



Department of

Community Investment

Update to Commerce Center PUD Rezoning Request

Thursday, October 20, 2016

The Department of Community Investment (DCI) supports the Commerce Center PUD as it is currently proposed inclusive of height and all additional amendments and commitments made by the developer and incorporated into the PUD since the Area Plan Commission meeting on September 20th 2016. The City also stands ready to work with the developer on any future design changes that financial circumstances might permit.

The primary items and concerns that the developer addressed since the original PUD submission and the initial DCI report include:

- **Public open space**

There was a commitment by the developer to preserve as publically accessible open space an area between the existing Commerce Center and the East Race as well as provide a smaller amount of publicly accessible plaza space associated with the Side Door Deli facing the East Race at Colfax Street.

- **Ground Floor Activation to LaSalle Ave and the East Race.**

- The developer commitment to adding a residential entry to LaSalle Street in addition to the entries already proposed. This gave us the confidence that the street character that currently exists in the East Bank would be maintained.
- The updated plan illustrates numerous windows on the ground floor level to LaSalle Street and the East Bank. This also contributes to the activation of the public domain.

- **Fine Grained Character.**

The updated plan illustrates a façade that depicts multiple buildings which was not apparent in the initial PUD submission. Our concern was a building that had no articulation and was a solid, overly repetitious façade.

- **Solar Access.**

While DCI has not seen a floor plan of the proposal the developer has assured us that he is looking at ways to minimize the number of impacted units that receive little to no natural light.

- **Signage**

The developer has reduced the percentage of signage as proposed in his initial PUD filing.

