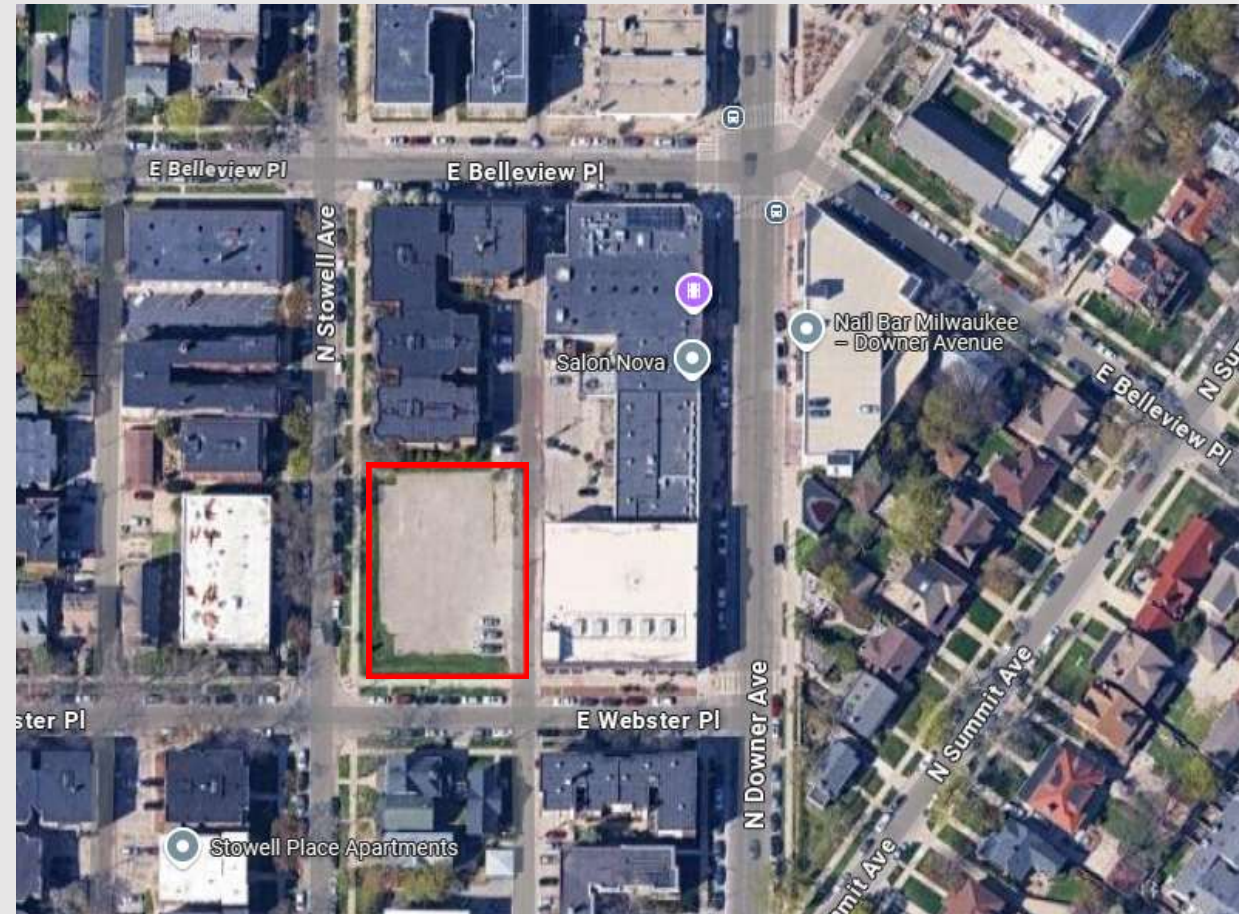


File Number 240938. A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 2 to allow a multi-family residential development to be constructed on the property located at 2560 North Stowell Avenue, on the northeast corner of North Stowell Avenue and East Webster Place, in the 3rd Aldermanic District.



File Number 240938. Context.



File Number 240938. Neighborhood Context.



