



Agenda Item #: 4

Project Title: 3551 Dairy Drive - New Office/Warehouse Building in Urban Design District (UDD) 1. 16th Ald. Dist.

Legistar File ID #: 76915

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Rafeeq Asad, Christian Harper, Amanda Arnold, Shane Bernau, Jessica Klehr, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 19, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new office/warehouse building located at 3551 Dairy Drive in UDD 1. Registered and speaking in support was Ian Luecht. Registered in support and available to answer questions were Nick Badura and James Spahr.

Luecht presented the concept site, building plans and elevations for a new single-story, precast 23,000 square foot warehouse building, with a roughly 2,400 square foot mezzanine for one tenant. The intended purpose is an allowed use under this zoning and is also part of UDD 1. The proposed building is located on a currently vacant lot bordered by a protected wetland to the east and the Beltline to the south. The proposed landscape plan shows fir and spruce trees along the southeastern side to accommodate screening for the loading dock area. The building will house approximately 45 employees, provide total of 43 surface parking stalls, and collect and manage stormwater by an underground system. The building was designed to meet the aesthetic requirements of UDD 1 and borrows color from neighboring buildings. Materials will be primarily painted precast concrete, and ample glass will be located based on the use of the interior spaces. Pole lights will be used in the parking area, the specific lighting design will be revisited and submitted for City review and approval.

The Commission discussed the following:

- If we could pull up the landscape plan. There is some indication of stone mulch, we want to make sure that anywhere there is foundation plantings, tree rings, anything with plants in it should be an organic mulch like hard wood bark.
- There are a couple of areas where the building could benefit by being anchored at its corners by an ornamental tree, or something to ground it in the landscape, something with height to it, no just shrubbing it up. Specifically at the south façade and southeast corner, there's a large blank wall with no conflicting utilizes. It would be a nice spot to soften that building corner. Up at the north end I know you're pinched with the property line and sidewalk, but even if those three crabapples or ornamentals trees on the north side of the parking lot, if there's another one closer to the corner of the building to really anchor the building in the same way there, that would be great. Otherwise the plant selection looks fine to me.
- Thanks, some additional plants for additional interest.

Action

On a motion by Braun-Oddo, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion included the following conditions:

- Anywhere there is foundation plantings or tree rings, an organic, hardwood bark mulch should be used instead of stone.
- Anchor the building corners at the south façade/southeast corner with additional ornamental trees and an additional crabapple at the north end.
- Correct any inconsistencies with the photometric plan.