



NuLu Review Overlay District (NROD)

Report to the Committee

Thru: Joseph Haberman, AICP, Urban Design Administrator
From: Kat Groskreutz, Senior Planner – Urban Design
Date: February 27, 2025

Case No: 25-OVERLAY-0006
Classification: Non-Expedited
Meeting Date: March 5, 2025

GENERAL INFORMATION:

Property Address: 620 E Market Street (622 E Market Street in LOJIC)

Applicant: Martin Prus, Zyzo, LLC

Property Owner: 620 E Market St LLC

Description of Proposed Exterior Alteration:

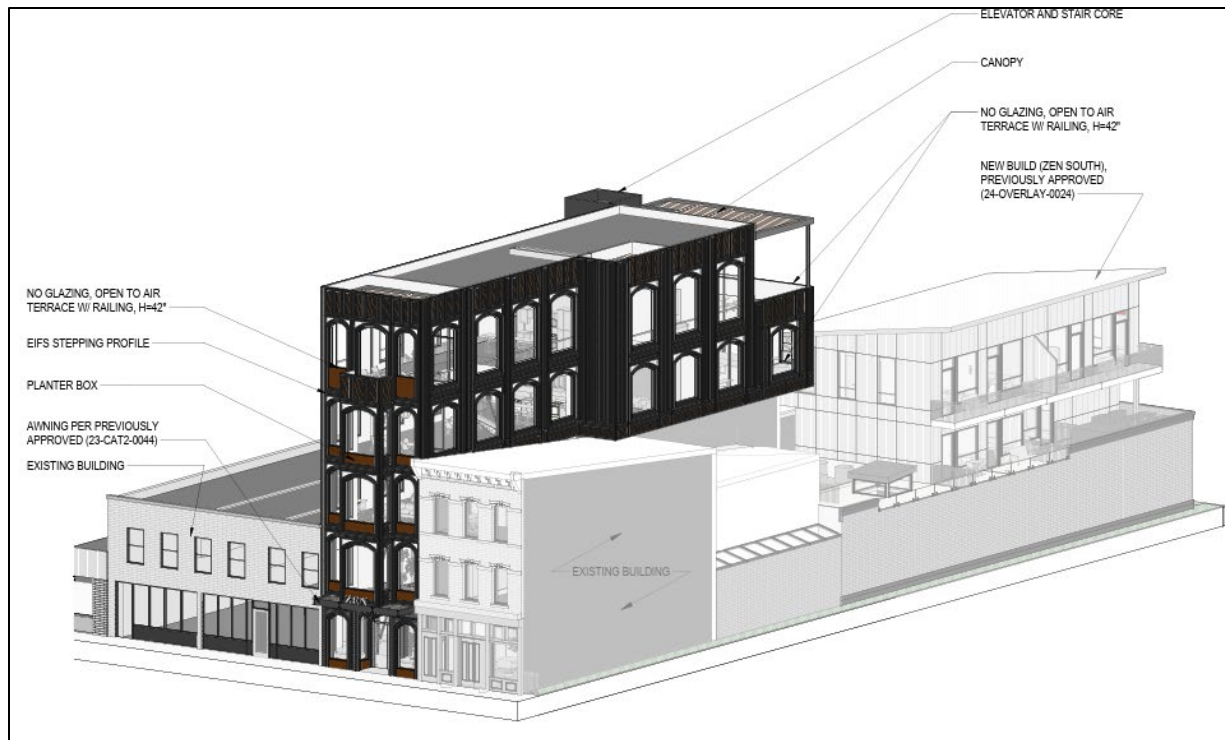
The applicant is requesting design alterations to an uncompleted building previously approved by an Overlay Permit (22-OVERLAY-0035). The façade of the new multi-story addition will be 21'-3" wide and 5 stories in height with a peak height of 67'-4". The previously approved building footprint will not be altered. The updated design of the north half of the building will include:

- The first floor of the front façade will feature a central main entry that will be approximately 10' wide and inset approximately 3' from the facade. An awning will extend over the entry. On either side of the entry, storefront glass will be approximately 5'-5' wide and flush with the adjacent buildings on either side.
- The middle of the front façade from the second to the fifth floor will project beyond the parcel line approximately 3'-0". The fifth floor portion of this wall will be a metal 3'-6" H railing around a balcony in front of an open air, covered terrace.
- Additional side and rear covered terraces are included on the fourth and fifth floors.
- A stair and elevator tower will be located on the southeast corner of the addition and will project approximately 11' from the building. It will be setback approximately 80' from the front façade.
- The west and south walls of the fourth and fifth floors are cantilevered over the roofs of the adjoining buildings. The west wall will project approximately 8' to the west and be set back approximately 50' from the front façade. The south wall will project approximately 9' over the roof of the existing portion of the building below.

