



NuLu Review Overlay District (NROD)

Report to the Committee

Through: Joseph Haberman, AICP, Urban Design Administrator
From: Kat Groskreutz, Planning & Design Coordinator
Date: December 29, 2022

Case No: 22-OVERLAY-0035
Classification: Non-Expedited
Meeting Date: January 4, 2023

GENERAL INFORMATION:

Property Address: 620 E. Market St. (622 E. Market St. in LOJIC)
Applicant: Mose Putney, Zyyo, LLC
Property Owner: 620 E Market St LLC
Project Cost: Approximately \$250,000

Description of Proposed Exterior Alteration:

The applicant is requesting an Overlay Permit to renovate the one-story commercial structure on the east side of the subject parcel. The renovation will include:

1. The demolition of the current one-story storefront that consists of very short brick bulkhead and modern storefront system with single person door, thin sidelights, two double windows, and transoms above. There is a corrugated plastic roof overhang visible from the street. This existing front façade is not considered historic or contributing to the district.
2. The reconstruction of the 20'-0.75" wide front façade with a further three-story, stepped back addition, for a total of four-stories with a peak height of 47'-9.75".
 - a. The sides of the reconstructed front façade will be approximately 5'-5" and flush with adjacent buildings on either side. The main entry will be located in the middle of the ground floor and be 9'-3" wide and inset 2'-9" from the sides.
 - b. The middle of the front façade on the second and bottom half of the third floor will project beyond the parcel line approximately 3'-0". The third floor portion of this wall will be a glass and metal 3'-6" H railing around a third floor balcony.
 - c. The renovated ground and second floor will be 20'-0.75" W x 48'-2" D with a new 28'-10" D stairwell enclosure behind to the south.
 - d. The enclosed portion of the third floor will be set back 16'-3" from the main portion of the front façade and be 20'-0.75" W x 31'-11" D. Two large light wells are included on this floor.

- e. The enclosed portion of the fourth floor will be set back a total of 27'-9" and be 20'-0.75" W x 21'-7.75" D. Two skylights are included in the roof above the interior light wells, and an architectural concrete covering with openings for light will be over a fourth-floor balcony.
- f. The primary materials on the front façade will be aluminum and glass storefront systems. The visible portions of the sides and rear will be metal siding matching the storefront systems and architectural concrete.

Communications with Applicant, Completion of Application:

The applicant submitted the Overlay Permit application on November 28, 2022. The application was determined to be substantially complete and classified as requiring a non-expedited review by the Urban Design Administrator on December 1, 2022. Revised elevations, architectural renderings, and site plan were submitted on December 1 and December 8, 2022. There were additional calls and meetings with the applicant team, with final application information provided to staff on December 22, 2022. The application will be reviewed by the Committee at 12:00 PM on January 4, 2023 at 444 S. 5th St.

An application for a small rear addition to the west portion of the structure was applied for under a separate Overlay Permit Application (22-OVERLAY-0037) which is being reviewed at an expedited staff-level.

FINDINGS

Guidelines

The following Principles and Design Guidelines are applicable to the proposal: **4 – Building**, **6 – Site Planning and Parking**, and **8 - Sustainability**. Staff's findings of fact and conclusions with respect to the Guidelines are attached to this report.

Site Context

The subject property is located on the south side of E. Market Street, mid-block between the intersections with S. Hancock and S. Clay Streets. The single parcel contains two conjoined buildings. The west side structure is a circa 1890, three-story, Italianate style, masonry building with a traditional ground floor commercial storefront and two-story masonry addition on the south rear of the building. The east side structure is a one-story commercial building with a modern glass storefront and vinyl sided 2.5-story addition with slanting shed roof on the south rear of the building. While the buildings were previously operating under the address of 620 E. Market St., LOJIC mapping lists the addresses of the east side portion of the building (that is to be renovated) as 622H E. Market St.