2508 E. Bellevue Pl.



2400 E. Bradford Av.

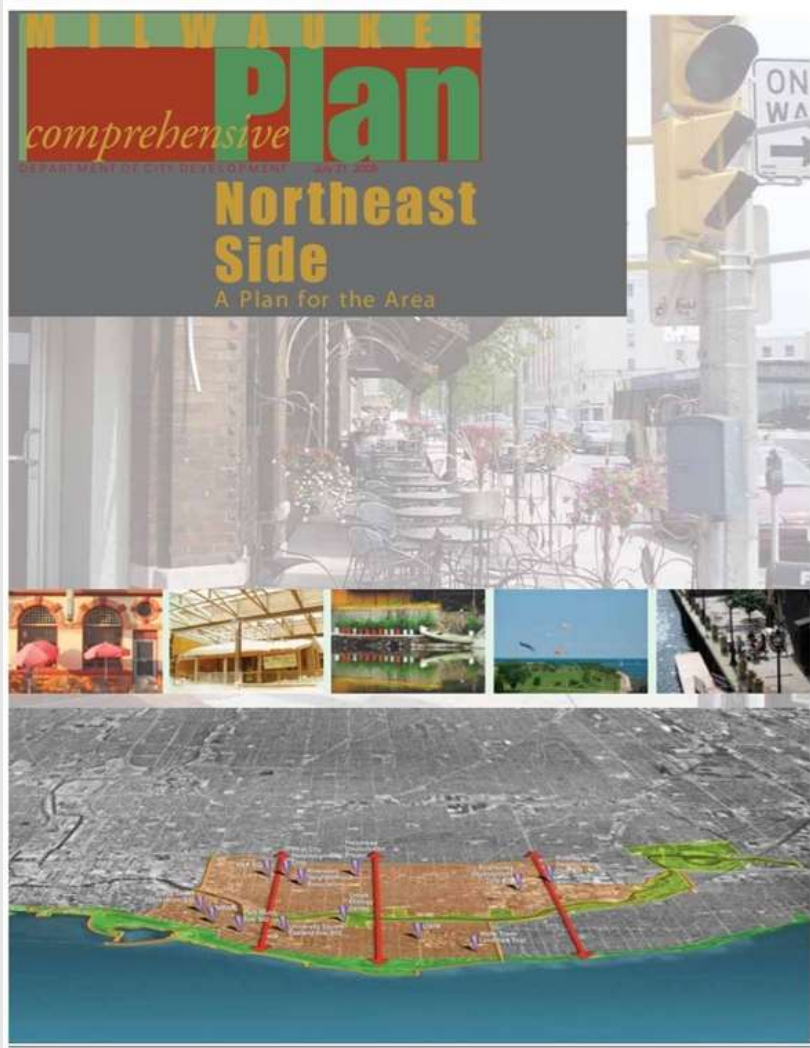


Looking North on N. Stowell Av. from South End of Block



Looking South on N. Stowell Av. from the North End of Block

File Number 240938. Consistency with Comprehensive Plan.



Northeast Side Plan

- Adopted in 2009. Amended in 2012 and 2018.
- The Plan recommends returning vacant lots to productive uses as soon as possible.
- The Plan encourages introducing high-density multi-family housing to commercial districts and repairing the “urban fabric” where gaps have occurred.
- The proposal will reinforce the walkable urban character of the area, and increase pedestrian activity in the adjacent Downer Avenue Commercial District.
- The proposal is **consistent** with the Northeast Side Plan.

2560 North
Stowell Ave



2560 North Stowell Ave

Developers:

2502 LLC, 2502 S LLC and 2502 H LLC





File No. 240938: An ordinance relating to the 1st Amendment to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 2 to allow a multi-family residential development to be constructed on the property located at 2560 North Stowell Avenue, on the northeast corner of North Stowell Avenue and East Webster Place, in the 3rd Aldermanic District.

Existing Site Conditions



History

- In 2007, a GDP, which included additional area and this site, was established.
- In 2007, a DPD known as Downer Avenue Redevelopment – Phase 1 was established for the southeast corner of East Bellevue Pl. and North Downer Ave. to allow the construction of a mixed-use parking structure. The Phase I DPD has been modified several times.
- In 2008, a DPD known as Downer Avenue Redevelopment – Phase 2, was approved by the Common Council as file number 070963 for the properties located generally on the East Side of North Downer Avenue and South of East Park Place, and on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, which includes this site.
 - This DPD envisioned a mix of new construction and redevelopment of existing buildings along Downer Avenue, including an 11-story condominium (up to 128 feet in height) and five town homes on the site.
 - The condominium and town homes were never developed, and the site remains vacant.

