



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: Midtown Center- 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, 1902 Carns Drive

Application Type: Amendment to a PD(GDP) and New SIP – Initial/Final Approval is Requested

Legistar File ID # [58530](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Rick Wessling, Urbanworks Architecture LLC, Minneapolis, MN

Project Description:

The applicant is seeking approval of a Planned Development-General Development Plan-Specific Implementation Plan (PD-GDP-SIP) for a development with three multi-unit apartment buildings. The proposed buildings will be five to six stories in height and include a total of 265 units and 355 parking stalls (255 structured and 100 surface). The remainder of the Mid Town Commons block was previously approved and is now built out as two residential buildings sit to the northeast of the subject site. Note, the request has been revised and the applicant has eliminated a commercial component that was on the original drawings.

Project Schedule:

- The UDC received an informational presentation on December 11, 2019.
- The Plan Commission reviewed this item on April 13, 2020 and referred it back to the Urban Design Commission for additional comments. This is scheduled to return to the Plan Commission on May 11, 2020
- The Common Council is scheduled to review this item on May 19, 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

During their April 13, 2020 consideration of this project, the Plan Commission referred this item to its May 11, 2020 meeting, requesting certain modifications. These modifications were further requested to be reviewed by the Urban Design Commission prior to returning to the Plan Commission. The Plan Commission’s Action specifically stated:

In recommending referral of the project, the Plan Commission recommended that the project be reviewed by the Urban Design Commission to allow the applicant and Urban Design Commission to address the project design concerns raised by staff and the Plan Commission. The Plan Commission mentioned the lack of commercial development along Waldorf Boulevard as well as the need to revise the western elevation of Building “B” to address the blank area of the façade and make it more pedestrian-friendly, as particular concerns.

During post PC referral discussions, staff provided additional recommendations as follows:

- Recommend that your submittal packet not only show the plan and elevation sheets you shared with us, but also a “side by side” comparison of each floor plan and elevation change.
- A304B Elevation 2 – egress door from internal exist stairway – consider adding some glazing to make it match vocabulary of openings in rest of building
- A304B Elevation 2 – exterior stairway wall facing public sidewalk, consider adding some articulation/texture for interest. Look at how it transitions to the pedestrian level.
- A304B Elevation 2- Provide more detail on pedestrian level wall planter.
- Lower level bike café- provide more information on fire separation for future uses – what is the potential for future uses?
- Provide more detail on the transition from masonry to fiber cement board panels.