



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1824 S. Park Street
Application Type: Building Modifications in Urban Design District (UDD) 7 – Informational Presentation
Legistar File ID # [67808](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Eric Kom, Sketchworks Architecture, LLC | Toby Arteaga, Geovani, LLC

Project Description: The applicant is providing an informational presentation for modifications to an existing building in UDD 7 in order to convert a warehouse/office building into a commercial facility with a new grocery store, small butcher shop, and restaurant with an outdoor patio. The parking area and other site features will also be updated with this project.

Project Schedule:

- A formal application has been filed as is anticipated to return to the Urban Design Commission later this fall.

Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District (UDD) 7, which requires that the Urban Design Commission reviews the proposed project using the design standards and guidelines for that district in [MGO Section 33.24\(14\)](#).

Summary of Design Considerations and Recommendations

Planning Division staff recommends that the UDC review the project and provide feedback related to the aforementioned standards for UDD 7.

The proposed changes include the addition of a front patio, installation of a brick veneer base, addition of new windows with decorative brackets, and façade painting. Staff understands that the proposed arches are to be painted and do involve a change in material.

Design Considerations

Staff do not have specific design concerns or objections related to compliance with UDD 7 standards proposed to convert the existing warehouse/office building into a commercial and restaurant facility.

As a reference, staff have included the following image of the existing building.



The Existing Park Street (East Elevation) Drawing- Image from City Assessor's Commercial Property Record.