



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 114 Milky Way (District 3 – Ald. Hall)  
**Application Type:** Conditional Use  
**Legistar File ID #** [43422](#)  
**Prepared By:** Chris Wells, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Jay Wendt, Principal Planner

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The following summary report has been prepared to note design-related issues that the Planning Division has highlighted for the consideration of the Urban Design Commission (UDC) for their meeting on July 27, 2016. This proposal was last at the UDC for an informational presentation on May 11, 2016. A full report will be prepared prior to the Plan Commission consideration of this item.

This proposal requests approval of a conditional use for a residential building complex containing 94 multi-family dwellings in 6 buildings. The site includes 105 underground covered parking stalls and 33 surface parking stalls.

## Background Information

The vacant subject property is located at the northwest corner of the Grandview Commons North Plat along Milwaukee Street, immediately east of the Homburg Quarry. Zoned TR-U1 (Traditional Residential – Urban 1), the ~5 acre site was approved for 100 multi-family housing units as part of the approval of the *North Addition to Grandview Commons* subdivision on April 8, 2014 by the Common Council.

## Approval Standards and Design Considerations

This request is subject to the approval standards for Conditional Uses [MGO 28.183] and TR-U1 District Standards [MGO 28.050]. As a residential building complex, review by the Urban Design Commission is also required [MGO 33.24(4)(c)]. That section states that the Urban Design Commission is to review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the Plan Commission.

The Planning Division notes the following design-related issues:

- **Façade Variation and Modulation along the Alleys.** The Planning Division recommends the rear façades of the 'A' & 'B' Buildings along the alleys have more variation and modulation to better relate to their front façades.
- **Treatment of the Alleys.** In addition to the previous point, Staff encourage the applicant to further develop the alley space by adding more landscaping like shrubs and grasses (beyond the proposed grass and trees). Staff feels this will add more visual interest while softening the largely-hardscaped space.
- **Coalescing the Site's Communal Elements.** Staff recommend moving the mailboxes into the clubhouse to make the space more of a communal place.

- **Design and Placement of the Clubhouse.** The Planning Division would like the Urban Design Commission to weigh in on the incongruity of the clubhouse’s architectural style and color palette as compared to the surrounding structures. Staff would like the applicant to consider making the clubhouse more of a glass box; more transparent.

Additionally, as the design team continues to analyze and deliberate about how they will handle stormwater on site (note: for the central green, the current proposal is to put the bio-retention basin below grade), because they no longer need to connect the alleys for the fire lane, they are proposing to relocate the clubhouse 25-feet further east (please see the graphic below). Previously aligned roughly with the eastern elevations of Buildings B1 & B2 (and centered on the green), the clubhouse will now almost entirely intersect the alley corridor (and also sit off-center on the green). The Planning Division requests that the applicant reviews the location with the Urban Design Commission and additionally considers aligning the two alleys (and therefore the walkways adjacent to the alleys) and explore the resulting impact on a re-designed clubhouse.

