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Ald. Kovac
3rd Ald. District

**CITY PLAN COMMISSION
ZONING CHANGE REPORT**

File No. 150613

Location: 1701-11 and 1717-19 North Humboldt Avenue; on the northwest corner of East Brady Street and North Humboldt Avenue

**Applicant/
Owner:** Ogden Multifamily Partners LLC (developer)

**Current
Zoning:** Two-Family Residential (RT4 – vacant lot) and Local Business (LB2 – former Zoom Room site)

**Proposed
Zoning:** Detailed Planned Development (DPD)

Proposal: This zoning change was requested by Ogden Multifamily Partners LLC and will allow for a 3-story mixed-use building with ground floor commercial space and up to 23 residential apartment units. Additionally, 23 interior parking spaces will be provided on the site for the residents. A zoning change is necessary to consolidate zoning on the two sites and allow for an increase in density and the number of allowable units. Under current zoning, a total of 13 residential units could be constructed. If both sites were zoned LB2, then the total number of allowable units would be 14 (800 sq ft of lot area/dwelling unit). The applicant is requesting an increase in 9 residential units, or a 60% increase in density, to 23 units (500 sq ft of lot area/dwelling unit).

The developer has indicated that they may decide to convert the first floor residence into commercial space, which would increase the total commercial square footage from 2,400 to 3,300 sq ft and reduce the number of residences from 23 to 22. Note that this will require a minor modification or amendment to the DPD zoning, as it will affect the approved elevations and site plan. Permitted uses for the commercial space will follow allowable uses in the LB2 zoning district.

There will be one below grade level of enclosed parking for residents, as well as bike storage. Grade level will include commercial space and one residence, and additional parking behind these spaces. Floors 2-3 will have residential units and the top floor will have amenity space for the residents. Building materials will consist of Cordova stone large format masonry veneer at the base of the building, modular masonry veneer on the Brady Street elevation and wrapping the corners, clap board siding on the Humboldt Avenue elevation, stainless steel metal shingles (zinc finish), Garapa – wood shutters and custom profiled coping as accents. Clear storefront glazing will be used for the commercial

space along Brady Street and wrapping the corner of Brady and Humboldt. Much of the commercial glazing will be operable. The overhead door to the resident parking will be glass pane.

Planter beds will be placed along the base of the building on Humboldt. There will be planter beds and green climbing trellis on the west façade of the building, abutting the Dry Hooch courtyard.

The Historic Preservation Commission (HPC) will also consider and take public comment regarding Ogden's request for a Certificate of Appropriateness (COA) for the demolition of the existing building at 1701-11 North Humboldt Avenue and construction of the new mixed-use building on the development site, as the site is within the Brady Street Local Historic District. This is a joint meeting at which CPC will consider zoning and HPC will consider the COA application.

Setbacks:

The building will be set approximately 1'-6" off the west (Dry Hooch-facing) property line, and the building will then step back approximately 10 feet mid-building from the property line. The rear property line setbacks range from 1'-5" to 1'-3". The south (Brady Street) setback is 0'-0", and the east (Humboldt) setback varies from 0'-0" to approximately 5'-0".

Access, Circulation and Loading:

The indoor parking will be accessed from Humboldt Avenue, as will the entrance for residents. The commercial tenant space will be accessed from Brady Street and the corner of Brady and Humboldt. Per the applicant, all refuse for the residents and commercial tenants will be stored and collected in the garage parking area. Additionally, residents will move in via the enclosed parking on the ground floor and lower level.

Signage:

The address and project name signs will be peg-mounted and back-lit on the exterior of the building. The address sign will not exceed 26 sq ft and the project identification sign will not exceed 10 sq ft. Future commercial tenant signs are anticipated to be located in the glazing above the door level at the southeast corner of the commercial space. These signs are estimated to be 8 sq ft. The signs may also be projecting signs or awning signs, depending on the tenant's needs. All final signage will be approved by DCD staff and will require a COA from HPC.

Neighborhood Meeting:

Ald. Kovac hosted a neighborhood meeting at St. Hedwig Church on July 29, 2015. Approximately 75 neighbors attended. The developer and architect provided an overview presentation of the proposal, and Frank Alioto gave a presentation on the history of Brady Street and examples of infill developments in the area. During the question and answer portion of the meeting, several attendees spoke in opposition to the proposal, with concerns mostly centered around the character of Brady Street and whether the proposed design fits, what type of retail would go into the commercial space and would it contribute to the Brady Street corridor or compete in an area with already vacant storefronts, and would the building provide enough (affordable) parking spaces to encourage tenants to park on site versus on surrounding streets. There was

also concern that off-street parking would not be provided for the retail tenants, as the Standard on North Avenue does. Other attendees spoke in favor of the proposal, stating that this would be a positive addition to the neighborhood.

**Consistency with
Area Plan:**

This development site is located within the Northeast Side Comprehensive Area Plan. The Northeast Side Plan, on the Redevelopment Opportunity Map for Brady Street (pp. 232-233), identifies that site as a "Potential multi-story mixed use building site." Also on p. 232 under Mixed Use Development and Pedestrian Activity Strategies, the Plan recommends, "Encourage mixed use development that promotes pedestrian activity and fosters the continued economic vitality of the area"; along with "1. Preserve the unique blend of local businesses while making allowances for destination retail and occasional franchises," and "2. Promote residential uses above street level or within mixed use development to meet housing needs and provide a better retail market for a broader residential population."

The section in the Plan on Brady Street also notes its character as a historic district and the importance of doing infill and new development that is compatible with the character of the historic district. The building envelope, the character and transparency of the facade, and the traditional or historic mixed use pattern for the street, which is going to be street level retail with apartments or condos starting at the second story level, should be consistent and compatible.

**Adjacent
Land Use:**

Two-family and three-family residences are located immediately north of the site, St. Hedwig Church is to the east, Art Smart Dart Mart (general retail) is to the south, and Dry Hooch (coffee shop) is to the west.

**Previous City
Plan Action:**

None.

**Previous Common
Council Action:**

None.

Recommendation:

Since this proposed zoning change is consistent with the existing context and the comprehensive plan recommendations, staff suggests that plan commission recommend approval of the file, conditioned on working with DCD staff on final drawings.

Specifically, all setbacks should be added to the site plan, all building level heights should be noted on the elevations, and context photos including the development proposal should be added to the drawing set. Additionally, the applicant should provide details on the balcony and railing system, and window depths, and state how refuse will be collected for the commercial tenant spaces. Approximate locations of garage vents should be shown on the elevations.

