



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4846 Tradewinds Parkway
Application Type: Major Alteration to an Approved Building in Urban Design District (UDD) 1
UDC is an Approving Body
Legistar File ID #: [93708](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Ross Treichel, Sketchworks Architecture

Project Description: The applicant is proposing major alterations to the previously approved development, including, in summary and generally, as noted in the applicant's letter of intent:

- Various site design changes that reduced the overall impervious surface area on site, including adding landscape islands to the parking area, reducing the amount of parking onsite and reconfiguring the back-of-house operations,
- Building design changes that resulted in the overall simplification in the design and detailing, including removing clearstory windows, removing the recessed color banding at the top of the building, modifying the entry canopy, and reducing the decorative fluting in the cement panel, and
- Landscape changes to reflect the Commission's conditions of approval.

Project Background: UDC granted Final Approval of the proposed development on November 5, 2025 (Legistar File ID [90324](#)). The Commission's Final Approval included the following conditions that required changed to be landscape plan, including:

- Incorporate additional foundation plantings along the west and south elevations, including adding taller plantings, ornamental plantings (i.e., grasses) or shrubs (i.e., narrow evergreens) to add a variety in the height of the bed; and
- To reflect shredded bark mulch in all planting beds.

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 revised 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, which is consistent with the previously approved design. However, there has been a significant reduction in the material detailing and articulation, including the removal of recessed color bands and

reduction in the fluting. In addition, clearstory windows have also removed from the composition. All of which have an impact on the overall building design and detailing, articulation, proportions, in particular the top building component, and minimizing the appearance of blank wall expanses.

Staff request the UDC's feedback and findings related to the overall building design and materials, including findings related to north side of the building, which is the rear of the building, but anticipated to have some visibility from the Beltline Highway.

- **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,
 - Plant species, and
 - As it relates to addressing the UDC's conditions of approval to incorporate additional foundation plantings along the west and south elevations, including adding taller plantings, ornamental plantings (i.e., grasses) or shrubs (i.e., narrow evergreens) to add a variety in the height of the bed and to reflect shredded bark mulch in all planting beds.
- **Lighting.** Staff note, and the applicant is advised, that while the lighting appears to be consistent with UDD 1 Lighting guidelines and requirements, further review of lighting for compliance with [MGO 29.36](#) will be completed as part of the Site Plan Review process.

Plan revisions may be necessary to show the light levels (average, maximum, minimum, and uniformity ratio) in pedestrian areas (i.e., sidewalks), vehicle use areas (i.e., driveway, access drives, truck circulation, loading docks, etc.), and parking areas. The applicant team is encouraged to reach out to Building Inspection Division staff prior to making a formal submittal to confirm the necessary plan revisions and submittal requirements.