

Zoning Request

Planned Unit Development: General Development Plan/Specific Implementation Plan

Project Information

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Existing Conditions

Addresses/PIN:	145 Iota Court	0709-144-1004-1
	625 North Henry Street	0709-144-1004-1
	619 North Henry Street	0709-144-1005-9
	140 Iota Court	0709-144-1002-5
	148 Langdon Street	0709-144-1010-8
	150 Langdon Street	0709-144-1009-1
Aldermanic District:	District 2 Alder Maniaci	
Neighborhood Association:	State-Langdon Neighborhood	
Alder/Neighborhood Notification:	July 24, 2012	
Concept Design UDC Presentation:	September 5, 2012	
Pre-Application Conference:	October 8, 2012	
Legal Description:	See Exhibit A	
Lot Area:	.91 Acres	
Existing Land Use:	Residential	
Existing Zoning:	Downtown Design Zone 4 R6 High Density Residential	
Comp. Plan Designation:	Langdon District (h)	
Surrounding Uses:	High Density Residential	
Development Schedule:	2013-2014 Construction	

Building Conditions

A specialized outside consultant team is currently evaluating the existing buildings and will develop a report detailing the existing building conditions and recommendations for the restoration of 150 Langdon Street. This report will be forwarded to the City as soon as it is available.

Project Description

The Waterfront is an 84 unit infill redevelopment student housing project, located in the heart of the Langdon Street district. The primary building consists of a seven story residential project is design to blend the best of modern housing with the character and massing of the surrounding historic district. This project features underground parking for cars, bikes & mopeds, energy efficient & green building techniques, several levels of rooftop terraces, and a carefully designed street level massing and character.

As a part of the redevelopment proposal, the existing Cliff Dwellers building at 140 Iota Court will be renovated to bring the architecture in line with the surrounding neighborhood. The front façade is completely revised with a more articulated face, a well-defined building entry and roof forms to make the building more compatible with the neighboring buildings. The existing through-the-wall air conditioning sleeves will be removed and replaced with a concealed system. The rear façade is renovated as well with the recessed horizontal strips of balconies replaced with a lighter glass façade and French balconies. Reinvestment in the building interiors will include all new floor and wall finishes, lighting, cabinetry and counter tops.

As part of the redevelopment proposal, the building at 150 Langdon will be renovated. We have engaged a historic architectural consultant to provide a more detailed description of the building condition and proposed renovations. Generally, it is planned that the exterior facades will be cleaned, masonry tuck-pointed, windows repaired or replaced, original building entries and or window openings re-installed and if possible, fire escapes removed. Interior renovations will include new floor and wall finishes, replacement of inappropriate doors, casing and trim, and restoration of the entry and entry stairway. The mechanical systems will be evaluated and restored as needed.

The streetscape and landscaping plan creates significant improvements to the fire access for this and adjoining properties while formalizing and enhancing the Mid-Block Langdon Street Walkway.

Additional Design Components:

- \$30,000,000-35,000,000 of new tax base

 - 84 units (~280-285 bedrooms)

 - Infill development removes existing surface parking lot

- Architecture responds and compliments surrounding neighborhood

 - Four to five Story building mass at street level broken into multiple building forms to match the scale, mass, rhythm, and setback of adjoining buildings

 - Complimentary design, materials, colors

 - Individual unit entrances where feasible

 - Units vary from one bedroom to six bedroom configurations offering a wide variety of living arrangements

 - Significant step backs from Henry Street, Iota Court, and Langdon alley for upper levels placing the higher levels in a mid-block configuration

 - Rooftop terraces offer outdoor community gathering places for residents on multiple levels

- Enhanced Security

 - Building features internal and external security systems

 - Additional site lighting improves surrounding properties.

- Creation of fire access lane serving adjoining properties

- Extension & Improvement of the mid-block informal walkway

- Integration & Preservation of Existing Buildings

 - Restoration of 150 Langdon Street

 - Exterior and interior remodel and upgrade of Cliff Dwellers building

- No viewshed impacts

- Significant energy efficiency upgrades

 - Sustainable design opportunities

 - Green roof systems for stormwater filtration/pre-treatment

- Upgrades to Iota Court and Henry Street streetscapes

 - Langdon Street pedestrian scale lighting

 - Widened sidewalks, benches, bike racks, enhanced terrace treatments & landscaping

 - Permeable pavement & filtration opportunities

- Transit/Alternative Transportation Supportive

 - Integrated Bike Parking/Storage

 - Moped Parking in building

 - Community car/shared car parking stall for building residents

Conformance with Adopted Plans

2006 Comprehensive Plan

Designation: Langdon District (h)
Density: 16-60+ du/acre
Height: 2-8 stories

Analysis: Overall the Comprehensive Plan calls for the creation of greater densities for select locations (Objective 75), an increase in Student Housing located within walking distance of campus (Objective 76, Policy 4), and allow housing rehabilitation and redevelopment to respond to changes in the housing market (Objective 76, Policy 6). It also supports the exploration and creation of City programs to rehabilitate historic downtown residential properties (Objective 75, Policy 7).

