



Agenda Item #: 4

Project Title: 4621 Dutch Mill Road/4701 Ellestad Drive - Building Addition in Urban Design District (UDD) 1. (District 16)

Legistar File ID #: 82362

Members Present: Cliff Goodhart, Chair; Jessica Klehr, Christian Harper, Rafeeq Asad, Russell Knudson, and Marsha Rummel

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of March 27, 2024, the Urban Design Commission **GRANTED FINAL APPROVAL** of a building addition located at 4621 Dutch Mill Road/4701 Ellestad Drive. Registered and speaking in support were Dave Phillips, and Adam Ryan.

UDC Discussion

The UDC discussed the fence and the extents of the existing fence to be removed/replaced, including the fence running parallel to the E Broadway Service Road, as well as parallel to the proposed fence around the new outdoor storage area along the eastern property line, both of which are to be removed.

The UDC discussed the proposed painting of the existing masonry and new masonry. Overall, the new masonry should wrap around the corner to the jamb of the overhead door on the east elevation. Painting the masonry all one color versus painted masonry would be preferable.

The landscape plan is generally ok, but on the south elevation there needs to be more screening/landscape. Locating landscape closer to the building, including upright tall and medium sized arborvitae or junipers would go a long way towards breaking up the big expanse. Not just a row of the same planting, but a variety, uprights then low evergreens for year-round screening. Leave the proposed plantings along the sidewalk. Having something along the base of the building would be beneficial.

Action

On a motion by Asad, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-1-1) with Asad, Rummel, Klehr, and Harper voting yes; Knudson voting no; and Goodhart non-voting. The motion passed with the following conditions and findings:

- Revise the masonry to wrap the corner to the jamb of the overhead door on the east elevation.
- The south elevation shall be revised to either show metal panel being extended across the existing masonry on the south elevation, or for the portion of the new building be masonry instead of metal panel to match the existing masonry.
- Overall, the UDC finds that the application of metal panel is appropriate given the existing building design and context, but that materials need to be consistently applied across the south elevation.

- Revise the plans to accurately show the proposed fence and existing fence to be removed, including the fence along E Broadway Frontage Road and the east property line, which shall be removed.
- The fence shall be powder coated, 95% opaque with slats as shown in the presentation.
- The stretch along the base of the south façade, from the parking area to the east elevation, should be broken up with grouped plantings of both spreading and upright evergreens, such as junipers, yews, arborvitae, etc.