



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6003, 6019, 6035, 6015 Gemini Drive
Application Type: New Mixed Use Development, Planned Development – Final Approval is Requested
Legistar File ID # [60544](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates/Dan Brinkman, DSI Real Estate, Inc.

Project Description: The applicant is seeking final approval for a Planned Development for a six-story mixed-use development with 153 residential units and approximately 5,800 s.f. of commercial space to complete unbuilt portion of the B Block in Grandview Commons.

Project Schedule:

- The UDC received an informational presentation on May 27, 2020.
- The UDC granted initial approval on July 29, 2020.
- The Plan Commission reviewed and conditionally recommended approval on August 24, 2020.
- The Common Council is scheduled to review this proposal on September 1, 2020.

Approval Standards:

The UDC is an **advisory body** on this request. As with any **Planned Development**, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Summary of Design Considerations and Recommendations

The UDC is advisory to the Plan Commission and Common Council on this request. At their August 24, 2020 meeting, the Plan Commission recommended approval, with certain design elements to be modified. Their unanimously approved motion stated:

On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission found the standards met and recommended approval of the Amended General Development Plan and Specific Implementation Plan subject to the comments and conditions in the Plan Commission materials and the following conditions:

- That the Urban Design Commission look at breaking up the northern building elevation with a central architectural feature such as a vertical break similar to the treatment on the southern building elevation to make that elevation less monolithic.
- That the Urban Design Commission look at the lid/ parapet of the building to see if it is necessary for the entire structure, or if can be adjusted.
- That the bike parking in the garage be moved to a more convenient location for bicyclists as approved by City Staff.
- That dog waste receptacles be provided on site.

Additionally, the Plan Commission's motion included the UDC's July 29th initial approval conditions. Staff recommends that the Commission consider whether the proposed changes address the concerns regarding horizontal bands and color changes and create well defined, vertically arranged sections that make the six-story building look less monolithic.

Planning staff refers the UDC to their July 29th initial approval conditions:

- If not already planted, replace the Callery Pear trees with another ornamental species.
- Organize some of the color blocks in a more cohesive manner; simplify the materials, possibly reducing the palette by one. It would be beneficial to not use some of the horizontal elements in a vertical fashion.
- Consider landscaping in the buffer area under the covered plaza.
- The Commission would like to see high-quality pictures of building materials, as well as before and after renderings highlighting updates.