



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 4920 Femrite Drive  
**Application Type:** New Office/Shop located in UDD #1 – Initial/Final Approval Requested  
**Legistar File ID #** [54430](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Tony Adams from Adams Properties, LLC and Aaron Falkosky from Quam Engineering, LLC

**Project Description:** The applicant is seeking approval for a new 7,600 square feet office/shop building for a commercial property in Urban Design District #1. The project proposes to construct a new one story metal and wood frame building along with site improvements that include new parking, stormwater infrastructure, and landscaping.

### Project Schedule:

- This UDC received an informational presentation on **February 13, 2019**

### 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 and Recommendations

Staff recommends that UDC Staff review and comment based on the specific Guidelines and Standards of UDD 1. In considering final approval, Staff also recommends that the UDC reference their comments from the February 13, 2019 report including:

- Study the entry façade – consider bigger windows, extending the canopy, and possible change in height/width from the main building. Consider using brick on front and metal at rear building and adjusting the size of the trim. Differentiate entry area to create a clear separation.
- Add landscaping to entry area to make it more inviting.