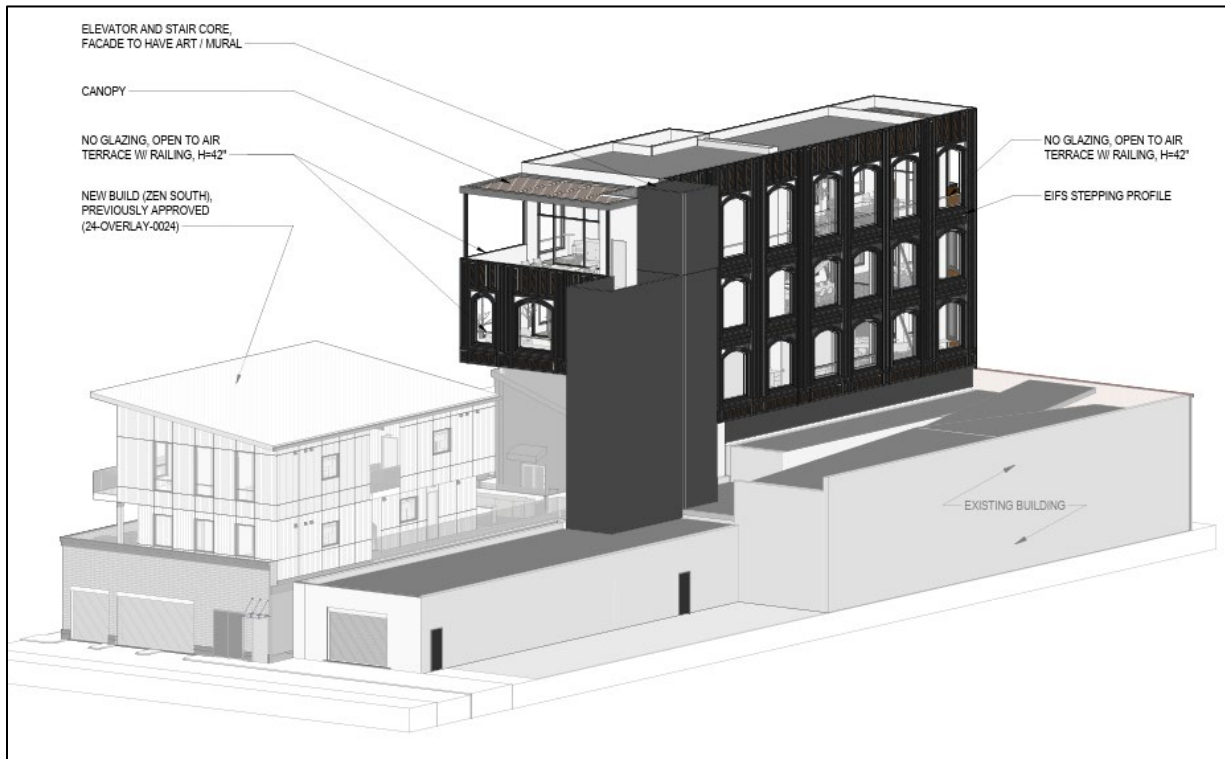
- All windows will be storefront glass window systems with arched detailing in stepped EIFS.
- The primary materials on the front façade will be aluminum and glass storefront systems, EIFS, brick cladding on the ground floor, accents of weathered steel under each window, and Crown panels in gold marbling along the cornice line and between floors. The sides and rear will have multiple windows and openings to terraces with the same arched, EIFS detailing as the front. The window openings of the terraces will have 3'-6" high glass railings.
- A mural is proposed for the east wall of the stair and elevator tower. Details regarding that mural have not been provided at the time of this report.



Current Proposed Design



North and west elevation rendering



South and east elevation rendering



Proposed Materials



Previously Approved Design - 22-OVERLAY-0035

Communications with Applicant, Completion of Application:

The applicant submitted the Overlay Permit application on January 21, 2025. The application was determined to be substantially complete and classified as requiring a non-expedited review by the Urban Design Administrator on the same day. The application will be reviewed by the Committee at 10:00 AM on March 5, 2025 in the Old Jail Auditorium, 514 W Liberty Street.

Multiple applications for different iterations of the front and rear of the renovation proposal have been approved: 22-OVERLAY-0035, 22-OVERLAY-0037, 23-OVERLAY-0042, 23-OVERLAY-0069, and 24-OVERLAY-0024.

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, 3-story, Italianate style, masonry building with a traditional ground floor commercial storefront and 2-story masonry addition on the south rear of the building. The east side structure was previously a one-story commercial building. It has since been demolished and a 4-story, steel frame has already been constructed and is currently unfinished.

