



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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**TO:** Urban Design Commission  
**FROM:** Sydney Prusak, Planner  
**DATE:** November 8, 2017  
**SUBJECT:** ID [48452](#) (UDC); [49222](#) (Plan Commission and Common Council) – Amend Meriter Hospital General Development Plan and approve Specific Implementation Plan to construct an emergency generator facility for the hospital campus at 36 S. Brooks Street; 13<sup>th</sup> Ald. Dist.

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The applicant is before the Urban Design Commission (UDC) requesting **final approval**. The applicant is requesting to amend the Meriter Hospital General Development Plan (GDP) and approve a Specific Implementation Plan (SIP) to construct an emergency generator facility at 36 S. Brooks Street. An earlier version of this request was first before the UDC for an informational presentation on September 6, 2017.

### Approval Standards

For this application, the UDC will act as both an approving and advisory body to the Plan Commission and Common Council.

This project is within the limits of Urban Design District 7 (UDD 7), and therefore the UDC shall review this project in keeping with the standards and guidelines found in MGO § 33.24(14). UDD 7 Guidelines encourage brick, stone and terra cotta primary materials for new buildings or additions, and also state that blank building walls with little detail or variety along primary facades shall be avoided.

Furthermore, this request has also been submitted as a Planned Development Zoning Map Amendment and is subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and Specific Implementation Plans and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. Applicable documents have been provided for reference.

### Summary of Design Considerations for the UDC

The Planning Division recommends that the UDC provide feedback on design-related topic as part of their recommendation. At the informational presentation before the UDC on September 6<sup>th</sup>, the applicant presented plans in which the elevations were found to be too similar to the adjacent medical building. At the presentation, the UDC made comments regarding this concern and requested that the applicant adjust their plans accordingly. The applicant made adjustments to the building based on UDC comments and provided new elevations to City Staff for review. The Planning Division believed that the second project design lacked articulation, noting the northern and southern elevations in particular. Given this concern, Staff asked the applicant to consider alternative concepts that still met the feedback from the UDC. In response, the applicant provided a third iteration with refined elevations, which include a variety of new materials such as green wall panels on the north and south facing elevations. This iteration is included in the current packet for UDC review.

The Planning Division believes that the design has been improved and requests UDC feedback on these changes in keeping with UDD 7 standards and guidelines for the upcoming Plan Commission hearing.