



UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: June 6 2018
SUBJECT: 4928, 5002, 5026, 5104 Tradewinds Parkway - New Development of Two Flex/Warehouse Buildings in UDD No. 1. 16th Ald. Dist.

The applicant, Newcomb Construction, is seeking Final Approval to construct two new 35,000 s.f. single story warehouse buildings on Tradewinds Parkway.

Schedule:

UDC received an informational presentation on April 25, 2018

Approval Standards

The site is located in Urban Design District 1 ("UDD 1"), which requires that the Urban Design Commission approve the proposed hotel project using the design standards and guidelines for that district. 33.24(8)

Project Description

The applicant is seeking approval to construct two 35,000 s.f. flex/warehouse buildings that will have office entrances facing south on Tradewinds Parkway and loading docks facing north toward the South Beltline highway. The building is designed to have 26' tall tilt-up wall panels with 40 ft. tenant bays. The loading dock side will have a semi-truck loading dock door in each bay with a drive through garage door and parson door. 8' tilt-up concrete panels and landscaping will provide screening for the loading area. 135 parking stalls are shown on the site.

Recommendations

Staff believes that the UDD #1 criteria are generally met and ask the commission confirm that the applicant has addressed key comments from the April 25th meeting, including the following:

- confirmation of 75% vegetative cover in tree islands
- explore options to incorporate reveal features on backside of building
- study tree species and relative size against potential loading dock conflicts with semi trucks
- show signable areas when return