



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 760 Regent Street
Application Type: PD(GDP-SIP) New Hotel – Initial/Final Approval Requested
Legistar File ID # 54466
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Glenn Roby, Kahler Slater and Dave Merrick, Mortenson

Project Description: The applicant is seeking approval to construct a 176-room hotel with approximately 239 parking spaces abutting the East Campus Mall.

Project Schedule:

- The UDC referred the project on April 24, 2019.
- The Plan Commission is scheduled to review this project on June 10, 2019.
- The Common Council is scheduled to review this project on June 18, 2019.

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. (**PD Standards for Approval attached.**)

Summary of Design Considerations and Recommendations

Staff recommends that the Commission review and comment based on the specific **PD Standards** and refer to the report from the April 24th Presentation. Planning Division Staff continue to have concerns on the amount of EFIS proposed which would not comply with the zoning code for non-PD districts and is a lower standard that what is expected for development in PD districts. Traffic & Engineering staff are still working with the design team on details for bike path connections and adjacent site grading.

April 24th Referral conditions: *“That the previous comments for orientation and activation of the north and west have not been addressed, and that either through the program or exterior façade and landscaping, find a solution that activates those two either through orientation or other design. “*

April 24th UDC comments:

- Building and site should better address East Campus Mall and bike path
- Provide final details of parking lot screening panels and note that graphics are not included in this request and will require the approval of an alteration.
- Provide bike parking adjacent to outdoor patio access to bike path
- Study opportunities for energy saving measures
- Provide architectural connection between vehicular entry to the northeast area and increase patio area
- Move back of house items away from northeast corner and better activate northeast corner patio area
- Landscape proposed feels very suburban – provide a more urban form with ground cover and ground plane interest. Daylily is so overdone, provide something native and/or Coneflower
- Signage shown is not part of this application and may require a Comprehensive Design Review