Development Comparison

south elevation





Development Comparison
west elevation

Project Overview

- 7 story residential apartment building
- A mix of 1 and 2 bedroom units
- Total of 81 parking spaces all on site (first floor and underground parking)
- Ample bicycle racks will be provided (26)
- Previously approved development
 - Consisted of an 11-story residential condominium and 5 town houses



Summary of Changes

- Reduction of height from 11-story building (128 feet high) to 7-story building (maximum of 85 feet high)
- Reduction in density on site (from 264 square feet of land per dwelling unit to 305 square feet of land per dwelling unit)
- Increase in land devoted to landscaped open space
- Upgraded building materials



Consistency with Comprehensive Plan

Northeast Side Area Plan:

- Adopted in 2009. Amended in 2012 and 2018.
- Promotion of the redevelopment of lands with existing infrastructure and public services.
- Recommends adding high-density multifamily housing to commercial districts (in keeping with the scale and character of those districts) as a way of adding a stable market for commercial goods and services, and a stable population of “regular customers”.
- Proposed building integrates with surrounding neighborhood through the use of high-quality materials and façade articulation.
- The proposed DPD amendment is consistent with the Northeast Side Area Plan.

Elevations











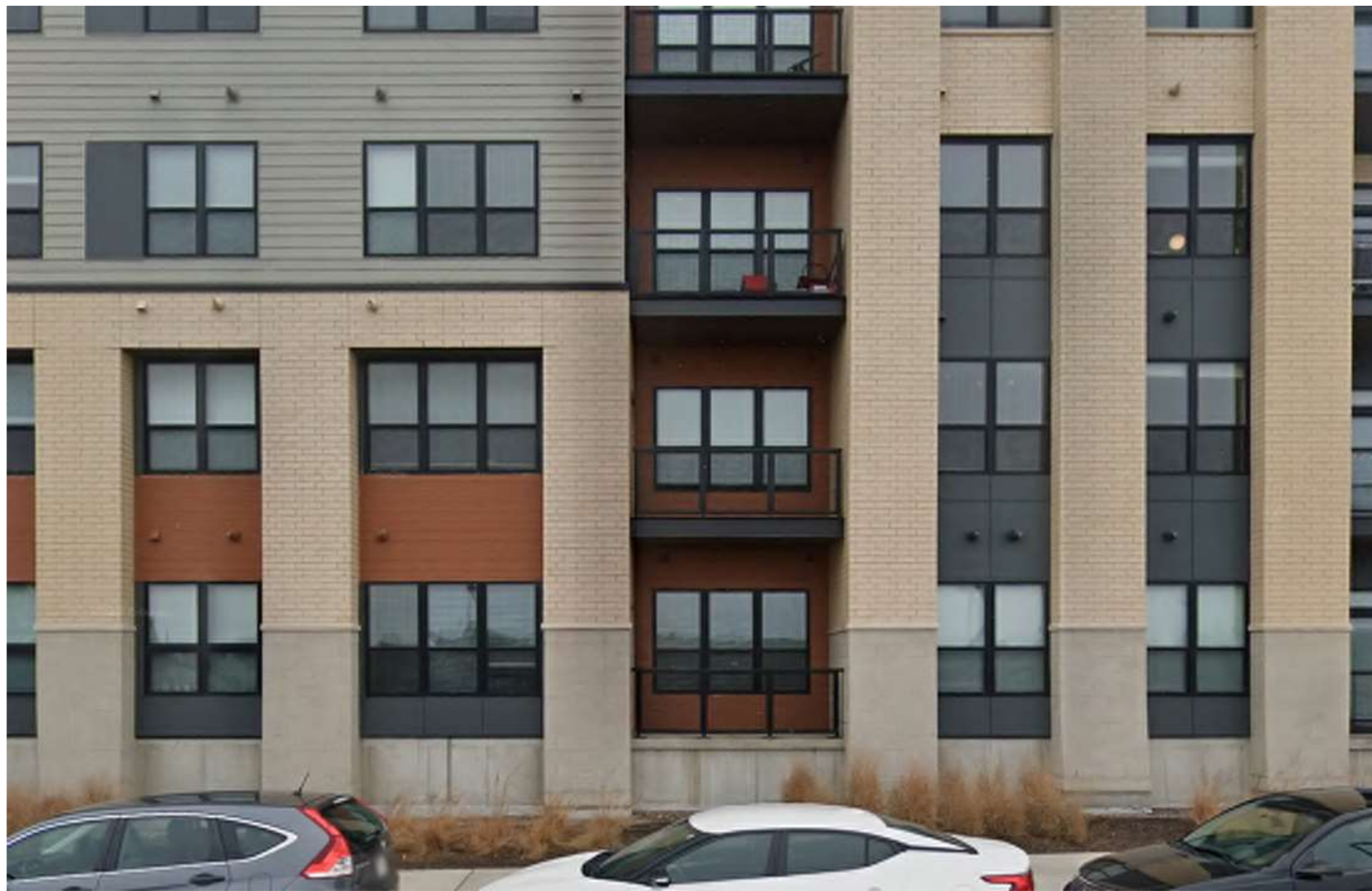
Material Details



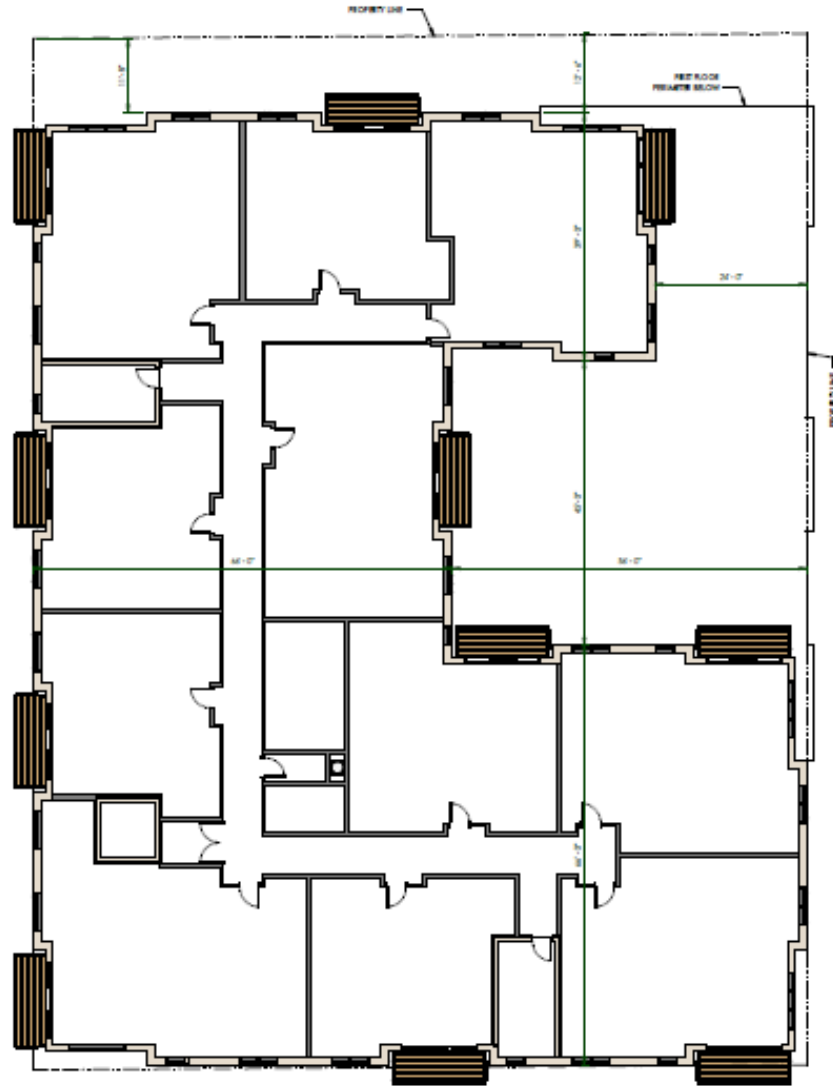


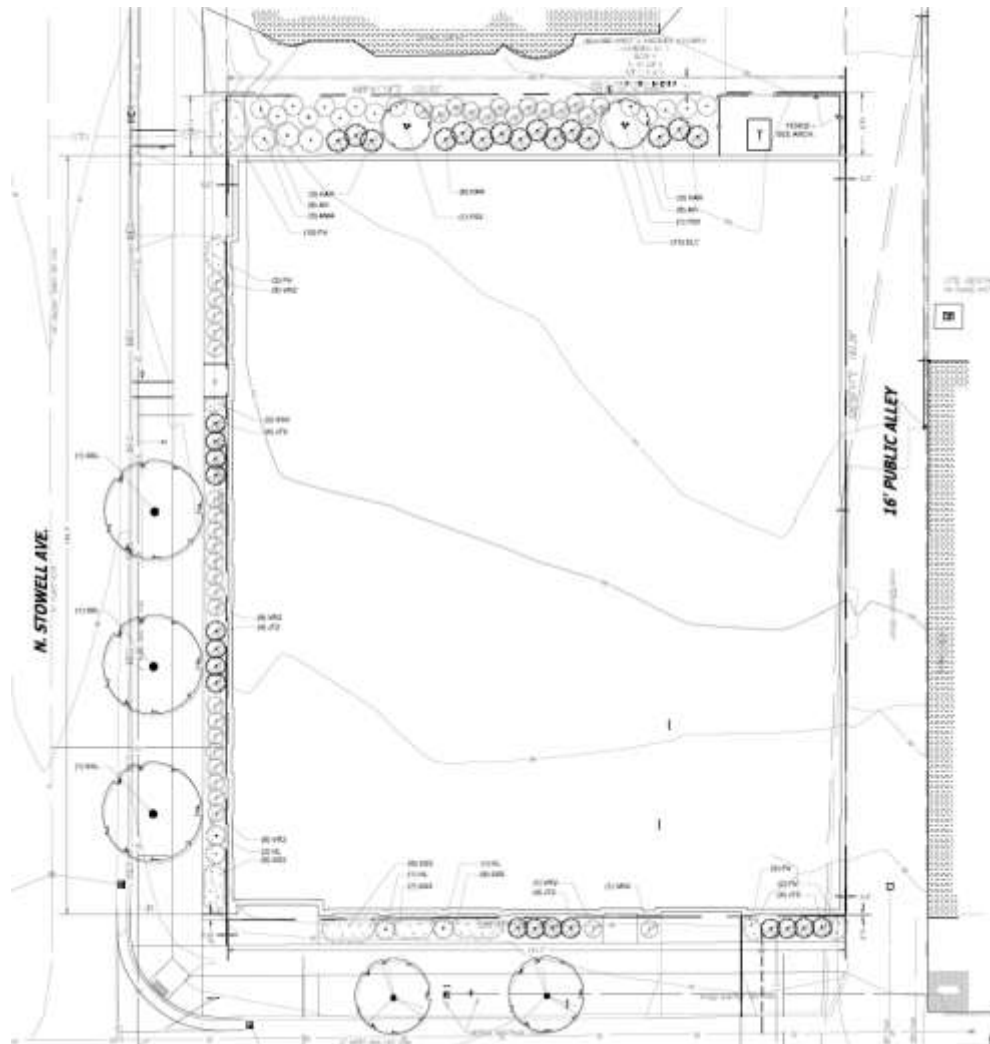
Material Details





Floor Plans





PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING	MA
EVERGREEN TREES							
JT2	16	Trautman Juniper	Juniperus chinensis 'Trautman'	5' - 6' HT	B&B	Spacing as shown	12'
HAR	15	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	5' HT	B&B	Spacing as shown	12'
SHADE TREES							