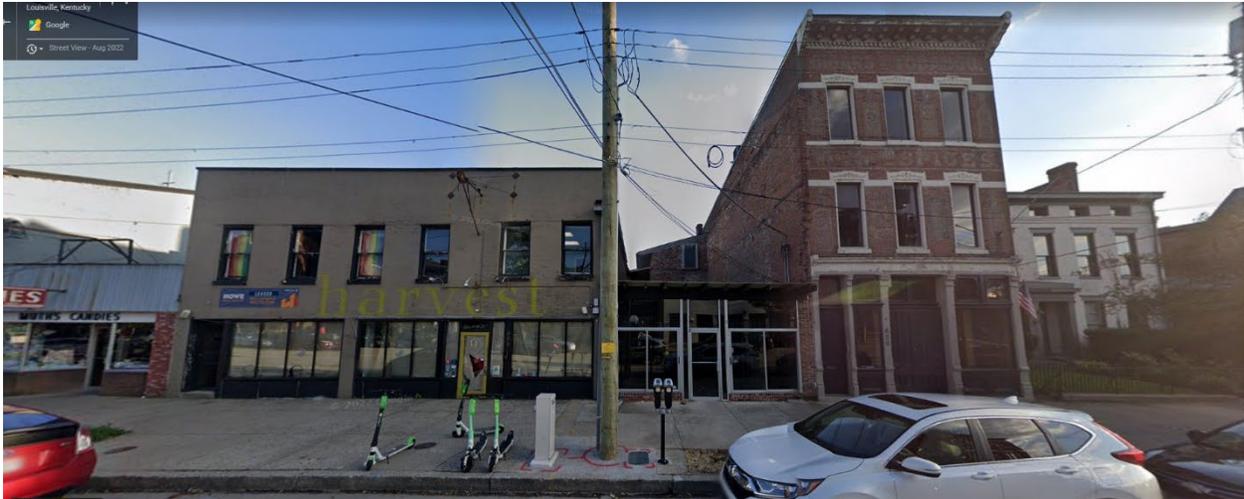
The site is bordered by E. Market St. to the north with a mix of historic, masonry commercial and institutional buildings on the north side of Market; a 2.5-story historic masonry residential-turned-commercial building to the east; a 2.5-story historic masonry commercial structure to the west; and Nanny Goat Strut Alley to the south with commercial and mixed-use structures across the alley. The parcels are zoned C-2

(Commercial) and within the Downtown (DT) form district. Currently, the subject property is partially vacant with a surface parking lot in the rear. The subject property is surrounded by a mix of mostly historic building types accommodating predominately commercial, office, and institutional uses, with two historic church buildings to the west and northeast. The heights range from one to four stories, not including the church towers, and are primarily masonry in construction.

Existing Conditions



620 (622H) E. Market St, from E. Market – Google August 2022



Immediate surrounding context, from E. Market facing South – Google August 2022



Context across E. Market, from E. Market facing north - Google August 2022



Alley context, from Nanny Goat Strut Alley facing north - Google July 2019

CONCLUSIONS

The existing one-story façade has been altered with a modern aluminum and glass storefront system and is not considered historic or contributing to the district. The removal of this portion of the facade will not have a negative effect on the corridor. The

3.5-story, historic portion on the west side is not proposed to be demolished or renovated at this time.

The reconstructed front façade and three-story addition is contemporary in style and has architectural details that are common of other modern/urban projects in the city and district. This modern treatment will help differentiate the new portion of the buildings on the parcel from the historic portion.

The overall height is similar to the conjoined 3.5-story structure on the same parcel, and the visual impact of the height will be limited due to the setback of the third and fourth floors. The increased height is more consistent with the Guidelines and the zoning regulations for the form district, which generally discourage one-story buildings. The new construction utilizes predominately glass and metal storefront systems, which are materials like what is already in place for the current storefront. The sides of the third floor that will be exposed will be metal cladding to match the storefront system seamlessly. The side walls and awning on the fourth floor will be of architectural concrete.

The building has a defined base at the pedestrian level. The pedestrian experience is enhanced by the building's ground level, inset entrance and large windows, and the amount of proposed window openings is significant and helps reduce the overall mass of the addition. Other elements that promote a pedestrian-friendly environment include the building's location at the edge of sidewalk, the inclusion of a projecting bay and stepped back floors to break up the façade surface, and front balconies on the third and fourth floors for additional activity zones facing the street.

There are currently no street trees present in front of any portion of 620/622 E. Market, although one empty tree well is present to the immediate west of a utility pole. No streetscape plan was provided for review. Additionally, no signage was reviewed in this proposal, and will need to be applied for under a separate permit.

