



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6310 Town Center Drive

Application Type: Alteration to a Previously Approved Planned Development-General Development Plan and Specific Implementation Plan (PD-GDP-SIP)

Initial/Final Approval is Requested

Legistar File ID # [64506](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects, LLC/Michael J. Ellefson, Ellefson Construction, Inc.

Project Description: The applicant is seeking initial/final approval of three revised multi-family buildings, now proposed to be three stories in height, in the previously approved Metro Tech Plat (2006). (Here is the [link](#) to the previously-approved SIP, which was originally approved back in 2003). The Planned Development (PD) alteration scope includes changing Building #2 from a two-story 16 unit residential building to a three-story 24 unit building. All three buildings will now be three stories with similar elevation details. Site changes include a revised layout for the stormwater area and outdoor commons as well as some bike parking location adjustments.

Project Schedule:

- The UDC received an informational presentation on March 31, 2021.
- The Plan Commission is scheduled to review this proposal on June 7, 2021.
- The Common Council is scheduled to review this proposal on June 15, 2021.

Approval Standards: The UDC will be 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 and Recommendations

Planning staff requests that the UDC provide feedback based on the **PD Standards**. Staff notes that the City's Comprehensive Plan recommends "Medium Residential" development for the subject block, which generally includes multifamily buildings between 2-5 stories.

Specifically, staff request that the UDC's advisory recommendation include feedback on the following items:

- How the current (3) three-story building proposal fits within the existing site context versus the previously approved (2) three story plus (1) two story building. (Here is the [link](#) to the previously-approved SIP, which was originally approved back in 2003)
- Compatibility of the revised exterior building materials and composition with existing adjacent structures.
- Treatment of site conditions, including outdoor commons.

Staff refers the Commission to their comments from the 3/31 informational presentation:

Site Plan:

- Intrigued by the comment about the driveway and entry. It's urban edge vs. having amenities closer to the people. Definitely worth looking at. I question the center drive, the demand and traffic flow through

it and whether paving and vehicular circulation could be improved. It's greenspace that no one will use and doesn't add much value.

- It would be nice for the residents to consider flipping the parking for Building 2 to the Town Center Drive side so it's not an island surrounded by driveways.

Building Design:

- Your attention to detail on the renderings overall really makes our job easier.
- It's a very successful design.
- I particularly love the arc over the private entrances. Do they ever confuse those with public entrances?
- Look at the bottom part of those stairs and rotating them to make them a little more private.
- I'm thinking the gable elements on the third floor are more successful without the brick. By simplifying and making all those third floor gable elements siding or cement board that might calm it down and give it more unity and series repetition.
- Too much brick can be overwhelming.
- Something about this could be better, maybe that's the answer. The proportions with the brick vs. the ones without, something's a little off in my opinion. I also don't know about the main entry, I think it needs something more. Something should be readily identifiable.
- Maybe the main entrance is the only place that the brick went up as a way to differentiate a main building entrance from a porch.
- You don't need that band of precast cap to differentiate materials. You can just stop the sill at the width of the window, that might be what's throwing it off.
- Studying those third floor brick gable ends, and the comment to differentiate the main entry through the architecture, more so than just the stairs and accentuate that as a public entrance.
- A full archway there with columns, especially from curb side, you want to have that visual presence of a main entry.
- Another opportunity would be lighting at that main entrance, perhaps two fixtures on either side, any little queue helps.