



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 216 S. Pinckney Street
Application Type: Alteration to a Planned Development (PD), Apartments atop Block 88 podium
Informational Presentation
Legistar File ID # [57762](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Rich Arnesen, Stone House Development/Duane Johnson, Knothe & Bruce Architects, LLC.

Project Description: The applicant will present an Informational Presentation on a revised proposal for the development of nine stories atop the existing 4-story podium consisting of 161 apartment units. The UDC previously reviewed a different development proposal from another development team.

Project Schedule:

The **Landmarks Commission** reviewed this project on **Oct. 14, 2019** and found that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark. That report is attached.

The development team is planning to submit a land use application later this year.

Approval Standards:

The UDC will be an **advisory body** on this future request. This request will be submitted as an alteration to a development in the Planned Development (PD) Zoning District, 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.

Summary of Design Considerations and Recommendations

Staff recommends the Commission review the proposal and provide feedback based on the applicable approval standards for a **Planned Development** as well as the exterior design and appearance of all existing AND proposed principal buildings, structures and landscape plans for the proposed development. Staff further requests consideration be given to cohesion with the base, surrounding approvals, and “long” views of the development.

The Block 88 podium design for this Planned Development was approved in 2018 without the tower above. This PD alteration proposes another design option for the tower design.