



Project Address: 4520 East Towne Boulevard

Application Type: Exterior Building Modifications to an Existing Building in Urban Design District (UDD) 5
UDC is an Approving Body

Legistar File ID #: [85970](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Terron Wright, The Architects Partnership, Ltd.

Project Description: The applicant is proposing to convert a former restaurant building into a retail banking center. The proposal includes exterior modifications to the building, as well as various site and landscape improvements.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 5 ("UDD 5"), 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(12).

Adopted Plans: The project site is located in the [Northeast Area Plan](#) (the "Plan") planning area. The Plan recommends the project site for Regional Mixed Use development, which are areas within the city that generally include existing and planned high-intensity centers supporting a variety of multi-family housing options and commercial activities serving the needs for the region. The Plan does note that within the Northeast Area, the most visible change could be at or around the East town Mall, which is envisioned to transition from a suburban regional shopping center to a vibrant urban mixed-use neighborhood.

Zoning Related Information: The project site is zoned Regional Mixed Use (RMX). Within the mixed-use and commercial zoning districts there are general provisions related to building and site design that are intended to foster high-quality development as outlined in [MGO 28.060](#). Staff notes that these design standards are not applicable to this development proposal given its limited scope. As noted in MGO 28.060, the design standards are applicable to all new buildings and major expansions (fifty percent or more of building floor area), which is not the case here.

Summary of Design Considerations

Staff recommends that the UDC provide feedback and make findings on the development proposal regarding the aforementioned standards as it relates to the design considerations noted below.

- **Building Design and Materials.** The proposed exterior modifications will result in significant changes to the general appearance and design aesthetic of the existing building, including the architectural detailing and materials, as well as modifying the existing roof configuration.

The proposed changes include introducing new masonry materials (Nichiha Fiber Cement Panel, Ash) and EIFS (Tony Taupe).

While staff supports the transition in the building design to a more modern design aesthetic, staff has concerns with some of the proposed modifications, including the increased parapet wall height, entry tower, as well as the multiple height transitions in the roof line, especially as it relates to maintaining

proportionality and scale across building components (top, middle, base) and contributes to creating a cohesive building design.

UDD 5 "Building Design" guidelines and requirements generally speak to utilizing low maintenance materials, maintaining compatibility with context, minimizing blank walls, utilizing four-sided architecture, etc.

Staff requests the UDC review and make findings related to the overall building design and materials.

- **Landscaping and Screening.** As noted in the application materials, landscape improvements are proposed. As such, consideration should be given to providing adequate year-round screening, color and texture. UDD 5 "Landscape" and "Off Street Parking and Loading Areas" guidelines and requirements generally speak to providing adequate year-round screening and framing views, as well as complementing architecture.

Staff notes that UDD 5 "Landscape" guidelines also note that canopy trees should be of a 2.5-3.0-inch caliper when planted, as well as all beds being properly edged and mulched.

Staff requests UDC's review and findings on the proposed landscape plan and plant list.

- **Lighting.** Staff notes, and the applicant is advised, that refinements to the lighting plan will be required to meet MGO 29.36 requirements, including those related to average light levels and uniformity ratios, as well as UDD 5 "Lighting" guidelines and requirements which generally speak to lighting being adequate but not excessive, free from glare, as well as be used for both functional and decorative purposes. Further review and approval will be completed as part of the Site Plan Review process. In addition, the fixture finish selections were not indicated on the fixture cutsheets, consideration should be given to utilizing a similar fixture finish on all proposed fixtures.