PLANNING DIVISION STAFF REPORT

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 #	<u>56089</u>
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.