



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 660 S Whitney Way

Application Type: Exterior Renovations to an Existing Building that is part of a Planned Multi-Use Site in Urban Design District (UDD) 3
UDC will be an Approving Body

Legistar File ID #: [78223](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Terron Wright, The Architects Partnership, LTD. | Jon Thoresen, Ramos Properties

Project Description: The applicant is proposing exterior renovation to an existing vacant restaurant building to convert into a financial institution. As part of the development proposal, the applicant is proposing various site improvements, including removal of the existing retaining wall along the S Whitney Way frontage, re-grading for a new pedestrian connection from through the site, addition of a drive-up ATM, as well as landscaping and lighting.

Project Schedule:

- This item is scheduled to be reviewed by the Plan Commission at their August 28, 2023, meeting.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 3 ("UDD 3"), 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\(10\)](#).

Summary of Design Considerations

Planning Division staff requests that the UDC review the proposed development and provide feedback based on the standards noted above as it relates to the following design considerations, including:

- Building Design.** UDD 3 Building Design guidelines and requirements generally speak to utilizing a contemporary design aesthetic; with details and materials that are consistent and complementary to that style. As proposed, existing canopies are proposed to be replaced along the north, east and south elevations with metal awning-style canopies, while flat canopies with a more modern design aesthetic are proposed to be added and retained, including those at the main entry and drive-up ATM. Consideration should be given to utilizing the same form/design of canopy across the building. Staff requests the Commission's review and findings.
- Landscape and Screening.** UDD 3 Landscape guidelines and requirements generally speak to designing landscape to be both functional and aesthetically pleasing, including screening blank walls, framing views, softening hardscape areas, incorporating variety in both planting design and species selections, etc. Staff requests the UDC review the proposed landscape plan and make findings, especially as it relates to providing year-round color, texture, as well as screening of blank walls, particularly the north and south elevations, view of the parking area from the S Whitney Way, and the refuse area located at the building's northwest elevation.
- Lighting.** UDD 3 Lighting guidelines and requirements generally speak to lighting that is adequate but not excessive, minimizing glare, and utilizing fixtures that are complementary in design and suitable for their

function. As noted on the lighting plan, there are average light levels in excess of 30 footcandles and uniformity ratios in excess of 10:1, where the maximums would be 2.5 footcandles and a 5:1 uniformity ratio, respectively, pursuant to MGO 29.36 Outdoor Lighting.

The applicant is advised that refinements to the average light levels and uniformity ratios will be required in order for the proposed lighting to be consistent with maximum light levels and uniformity ratios pursuant to MGO 29.36. Staff recommends that this be carried forward as a condition of approval.