UDC MEMO
Planning Division
Department of Planning & Community & Economic Development

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TO: Urban Design Commission

FROM: Janine Glaeser, UDC Secretary

DATE: September 26, 2018

SUBJECT: ID 45612 (UDC) – 200 South Pinckney Street (Block 88) - Judge Doyle. 4th Ald. Dist., Major Alteration

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The owner and applicant request initial/final approval for a public project and Major Alteration to an approved Planned Development for the 216 S. Pinckney Street project, also known as "Block 88," which is part of the Judge Doyle project.

Schedule

UDC received an informational presentation of the project redesign on **June 6, 2018** and **July 18, 2018** *(recent report attached)*

Landmarks Commission reviewed the project on **July 9, 2018** *(report attached)*

- Landmarks Commission found that the proposed development is not so large or visually intrusive as to adversely affect the historic character of the adjacent landmark.

Plan Commission is scheduled to review the project on **October 1, 2018**.
Common Council is scheduled to review project on **October 16, 2018**.

Approval Standards

This request has been submitted as an alteration to a development in the Planned Development (PD) Zoning District, in which case the UDC is advisory to the Plan Commission, subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and Specific Implementation Plans and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. The site is also qualifies as a Public Project which requires that the Urban Design Commission review the proposed project using the Public Project design standards and guidelines under MGO §33.24(4)(d).

Recommendations:

Staff recommends that the UDC reference their comments from the July 18, 2018 report including:

- Consider redesign of elevation facing MMB, i.e. more interest or possible green/live wall.
- Consider alternate color hues of the grey battens, possibly warmer tones.
- Commission to consider adding a condition that the next phase may require redesigning/rebuilding of the curved glass segment if it is going to be a big feature in the future.
- Think about how the stone turns the corner.
- Doty street elevation – where solid and battens meet, potential last batten is signage.