



Agenda Item #: 3

Project Title: 5152 Tradewinds Parkway - New Multi-Tenant Building in Urban Design District (UDD) 1. (District 16)

Legistar File ID #: 85349

Members Present: Cliff Goodhart, Chair; Shane Bernau, Jessica Klehr, Marsha Rummel, and Wendy von Below

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 23, 2024, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new multi-tenant building in Urban Design District (UDD) 1 located at 5152 Tradewinds Parkway. Registered and speaking in support was Kaine McNett. Registered in support and available to answer questions were Wade Wyse and Greg Karn.

Summary of Commission Discussion and Questions:

The Commission questioned the number of materials on such a simple building. The applicant responded that they complement each other nicely. This is the nature of this type of project, and the owner of the property has others that are very similar.

The Commission expressed concern with the integration of front and rear elevations, how the transition is very abrupt and that's what will be seen where Agriculture Drive meets Tradewinds Parkway. Integration with a four-sided design is called for in the UDD 1 requirements and guidelines. The applicant replied noting they could bring the façade around to the east and west elevations.

The Commission noted concerns related to the raised parapets, noting that a consistent roofline would be just as strong. The fluted metal panel would help if it was integrated at the downspout locations. Turning the corner on the rear as it turns the corner on the front would help tie up this design to be less front versus back.

The Commission noted that the fluted metal panels work to break up the façade, and the accent lighting also adds value to the design.

The Commission noted that the use of metal panel is acceptable.

The Commission noted that given the nature of the site and project, there is adequate landscaping. The direct main entry where ADA stalls are located would benefit from a double row of perennials in front of the shrubs flanking both sides of the doors. The plant schedule is heavy on shrubs and trees, not nearly as many perennials, and should be diversified to provide more multi-seasonal interest. Four inches of top soil for most of the site is pretty shallow; request that be at least six inches.

Action

On a motion by von Below, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL** with the following finding and conditions:

- The elevations shall be revised to minimize the raised parapets where possible, and to incorporate the vertical fluted metal panel elements at the down spout locations on the rear elevation, as well as on the building corners.
- The landscape plan shall be revised along the south side of the building to be a double row of perennials that run in front of the shrubs flanking both sides of the doors on the front of the building.
- The landscape plan shall be revised to show at least 6" of soil depth.
- The UDC found the use of metal panel to be an integral part of the building design.

The motion was passed on a unanimous vote of (4-0).