QL	2	Regal Prince® Oak	Quercus robur x bicolor 'Long'	2 1/2" CAL	B&B	Spacing as shown	45'
SSL	3	Sweet Street Linden	Tilia americana 'Kromm'	2 1/2" CAL	B&B	Spacing as shown	50'
ORNAMENTAL TREES							
FS3	2	Firespire Muscadine	Carpinus caroliniana 'J.N. Upright'	7' HT	B&B	Spacing as shown	20'
DECIDUOUS SHRUBS							
AMA	3	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'	24" HT	CONT	Spacing as shown	4' x
VR2	23	Kodiak® Black Honeysuckle	Diervilla rivularis 'SMNDRSF'	15" HT	CONT	Spacing as shown	3' x
AH	14	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	18" HT	CONT	Spacing as shown	4' x
HL	4	Little Quick Fire® Hydrangea	Hydrangea paniculata 'SMHPLQF'	18" HT	CONT	Spacing as shown	4' x
EVERGREEN SHRUBS							
ELY	13	Everlow Yew	Taxus x media 'Everlow'	15" HT	B&B	Spacing as shown	1.5'
ORNAMENTAL GRASSES							
PV	17	Ruby Ribbons® Switch Grass	Panicum virgatum 'RR1'	1 GAL	CONT	30" Spacing	3' x
SS3	35	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing	2.5'

Questions?

