



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1109 S. Park St. (District 13- Ald. Eskrich)  
**Application Type:** Final Approval  
**Legistar File ID #** [42707](#) and [44184](#)  
**Prepared By:** Jessica Vaughn, AICP, Planning Division

The applicant is requesting FINAL APPROVAL for the demolition of four existing commercial buildings for the construction of one four story, mixed-use building comprised of approximately 9,000 square feet of commercial space on the ground floor with residential units above.

Pursuant to Section 33.24(4)(e), MGO, the Urban Design Commission (UDC) shall approve new development within an urban design district. The project site is located with Urban Design District No. 7, which was generally established to improve the appearance and function of Park Street as a major gateway corridor to Downtown and for the vitality of the surrounding neighborhoods.

**Project Statistics**

Site Area: 0.64-acre site comprised of five lots  
Zoning: Traditional Shopping Street (TSS)  
Urban Design District No. 7

**Development Proposal**

- Four-stories, multi-tenant mixed-use building
- Underground and surface parking (53 spaces total)
- Commercial uses (9,200 sq. ft.) at ground level
- 41 residential units, including three townhome-style apartment units located along Emerson Street
- Shared clubhouse space (880 sq. ft.) and a rooftop deck located on the second floor rooftop

**Key Issues:**

The following design related key issues have been identified for UDC’s consideration. Staff requests that UDC address the following items in their comments and recommendation.

- **Parking and Service Areas.** The project is adjacent to primarily one- and two-story single-family detached residential development separated by a public 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 year-round screening between the adjacent residential development and the parking lot as well as interior parking lot landscaping to soften the expanse of paving.

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

- All trash areas shall be screened from public view (requirement).
  - All parking areas shall be well landscaped and appropriately lighted (guideline).
  - All parking areas should include walkways to allow safe pedestrian access to the building entrance (guideline).
  - If possible, trash areas should be located inside buildings (guideline).
- **Building Massing and Articulation.** The project site is a highly visible site. It is a corner lot that will have building frontages along S Park Street, Emerson Street, and the alley that serves the residential neighborhood to the east. Consideration should be given to:

- Creating a more unified building in appearance by applying the building materials more equitably on all four facades of the building. As shown on the building elevations, the front façade is primarily clad in metal panels.
- The application of building materials on the east building elevation, especially as it relates to creating four-sided architecture and minimizing large blank wall expanses.
- Recessing the second floor balconies along Emerson Street to eliminate the projections over the first floor entries and maintain consistency in the treatment of balconies on street facing facades.
- The overall building mass and height and its transition/relationship to the adjacent neighborhood and surrounding development. Pursuant to Section 33.24(14)(d)(3), MGO, new buildings shall be at least two stories in height and should be generally limited to four.

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 (requirement).
  - Blank building walls shall be avoided (requirement).
  - Architectural details shall be provided at the ground floor to enhance the pedestrian scale and character (requirement).
  - At least 60 percent of the ground floor street facing wall of commercial/retail buildings shall be windows (requirement).
  - Large/long building facades should be broken up through the use of materials/color or by breaking dividing the building into bays (requirement).
  - New buildings shall be at least two stories in height with a four-story limitation depending on design quality (requirement).
  - New buildings in excess of three stories shall provide a building stepback of 15 feet at the third floor (requirement).
  - Materials shall be durable, high-quality materials. Brick, stone and terra cotta are the preferred primary materials for new buildings (requirement).
- **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. UDC at previous meetings, as well as staff, has requested that this element be considered. 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 (guideline).