



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 4725 Tradewinds Parkway  
**Application Type:** Major Exterior Alterations to a Previously Approved Building in Urban Design District (UDD) 1  
**UDC is an Approving Body**  
**Legistar File ID #:** [77006](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Steve Shulfer, Sketchworks Architecture | 4725 Tradewinds Holdings, LLC

**Project Description:** The applicant is proposing major exterior alterations to a previously approved building in Urban Design District 1, including changes to previously approved materials and colors, removal of clearstory windows, and reducing the canopy corner feature, as well as the addition of screening for ground mounted mechanical equipment.

### Project Schedule:

- The UDC approved the original project on January 27, 2021 (Legistar File ID [63446](#)).

**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.

**Project Background:** This project is coming before the UDC as the result of a Building Inspection compliance case. The building that exists on site today was not built in accordance with the approved plans on file with the city, and primarily without building permits and inspections. Staff notes that the current owner and architect were not part of the original construction of the building in its current condition. With the goal of restoring the exterior building design as much as possible to its approved condition, the applicant team has been actively working with staff to resolve outstanding permitting and inspection issues, as well as the Building Inspection compliance case related to the major exterior alterations that are the subject of this request.

Staff also notes that the UDC is not under any obligation to approve any of the proposed alterations, noting that the role of the Commission is to determine whether the design before them can be found to meet the applicable cannot make findings that the proposed alterations are consistent with the original design intent or the UDD 1 guidelines and requirements. The applicant team is aware of this fact and of the possibility that the building will need to be restored to the condition of the original approval.

## Summary of Design Considerations

Staff requests that the UDC review the proposed exterior building and site alterations and provide feedback based on the UDD 1 guidelines and requirements as it relates to the following design considerations:

- **Building Design.** The UDD 1 Building Design requirements and guidelines generally speak to utilizing low maintenance, durable and harmonious materials, contemporary architecture, and high quality design. In addition the requirements note that metal shall not be used as an exterior material, unless it is an integral

part of a design of exceptional merit. Staff requests the UDC make findings related to the proposed exterior alterations as noted in the elevation drawings, especially as it pertains to:

- The overall design of the northeast corner of the building, including the removal of masonry at the ground floor on the northeast corner of the building, removal of clearstory windows and metal panel,
  - The re-application of metal panel on the west and east elevations,
  - The removal of the clearstory windows on the north, east, and elevations,
  - The reduction in the corner steel canopy feature and details, and
  - The treatment of the downspouts.
- **Landscape and Screening.** As noted on the site plan, there are two above ground utility pedestals located on the west side of the building, only one of which is screened with a combination of a proposed mechanical screen and landscape. As noted in the UDD 1 and Zoning Code, all above ground pedestal shall be fully screened from view along roadways. Staff requests the UDC make findings related to the proposed screening.