The Comprehensive Plan Langdon District calls for a range of multi-family types and densities; as further defined in adopted neighborhood or special area plans. The designation also calls for historic preservation areas in strategic locations; as further defined in adopted neighborhood or special area plans.

Desirable Downtown Characteristics (excerpt)

- Very high quality urban architecture, site design and urban design.
- All development should comply with the Comprehensive Plan, City adopted detailed neighborhood development plans, special area plans and urban design guidelines for the Downtown area and its sub districts.
- Buildings should be spaced close together and placed close to the street.
- Stepbacks are recommended when needed to provide additional space between the upper floors of taller buildings to prevent a “walled in” look, or to maintain adequate access to sunlight along public sidewalks.
- Very high quality pedestrian, bicycle and streetscape amenities.
- Very high quality public open spaces, including smaller squares and plazas maintained on private property.
- Emphasis on historic preservation and neighborhood conservation as defined in City adopted neighborhood, special area, and other special plans, such as historic preservation plans, and/or City zoning regulations and historic and urban design guidelines.
- Emphasis on multi modal travel, especially for pedestrians, bicyclists and transit users.
- Should be developed using Transit Oriented Development standards.
- On street, structured and underground parking encouraged.

2012 Downtown Plan

Designation: Langdon Neighborhood
Bonus Height Zone E (5+2)

Analysis: The overall Downtown Plan calls for projects that enhance the economic value of downtown, provide a range of transit supporting densities, and preserve and enhance viewsheds & historic neighborhoods while maintaining a quality urban environment.

The Langdon Neighborhood is identified as a traditionally student-oriented section of the downtown featuring a range of housing densities and formats. The majority of the neighborhood is also part of the Langdon Street National Register Historic District with

many contributing buildings and several local landmarks. While this is one of the most densely developed areas of the city there are selected sites that can accommodate additional higher-density residential redevelopment while preserving the historic and architectural heritage of the area.

The property is located within the area designated as Height Bonus Area E. This designation allows for the potential addition of two floors of bonus height for projects that exhibit unique circumstances and supply exceptional design.

The property is also adjacent to the Langdon Mid-Block Path, an informal pedestrian path through the neighborhood. The plan encourages that this path be formalized as a public pathway with a coordinated design that will make it safer and more attractive.

2012 Zoning Code Re-Write:

Downtown Design Districts

<i>Designation:</i>	<i>Zone 4</i>
Height:	5 Stories
Floor Area Ratio:	3.0 Max
Yard Requirements:	
Front Yard:	12' Minimum
Side Yard:	12' Minimum on one side, 10' for balance
Rear Yard:	20' Minimum

Analysis: The Downtown Design Zone 4, while technically still in place, has largely been replaced by the Downtown Plan and the adopted gap language removing the height and floor area maximums. The yard requirements are met for the project, as shown on the proposed plans.

Downtown District (Pending)

<i>Designation:</i>	Downtown Residential 2 (DR-2) Bonus Height Zone E (5+2)
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Analysis:

General Requirements

Parking:	Parking is located under the building, including 65 vehicle stalls, 24 exterior bicycle stalls, 229 interior bicycle parking stalls, 31 moped stalls, and one community car designated stall.
Entrances:	The primary building entrance fronts onto Henry Street, with individual unit entrances for some of the first floor units located along Iota Court and the Langdon "alley".
Façade Articulation:	The façade features a variety of materials, stepbacks, breaks and height variations.

Height:	Ground Floor Height: 9.0' Upper Floor Heights: 9.0'
Articulation:	Ground Floor and upper floors exceed 15% window openings. (30% Average)
Materials:	Brick & Stone predominate material for floors 1-5 Metal panels used for floor 6-7
<i>Yard Requirements:</i>	Met
<i>Lot Coverage:</i>	59%
<i>Useable Open Space:</i>	
625 North Henry	11,052 square feet
150 Langdon	none
140 Iota Court	1,126 square feet
<i>Residential Point System:</i>	2.13 average point value

Conditional Use Standards

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare. (Am. by Ord. 13,232, 2-11-03)

The project strives to improve the public health, safety, and general welfare through supplying modern, energy efficient apartments that meet market demand; while improving the overall environment with enhanced landscaping, lighting, security. Implementation of the project will directly benefit adjoining properties through the creation of a fire access lane serving several adjoining sites.

2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services. (Cr. by Ord. 13,012, 2-26-02)

The site is currently fully served with municipal services and implementation of the project will create opportunities for greater efficiency through public streetscape and access enhancements.

3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

The proposed high density residential use is compatible with the adjoining medium to high density residential buildings.

4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed project will improve access to adjoining properties and will not impede their on-going use or future redevelopment.

5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

The project is well served by municipal utilities and roads and will enhance the pedestrian and vehicular circulation on site.

6. That measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both onsite and on the public streets. (Am. by Ord. 13,422, 10-24-03)

The project includes accommodations for vehicular and bicycle access to the site and will encourage transit alternatives through the use of a community car and proximity to existing transit.

7. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The project is being submitted as a PUD; however it meets the standards of Downtown Residential District 2 (DR-2).

8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:

Not applicable.

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:

a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and

b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and

c. May consider the use of the proposed building as it relates to the City's Land Use Plan.

The proposed project is consistent with the residential nature of the underlying zoning and City Land Use Plan.

PUD Standards

1. Character And Intensity Of Land Use. In a planned unit development district the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:

a. Are compatible with the physical nature of the site or area.

The design and configuration of the project is compatible architecturally and physically with the surrounding area. The overall design approach has been developed to create a building that respects the historic nature of the neighborhood and matches the massing guidelines called for in the Downtown Plan.

b. Would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.

The project's use of compatible architecture and durable materials results in a redevelopment project that fits the neighborhood aesthetic while stabilizing and enhancing the tax base and offering students a full range of housing choices and amenities.

c. Would not adversely affect the anticipated provision for school or other municipal service unless jointly resolved.

The project will create positive tax base growth in support of school and municipal services and will have comparable impacts to the existing development pattern.

d. Would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it unless jointly resolved. A traffic demand management plan and participation in a transportation management association may provide a basis for addressing traffic and parking demand concerns. (Am. by Ord. 13,422, 10-24-03)

The project encourages multi-modal transportation by creating transit supportive density with ample bike and moped parking. The project also includes a parking stall designated for a community car.

2. Economic Impact. Planned unit development district shall not adversely affect the economic prosperity of the City or the area of the City where the planned unit development is proposed, including the cost of providing municipal services. (Am. by Ord. 12,415, 7-23-99; Am. by Ord. 13,012, 2-26-02)

The proposed project will generate approximately \$30-35,000,000 of additional tax base for the area while implementing the goals of the Comprehensive and Downtown Plans.

3. Preservation And Maintenance Of Open Space. In a planned unit development district adequate provision for the improvement and continuing preservation and maintenance of attractive open space shall be made.

The project includes rooftop terraces for project residents and implements the Mid-Block Langdon Walkway, per the Downtown Plan.

4. Implementation Schedule. A planned unit development district shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.

The project will be implemented as one phase with commencement in 2013 and completion in 2015.

Bonus Height Justification

The project includes a request for two additional floors of residential uses, consistent with the designation of the site within the Height Bonus Area F. In addition to meeting the Conditional Use and PUD Standards, as stated above, the project exhibits exceptional design in the following components:

- 1) Compatibility with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.
- 2) A demonstrated higher quality building than could be achieved without the bonus stories, including bonus stories that enhance the near and long views cited above.

Architectural

The design of the building has been developed to compliment the surrounding area through the creation of compatible architecture broken into several smaller scale masses through use of setbacks, materials, and style changes. It reflects the existing setbacks along Henry Street and slightly increases the setbacks along Iota Court.

Additional Architectural Components:

- Four to five Story building mass at street level broken into multiple building forms to match the scale, mass, rhythm, and setback of adjoining buildings
- Complimentary design, materials, colors
- Individual unit entrances where feasible
- Units vary from one bedroom to six bedroom configurations offering a wide variety of living arrangements
- Significant step backs from Henry Street, Iota Court, and Langdon alley for upper levels placing the higher levels in a mid-block configuration
- Rooftop terraces offer outdoor community gathering places for residents on multiple levels
- Infill development removes existing surface parking lot
- No viewshed impacts

Site Design

The project proposes a new streetscape along Henry Street and Iota Court featuring pedestrian scale lighting, pervious pavement, benches, and urban landscape treatments. It also creates a new corridor for pedestrian and fire access along the Langdon "alleyway" to the east of the site. This new corridor will function as enhanced access and an extension of the Langdon Area Mid-Block path.

Additional Site Design Components:

- Langdon Street pedestrian scale lighting
- Widened sidewalks, benches, bike racks, enhanced terrace treatments & landscaping
- Permeable pavement & filtration opportunities
- Coordinated site plan improvements along several street frontages that were previously disconnected to address existing site maintenance (snow removal, cleaning) and safety issues

Additional Enhancements

The project design also features a series of enhancements targeted at the overall livability and quality of the built environment within and adjacent to the project.

- **Enhanced Security**
Building features internal and external security systems
Additional site lighting improves surrounding properties.

- **Transit/Alternative Transportation Supportive**
Integrated Bike Parking/Storage
Moped Parking in building
Community car/shared car parking stall for building residents

- **Significant energy efficiency upgrades**
Sustainable design opportunities
Green roof systems for stormwater filtration/pre-treatment

3) Ensure that the scale, massing and design of new buildings compliment and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.

The project strives to create a building that fits into the surroundings with compatible architecture and site features. The greater project will also include the exterior restoration of the 150 Langdon Street building, a building noted as contributing to the district, and an exterior restoration to the Cliff Dwellers building, a building noted as non-contributing.

- **Integration & Preservation of Existing Buildings**
Restoration of 150 Langdon Street
Exterior and exterior remodel and upgrade of Cliff Dwellers building