



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4726 E Broadway
Application Type: Building Addition in Urban Design District (UDD) 1
UDC is an Approving Body
Legistar File ID #: [93255](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Darren Simler, Badger Real Estate Development | Scott Anderson, Snyder & Associates

Project Description: The applicant proposes to construct a one-story building addition to the existing commercial building, as well as various site improvements, including landscape and parking lot.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 1 ("UDD 1"), 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\(8\)](#).

Summary of Design Considerations

Staff recommends that the UDC make findings on the development proposal regarding the aforementioned standards, including feedback related to the design considerations noted below.

- **Building Design and Materials.** The UDD 1 Building Design requirements and guidelines generally speak to utilizing low maintenance, durable and harmonious materials, contemporary architecture, and highquality design, as well as minimizing blank walls and utilizing the same level of design across all elevations. As indicated on the elevations, the north and west elevations are primarily blank facades. In addition, staff note that a roof plan was not provided, so the location of mechanical equipment is unknown.

As indicated on the plans, the proposed material palette includes metal panels, which as indicated in the UDD 1 Building Design Requirements, shall not be used except as an integral part of a design or exceptional merit.

Staff requests the UDC make findings related to the overall building design and materials, including as it relates to the use of metal panel and creating one cohesive architectural expression.

- **Landscape and Screening.** The UDD 1 Parking and Service Areas; Screening, and Landscaping guidelines and requirements generally speak to providing adequate year-round screening of parking and service areas, as well as complementing architecture and encouraging the use of native plant species. Staff request the Commission's review and findings on the proposed landscape plan and plant list as it relates to:
 - Minimizing the appearance of blank walls, especially those along the building's north and west elevations,
 - Providing adequate year-round screening of the parking area along E Broadway,

- Plant height and spacing, both at the time of planting (minimum 30 inches) and at maturity (minimum 54 inches),
- Plant quantity and density,
- Plant species, and
- The use of rock mulch.

In addition, as indicated on the site plan, a retaining wall is located along the north property line, however details related to the wall height nor materials were provided.

- **Lighting.** While staff believe that the proposed site lighting is generally consistent with the UDD 1 Lighting guidelines and requirements, staff note and the applicant is advised that additional review and approval is required as it pertains to compliance with [MGO 29.36](#). Further review of lighting will occur as part of the Site Plan Review process.

Please note that revisions to the lighting plan and calculation summary table will be required to show light levels (maximum and minimum averages) and uniformity ratios (5:1) in vehicle use areas (driveways), parking areas (stalls and access drives), and pedestrian pathways (sidewalks). Please refer to MGO 29.36 for more information regarding maximum/minimum light levels in each of these areas, as well as submittal requirements.