



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4701 Tradewinds Parkway
Application Type: New Commercial Development in UDD No. 1
Final Approval is Requested
Legistar File ID # [60132](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Tim Thorson, Royal Oak & Associates/Jim Jordan

Project Description: The applicant is seeking final approval for the construction of a 50,000 square foot office and storage building on a vacant lot. The project proposes to construct a new precast concrete panel building with metal accents and complete site improvements that include new parking, stormwater infrastructure, and landscaping.

Project Schedule:

- Development team would like to start construction this year.

Approval Standards:

The UDC is an **approving body** for sites within an Urban Design District. The development site is within Urban Design District 1 (“**UDD 1**”), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(8). In reviewing plans for development in the district, the Urban Design Commission shall consider in each case those of the following requirements and guidelines as may be appropriate. In addition, when applying the requirements and guidelines, the Urban Design Commission and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC review the project against the requirements & guidelines UDD 1 and provide comments related to the exterior design and appearance of the new building and how it relates to the existing industrial context as well as views from Tradewinds Parkway. Staff notes that Building Design Requirement 6v states that metal shall not be used as an exterior material for building, except as integral part of a design of exceptional merit. Staff request that UDC make findings related to this requirement, noting comments related to the proposed use of metal accents as related to this standard. Note that the proposed site will share a cross access easement agreement with the site to the east for both vehicular traffic (on the south end) and stormwater.

Staff also recommends the UDC provide comments on the site improvements, including site access, parking layout, stormwater, grading, equipment screening, and landscaping. Landscaping sheets provide more detail on the bioretention planting design. Other design items to review and provide feedback on include the entry façade, canopy proportions and windows locations.