Finally, the new addition serves to fill a portion of street wall between two historic structures that has been deficient for many years, and will provide increased density, activity, and vitality to the district.

RECOMMENDATION

The proposed renovation and addition generally comply with the applicable Design Guidelines for the NROD and meets the overall intent of the District.

Considering the information furnished, the Urban Design Administrator recommends the application for an Overlay Permit be **approved with the following conditions**:

1. Prior to the issuance of a building permit for the subject addition, the applicant shall obtain all necessary approvals for the building to project into the right-of-way. If an encroachment permit or other approval for the proposed projected element cannot be obtained, the applicant shall submit updated plans removing the projection. Staff will review new plans to determine the level of review required.

2. Prior to the issuance of a building permit, plans shall be provided showing how the two adjacent historic structures shall be protected and preserved during demolition and construction.
3. After a building permit has been issued for the new building addition, if the design or materials change, the applicant shall contact staff for review and approval prior to construction/installation. An additional overlay permit may be required.
4. Prior to the issuance of a building permit for the new building addition, finalized streetscape design including items such as light fixtures, street furnishings, planters, street trees, and/or sidewalk/paving materials shall be submitted to staff for final review and approval.
5. All storefront windows and doors at ground level shall have clear glass or light window tinting.
6. Signage was not reviewed under this application. Signage shall be reviewed and approved separately as part of subsequent sign and overlay permit.

Principle 4 – Building

Design Guideline Checklist

Objective

The buildings in the NuLu Review Overlay District (NROD) are not only picturesque but also have strong historic character. New structures should have a “contextual fit” and reinforce the existing pattern of individual storefronts extending throughout the NuLu area. Contextual design elements include building setbacks, building heights, building form, rhythm of openings, rhythm of horizontal building lines, color, materials, texture, adjacent building styles, and building details should be respected in new projects. The Overlay Staff can assist a licensed Architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. The Overlay Staff will also assist the applicant through the review and approval process.

- + Meets Guidelines NA Not Applicable
- Does Not Meet Guidelines TBD To Be Determined
- +/- Meets Guidelines with Conditions as Noted

	Guideline	Finding	Comment
B1	Existing structures in the NuLu area are strongly encouraged to be sustainably renovated and reused.	+	The west portion of the site is being retained; the east side façade will be demolished and reconstructed, but the rest of the building is being renovated.
B2	Buildings should be “pedestrian-friendly.” Design building façade elements that promote a pedestrian-friendly environment including: building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, lighting, and entrances that face the street.	+	Built to edge of sidewalk; large storefront openings at ground floor; wall projection acts as an awning over the inset entrance that faces the street
B3	All storefront windows and doors at ground level shall have clear glass or light window tinting. Severe window tinting or mirrored glass is not permitted unless pre-approved by staff for “special conditions.” Examples of “special conditions” may include restaurant kitchen areas, storage space, and restrooms that would need to be hidden from public view.	TBD	See conditions of approval
B4	New structures should be located at the front property line. Building sites should provide side yards wide enough to allow for maintenance of the building unless common party walls are provided on the lot line.	+	The new addition is located near the front property line (excluding the projected elements).
B5	High quality materials and historically appropriate architectural details at the ground floor / street level of buildings can both accent buildings, and provide visual interest for pedestrians and motorists.	+	Mostly glass and metal storefront system; which is similar to existing material and differentiates new portions of building from the old; compatible with surrounding buildings
B6	New structures greater than three stories high may be permissible if taller portions are set back from the street frontage so that overall sight lines are compatible, and if the increased height is not intrusive towards adjacent structures.	+	Third and fourth floors set back from property line
B7	New structures must be a minimum of two stories high and should be no shorter than one story beneath the height of adjacent properties.	+	Four stories total, adjacent buildings are less than four stories in height
B8	A visual terminus, such as a cornice at the top of a wall, is recommended and helps articulate the architecture and gives it a completed finished look.	+	Strong horizontal banding on top of third floor balcony level; architectural concrete awning over fourth floor balcony

B9	All new mechanical equipment that is visible from a public right of way should be installed to have a minimal impact on adjacent properties and from public view unless the equipment is solar dependent. In this instance, function supersedes design. Replacement of existing mechanical equipment is considered general maintenance and will not require a staff review. Additional permits and approvals by other government agencies or authorities may be required.	TBD	Current mechanical equipment is in the rear or screened from view
B10	Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing façade.	NA	

Principle 6 – Site Planning and Parking

Design Guideline Checklist

Objective

Site Planning is an important part of any project. Sites should incorporate attractive and maintainable landscaping to enhance the hardscape of the building. Plants should be used to minimize the visual impact of parking lots and service areas in the NuLu Review Overlay District (NROD).

