



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 825 E Washington Avenue
Application Type: Mural in Urban Design District (UDD) 8
UDC is an Approving Body
Legistar File ID #: [75630](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: AJ Robitschek, GBA Architecture Design | MM East Washington, LLC

Project Description: The applicant is proposing a mural to be located on the southeast corner of the Moxy Hotel that wraps the northeast corner of the building, with visibility from both E Main Street and E Washington Avenue.

Project Schedule:

- The UDC granted Final Approval of the 8-story hotel on May 27, 2020 with the condition that the mural return to the UDC for review and approval (Legistar No. [59850](#)).

Approval Standards: The UDC is an **approving body** on this request. The site is within UDD 8, 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](#)(15).

Summary of Design Considerations

Staff requests the UDC evaluate the proposed mural and make findings basing their decision on the aforementioned standards related to the items noted below:

- Mural Extent and Medium.** Staff notes that the proposed mural is consistent with the location, extents, and medium (painted on a stucco substrate with minimal amount of texture) that were reviewed and discussed as part of the Commission’s Final Approval for the hotel as noted above.

Staff requests UDC make findings with regard to the proposed mural related to the UDD 8 guidelines and requirements that speak to the use of durable, high quality, and complementary materials.

- Lighting.** As noted in UDD 8, Site Lighting and Furnishing guidelines, “...lighting should be designed to complement the character of the building...” as such consideration should be given to the type of fixture, as well as how it is affixed to the building (projecting or flush).

The applicant is also advised that a photometric plan will be required prior to installation of the proposed lighting that provides the light levels on the façade wall.