



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4846 Tradewinds Parkway
Application Type: New Building in Urban Design District No. 1
UDC is an Approving Body
Legistar File ID #: [90324](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Ross Treichel, Sketchworks Architecture

Project Description: The applicant is proposing the construction of a one-story, approximately 22,000 square-foot industrial flex building.

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 request the Commission's feedback and findings on the development proposal regarding the aforementioned standards as it relates to the design considerations noted below.

- **Building Design Materials.** The UDD 1 Building Design requirements and guidelines generally speak to utilizing low maintenance, durable and harmonious materials, contemporary architecture, and high-quality design, as well as minimizing blank walls and utilizing the same level of design across all elevations. As indicated on the plans, the proposed material palette is primarily comprised of painted tilt-up concrete panels. Staff requests the UDC make findings related to the overall building design and materials.
- **Landscape and Screening.** As noted in UDD 1, Parking and Service Areas; Screening, and Landscaping, the guidelines and requirements are intended to ensure adequate year-round screening of parking and service areas, as well as complementing architecture. 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 east/west elevation,
 - Providing adequate year-round screening of the parking area along Tradewinds Parkway and the loading area from the Beltline Highway,
 - Plant height and spacing, both at the time of planting (minimum 30 inches) and at maturity (minimum 54 inches),
 - Plant quantity and density, and
 - Plant species.