- + Meets Guidelines NA Not Applicable
- Does Not Meet Guidelines TBD To Be Determined
- +/- Meets Guidelines with Conditions as Noted

	Guideline	Finding	Comment
SP1	Development Plans shall minimize the adverse visual impact of utility lines on the area. Underground lines or service from the alley, where feasible, is encouraged.	NA	Utility lines likely existing, additional mass on the street wall may lessen the visual impact of utility along the rear alley current visible from the street
SP2	Combining existing small, under-utilized lots to create shared parking areas that are more efficient and more accessible is encouraged.	NA	
SP3	Additional surface parking lots and drive-throughs shall not be permitted in the NuLu Review Overlay District.	NA	Minimal surface parking already located in rear, no additional parking is required in the Downtown (DT) form district and the parking lot shall not be expanded
SP4	Parking areas adjacent to the public sidewalks must use landscaping, trees, colonnades or other construction, to maintain the building line created by structures along the sidewalk. Side parking lots which exceed 40% of the total linear lot frontage adjacent to right-of-way shall provide a 36" high masonry, stone, or concrete wall that makes reference to a similar design within the surrounding area extending from the principal structure across the front of the parking area. Surface parking lots with no principal structure shall provide the 36" wall as described. The 36" tall wall can wrap around any existing or proposed monument signage to maintain visibility.	NA	Minimal surface parking already located in rear
SP5	Adequate perimeter landscaping, fencing, or a combination of both is required to help screen vehicles and/or equipment from public view. The screening height for vehicle parking lots shall be 36" above finished grade of the lot. This height will enable drivers of vehicles to safely see and avoid other pedestrians and vehicles while screening most parked cars. A 7'-0" max high screened fence or wall can be used for industrial or commercial sites to screen for large vehicles or equipment on site.	NA	Minimal surface parking already located in rear

SP6	New commercial developments should provide adequate and significant screening to adjacent residential structures. Opaque landscape buffers and other forms of screening should be used to minimize noise and lighting impact.	NA	
SP7	Fencing and screening shall be constructed of materials compatible with the principal structure.	NA	
SP8	Chain link fencing must not be visible within the NuLu Review Overlay District.	NA	
SP9	Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	TBD	
SP10	The number and width of curb-cuts in the Overlay Area should be minimized to promote pedestrian circulation. Existing continuous curb-cuts should be reduced to widths necessary for vehicular traffic, or removed altogether.	NA	
SP11	Minimum 4'-0" wide landscape buffer area (LBA) containing a 36" minimum height (at maturity) screen shall run along 90% of the lineal area in front of the patio, plaza, or outdoor space that faces the street. This landscape buffer area (LBA) shall include permanent landscaping material such as trees (minimum 1 3/4" caliper size at time of planting), shrubs (minimum 18" height at time of planting), groundcover, and /or perennials. Fences, planters, and/or walls (maximum height of 36") are permitted within the LBA. Landscape Buffer Plantings shall be installed prior to occupancy or use of the patio, plaza, or outdoor space.	NA	No new ground level outdoor space provided
SP12	Existing trees located within the property or adjacent property along the street, alley, or access easement shall be preserved and protected unless the city arborist determines they are not healthy or are dangerous and should be removed. Removed trees should be replaced with appropriate trees approved by the City Arborist. The replacement trees shall be sized at a minimum of 1 3/4" caliper (at time of planting). Replacement tree(s) shall be planted within 3 months of the tree(s) removal or during the next planting season, whichever comes first.	NA	
SP13	The construction or installation of a deck or structure built off the ground and over existing landscaped areas in front of a building's primary façade is prohibited. Balconies located on the second or third floors of buildings that are cantilevered or bracketed, scaled to match the building's façade, and utilize contextual materials are appropriate.	+	Balconies on third and fourth floors are stepped back and scaled to match the front facade

