



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 722 John Nolen Drive  
**Application Type:** Exterior Renovations to an Existing Building in Urban Design District (UDD) 1  
**UDC is an Approving Body**  
**Legistar File ID #:** [76641](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Josh Wilcox, GBA architecture | design | DeFoor Brothers, LLC

**Project Description:** The applicant is proposing exterior renovations to an existing four-story hotel building. The proposed exterior renovations include painting existing brick/block, re-clad and score existing EIFS, paint all louvers and trim to match windows, construct a new elevator core, and replacement of the existing porte-cochere.

**Approval Standards:** The project site is located within Urban Design District 1. As such, the Urban Design Commission (UDC) is an **approving body** on this request. The UDC shall review the proposed project using the design standards and guidelines for that district in [Section 33.24\(8\)](#), MGO.

## Summary of Design Considerations

Staff requests that the UDC review the proposed alterations and make findings based on the aforementioned guidelines and requirements for UDD 1, especially with regard to the items as noted below:

- **Building Design and Materials.** UDD 1 includes a requirement that materials and colors shall be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood. While the building material palette is not changing, the application is proposing to paint existing masonry and rescore existing EIFS. In some circumstances, the Commission has raised concerns regarding the painting of unpainted masonry. Staff requests the UDC review and make findings related to the proposed exterior building modifications, including the proposed new porte-cochere and vestibule and the painting of masonry.
- **Landscape.** Staff requests the UDC review and make findings related to the UDD 1 Landscape guidelines and requirements, including those that speak to providing functional and decorative landscape that provides year-round color and texture, screening of unattractive features and uses from each other, and that is complementary to the architectural massing of the building.
- **Lighting.** The photometric plan appears to have potential inconsistencies with the City’s Outdoor Lighting requirements (Section 29.36, MGO) as it possibly exceeds the maximum allowable light trespass in some locations. In addition, the photometric plan and calculations summary table will need to be updated to provide average light levels in pedestrian and general parking areas, as well as driveway areas. While modifications to the lighting plan are inevitable, staff requests the Commission’s review and feedback related to the UDD 1 lighting guidelines and requirements which state, in part, that *“Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.”*

The applicant is advised that a photometric plan consistent with MGO 29.36 will be required as part of the Site Plan Review.

- **Proposed Sign Areas.** As proposed, the wall signage will require an exception to mounting height, for which a separate application and UDC review and approval will be required. UDD 1 provides guidelines and requirements for signage, including mounting height limitations for wall signage and net area limitations.

While the approval of the signage is not before the UDC with this application, the body could provide feedback on the proposed future sign locations noted on the elevation drawings, especially with regard to their location high on the building.