



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1224 S. Park Street  
**Application Type:** New Commercial Development in UDD #7 – Initial/Final Approval is Requested  
**Legistar File ID #** [56089](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** John Van Note, SARA Investment Real Estate Inc. and Amy S Hasselman, Kontext Architects

**Project Description:** The applicant proposes to construct a two story commercial building over lower level parking on a site in Urban Design District No. 7. The new development will include 19,700 s.f. of commercial space and 70 parking stalls, 49 underground and 21 surface spaces.

### Project Schedule:

- The UDC received an Informational Presentation on June 12, 2019.
- The Plan Commission is scheduled to review the demolition permit on August 26, 2019.

### Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 7 (“UDD 7”), block 7D, which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(14).

## Summary of Design Considerations and Recommendations

Staff recommends that UDC review and comment based on the specific Guidelines and Standards of UDD 7 and recommendations from the June 12, 2019 meeting.

The following items were previously raised by the Urban Design Commission at their June 12, 2019 meeting:

- Bring material samples to next UDC presentation
- Provide more context views of how this building relates to other buildings in area
- Consider activating second floor via an aesthetic staircase
- Consider opening stairs to first floor lobby

### UDD #7 Requirements and Staff Comments:

#### *UDD 7- Parking and Service Areas:*

- *All parking areas should be well landscaped and appropriately lighted.*  
**Staff requests that the Commission carefully consider the treatment of surface parking and how landscaping helps to mask & buffer it from S. Park street and the sidewalk.**

#### *UDD 7- Building Massing and Articulation.*

- *Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Details shall include window and door trim, recessed entries, awnings, and/or other features.*  
**Staff requests that the Commission carefully consider first level storefront street activation, including street level entries and amount of glazing.**