and 9****. Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.*

Excerpts from the GDP's Zoning Text for Lot 7 (Metrotech GDP, Pg. 29):

Residential units need to include amenities that would serve the residents. These amenities could include indoor/ outdoor common spaces, rooftop gardens or other community spaces that are dedicated to the enjoyment of the neighborhood.

Sites 6 and 7 should be designed in a cohesive manner, utilizing shared parking lots, access drives, and unified design themes. The boundaries between Sites 6 and 7 are approximated to allow for a more effective and high quality design solution*.*

Intensity: Maximum F.A.R. is 0.75. Recommended dwelling units per acre is 12 which is the maximum allowed density except as provided below. If the maximum allowed residential density on sites 8, 9, or 10, cannot be achieved the unused residential units may be distributed on sites 6 and 7, provided that neither site may average more than 25 dwelling units per acre.

Parking. Parking will be located at the rear of the buildings and will utilize a combination of shared parking and access with Sites 6, 8, and 9. Parking areas that are not screened from Sprecher Road and Milwaukee Street by building placement will be screened with landscaping or with architecturally elements.

An access drive from Sprecher Road will be shared with Site 6 and access from Milwaukee Street will be shared with Sites 8 and 9*.*

Given the excerpts above:

Access & Circulation

- Integrate Site 7 with Site 6 (to the north).
- Site should share access drive with Site 6 to the north. This internal road should feel like a street.
- How well will it accommodate future growth, especially if mirrored? How can the layout of parking be improved?
- More pedestrian connections to Sprecher and Milwaukee are needed.
- Parking area needs more screening.