



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1224 S. Park Street  
**Application Type:** New Commercial Development in UDD #7 –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 granted Initial Approval with conditions on August 14, 2019.
- The Plan Commission is scheduled to review the demolition permit on September 16, 2019.

### Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District 7 (“UDD 7”), 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 August 14, 2019 meeting.

The following items were previously raised by the Urban Design Commission at their August 14, 2019 meeting:

- The setback is in question, a 10-foot setback is preferred on Park Street.
- Change height of the canopies.
- Simplification of materials.
- Changes in roof heights.
- Simplification of the landscape plan.
- Recommendation to look at burying utilities.

In response to the Commission’s comments, the applicant has made the following revisions:

- *Exterior building elevations have been updated to reflect roof, canopy, and material changes.*
- *Regarding the front setback, the applicant has revised the building to be setback 9’-0” from the property line. (Applicant has indicated that further setbacks would require significant structural changes.)*
  - *Traffic Engineering has recommended a 3’ easement be dedicated in order to provide a wider terrace and sidewalk, 6’ terrace and 6’ sidewalk. See attached copy of email from TE supporting the current layout.*
  - *Refer to additional graphics in packet: C-102 site plan with dimensioned terrace, sidewalk, easement and setback and A203 site section through ROW terrace and building facades.*