The site is bordered by E Market Street 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 E Market Street, looking south



Adjacent context along south side of E Market Street, looking southwest

Conclusions

The updated design for the building is still contemporary in style and has architectural features that are common of other modern, urban projects in the District while taking cues from the historic structures as well. The brick on the ground floor, arched window details, and marble and weathered metal accents bring a level of detail often found on historic structures in the District. This mix of modern and more traditional elements will help differentiate the new portion of the building from the historic portions.

The 5-story height is slightly higher than the 3.5-story structure on the same parcel. However, the previous, now demolished structure was only 1-story and the proposed increased height is more consistent with the Guidelines and the zoning regulations for the Downtown form district, which discourage new 1-story buildings. The height is within the range of recently approved new construction projects, which have been from 2 to 10 stories. The structure is narrow and does not have significant massing from the street front. Thus, its increased height is not intrusive towards adjacent structures.

The building has a defined base at the pedestrian level. The pedestrian experience is enhanced by the building's ground level with brick, an inset entrance and large windows, and the amount of proposed window openings. Furthermore, the level of accent details 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 a front balcony on the fifth floor for an additional activity zone facing the street.

There are currently no street trees in front of any portion of 620/622 E Market Street, although one empty tree well is present to the immediate west of a utility pole. No streetscape plan was provided for review. The addition of a street tree or trees may be required by the land development code. Additionally, no signage was reviewed in this proposal, and will need to be applied for under a separate permit. Signage for the ground floor restaurant space in the historic building has been approved under Sign Permit 24-SIGNPERMIT-0455.

In summary, the new addition is of a design that meets the guidelines and serves to fill a portion of street wall between two historic structures that has been deficient for many years. The addition will improve the built environment and will provide increased density, visual interest, activity, and vitality to the District.

Note: The Committee has recommended amendments to the design guidelines. Those recommendations are scheduled to be considered by Metro Council at their meeting on February 27, 2025 (after the completion of this report). While those new guidelines may be effective as of the date of the meeting, staff reviewed this application under the guidelines effective at the time of application.

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. 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.**
- 3. 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.**
- 4. Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.**
- 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 permits.**
- 7. The design of the proposed mural was not reviewed under this application. The mural shall be reviewed and approved separately as part of a subsequent overlay permit.**
- 8. Rooftops shall not look cluttered from any pedestrian vantage point. All mechanical or utility equipment should be well-integrated into the overall design.**

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 has been demolished and new construction has already begun. 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.	+	The addition is 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. Also an awning will be located over the entry.
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 at or near the front property line.
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.	+	Glass, metal, stepped EIFS, brick, and marble will be used, which is similar to existing materials in the District 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.	+/-	The fourth and fifth floor are not stepped back. However, this portion of the structure is narrow and does not have significant massing from the street front. Thus, it does not appear intrusive towards adjacent structures. It is also similar or lower in height and massing to multiple other new construction projects recently approved in the District.
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.	+	Five 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 with a thicker detail of marble accent creates a visual cornice line.
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.	+	No surface parking or drive throughs are proposed onsite.
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	No surface parking is proposed onsite.
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	No surface parking is proposed onsite.

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.	+	Mixed use development with commercial use on the first two levels, which will be screened by the adjoining building side walls.
SP7	Fencing and screening shall be constructed of materials compatible with the principal structure.	NA	No fencing or screening is proposed.
SP8	Chain link fencing must not be visible within the NuLu Review Overlay District.	NA	No chain link is proposed.
SP9	Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	TBD	No lighting details were provided at the time of this report. See conditions of approval.
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 proposed.
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	There are no trees currently on the site.
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 fifth floor are located over the projection of the lower floors.

Principle 8 – Sustainability

Design Guideline Checklist

Objective

Incorporating environmentally sustainable elements into the design and construction of the built environment in the NuLu Review Overlay District (NROD) is an important part of any project.

Environmentally sustainable elements include: transit facilities, green buildings, heat island reduction, recycled content in infrastructure, and stormwater management.

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

	Guideline	Finding	Comment
SU1	Transit facilities should have a covered shelter, seating, bike racks, information kiosks, and appropriate signage.	NA	
SU2	New commercial, industrial, and residential buildings should pursue LEED or equivalent energy efficiency standards.	TBD	While encouraged, unknown if the building will be constructed to LEED standards
SU3	New or replacement roofs with energy efficient “radioactive properties” should be considered.	TBD	
SU4	New Infrastructure is encouraged to use at least 50% by mass, recycled or reclaimed materials.	NA	
SU5	Projects should retain, reuse, and/or infiltrate on-site, all of the stormwater that falls on their parcel(s).	+	The new construction onsite will be retained within the existing building footprint
SU6	The surface area of a landscaped or pervious condition slated for a repurposed use must maintain a level of permeability greater than or equal to its current state.	NA	