

PLANNING DIVISION INFORMATIONAL PRESENTATION September 21, 2016

PREPARED FOR THE URBAN DESIGN COMMISSION



Project Address: 1109 S. Park St. (District 13- Ald. Eskrich)

Application Type: Informational Presentation

Legistar File ID # [42707](#) and [44184](#)

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This proposal is being presented as an INFORMATIONAL ITEM for the review and consideration of the Urban Design Commission (UDC). This proposal has also been presented as an Information Item at the June 1 and June 29 Urban Design Commission meetings. Note that a formal land use application has been submitted and the applicant will be returning to UDC for a recommendation to Plan Commission on October 5, 2016. A full staff report will be prepared as part of the formal application process.

Project Statistics

Site Area: 0.53-acre site comprised of four lots
Zoning: Traditional Shopping Street (TSS)
Urban Design District No. 7

Development Proposal

- Five-stories, multi-tenant mixed-use building
- Underground and surface parking (52 spaces total)
- Commercial uses (9,200 sq. ft.) at ground level
- 39 residential units, including two townhome units
- Shared clubhouse space (880 sq. ft.) and a rooftop deck comprising the fifth floor

The following design related key issues have been identified.

Key Issues:

- **Alley Treatment/Surface Parking Lot.** The project is adjacent to primarily one- and two-story single-family detached residential development separated by an alley. Directly adjacent to the alley, on the project site is a surface parking lot. Consideration should be given to:
 - Screening and landscaping, especially as it relates to providing an adequate buffer and screening between the adjacent residential development, and interior parking lot landscaping to break-up the expanse of paving.
 - The treatment of the 10-foot tall blank walls facing the parking area, along the east elevation, architecturally in terms of mass, scale and materials.
- **Building Design.** The project site is a highly visible site. It is a corner lot that will have building frontages along South Park Street, Emerson Street, and the alley that serves the residential neighborhood to the east. Consideration should be given to:
 - The architectural treatment of all four sides of the building in terms of enhancing the pedestrian realm and the use of human scale design elements and materials;
 - Simplifying the building material palette;
 - Minimizing the appearance of large blank wall expanses;
 - The overall building mass and height and its transition/relationship to the adjacent neighborhood and surrounding development; and
 - Building corner presence.

Pursuant to the UDD No. 7 Design Requirements and Guidelines as stated in Section 33.24(14)(d)(2)(a) and (b), MGO:

- All visible sides of the building shall be designed with details that are complementary to the primary street façade.
 - Blank building walls shall be avoided.
 - Architectural details shall be provided at the ground floor to enhance the pedestrian scale and character.
 - At least 60 percent of the ground floor street facing wall of commercial/retail buildings shall be windows.
 - Large/long building facades should be broken up through the use of materials/color or by breaking dividing the building into bays.
 - New buildings shall be at least two stories in height with a four-story limitation depending on design quality.
 - New buildings in excess of three stories shall provide a building setback of 15 feet at the third floor.
 - Materials shall be durable, high-quality materials. Brick, stone and terra cotta are the preferred primary materials for new buildings.
- **Building Corner Presence.** The highly visible location of the project site at an intersection on the corner of Emerson and S Park Streets provides a unique opportunity to address the corner and frame the intersection. As currently proposed, the building does not address the corner with a prominent architectural corner presence. Consideration should be given to providing a more prominent corner feature.
 - Pursuant to the UDD No. 7 Design Requirements and Guidelines as stated in Section 33.24(14)(d)(2)(a) and (b), MGO, new corner buildings should be located near the sidewalk edge and define the street intersection with distinctive architectural features, such as towers, rounded walls, recessed entries and other design features.