



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 6402 Schroeder Road  
**Application Type:** Major Exterior Alteration to an Existing Building in Urban Design District (UDD) 2  
**UDC is an Approving Body**  
**Legistar File ID #:** [83459](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Jeff Stowe, Thrive Architects, LLC

**Project Description:** The applicant is proposing to construction an approximately 7,500 square-foot addition to the existing building to provide additional classroom, multi-purpose space and teachers' lounge.

**Approval Standards:** The UDC is an **approving body** on this request. The site is located in Urban Design District 2 ("UDD 2"), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in [MGO Section 33.24\(9\)](#).

**Adopted Plans:** The City's adopted Comprehensive Plan recommends the Employment (E) land use category for the project site. Employment areas generally include corporate and business offices, research facilities, hospitals, clinics and other similar uses, as well as limited retail and service establishments that primarily serve the employees and users of the area.

In addition, the project site is located in the Southwest Neighborhood Plan (the "Plan") planning area. Generally, the Plan recommendations identify goals for the Southwest Neighborhood, which specifically speak to increasing programs and services, as well as promoting economic opportunities and workforce development.

## Summary of Design Considerations

Staff recommends that the UDC review the development proposal, provide feedback and make findings regarding the aforementioned standards related to the design-related considerations noted below.

- **Building Design and Composition.** UDD 2 Building Design guidelines and requirements general speak to utilizing natural colors and materials, screening mechanical elements, designing with a sensitivity to context, as well as incorporating articulation/modulation to break down large buildings and blank walls, and utilizing the same level of design on all side of a building.

As proposed, the material palette is comprised of metal panel and composite siding.

Staff requests the UDC provide feedback and make findings on the overall building design and composition as it relates to creating one cohesive architectural expression, as well as where the new addition meets the existing and the materials transition.

- **Landscape Plan.** UDD 2 Landscape and Screening requirements and guidelines generally speak to functionality, screening views along roadways, complementing architectural features, and the ability of proposed plan to screen throughout the year. Staff requests the UDC feedback and findings on the overall planting plan and plant schedule, as well as the use of stone mulch.