



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 702 N Midvale Boulevard – Building 100

Application Type: Revise the Specific Implementation Plan (SIP) for Hilldale Shopping Center to Amend Building 100
UDC is an Approving and an Advisory Body

Legistar File ID #: [77014](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates | Hilldale Shopping Center

Project Description: The applicant is proposing exterior modifications to the former AMC Theater building to create a new multi-tenant retail space as part of the continued redevelopment of Hilldale Shopping Mall.

Approval Standards: The UDC is an **approving body** on this request in regards to its location within Urban Design District 6 (“UDD 6”). Under those standards, the Urban Design Commission shall review the proposed project using the design standards and guidelines for that district in MGO [Section 33.24\(9\)](#).

The UDC is also an **advisory body** on the PD-SIP request. However, in this case, since the proposed alteration was found to be consistent with the intent of the original PD-GDP approval, it is considered an administrative amendment, not requiring Plan Commission review. As such, the UDC is advisory to the Director of Planning (28.098(6), MGO).

Summary of Design Considerations

Planning Division staff requests that the UDC provides feedback and makes findings related to the aforementioned standards and guidelines for UDD 6 and Planned Developments, including considerations related to the items noted below:

- **Building Composition and Context.** The location of the former theater building is a prominent, highly visible corner at Hilldale Shopping Center. In addition, the division of the existing building into multiple tenant spaces poses a unique design challenge to not only create a cohesive architectural expression within the building footprint itself, but also one that is complementary to the surrounding built environment. Staff requests that the UDC review and make findings related to the following design elements. Consideration should be given to the UDD 6 guidelines and requirements, which generally speak to minimizing blank walls, architectural compatibility, and designing all sides of the building with the same level of detail.
 - **Corner Orientation.** While located at a prominent corner, the proposed modifications do not include a building entry at this corner. Staff requests that the UDC make findings on the adequacy of the corner orientation.
 - **Stair Towers.** As noted on the plans, several stair tower elements and a second floor are being created. Consideration should be given to overall design and proportions of these elements and their associated parapets, openings and details, etc.
 - **Blank Walls.** While the proposal increases the amount articulation compared to the existing condition, there remain two large blank wall expanses on both the south and west elevations,

although masonry detailing and green walls are shown on the plans. Staff requests the Commission's findings related to the adequacy of the screening and detailing to minimize the impact of the wall along the pedestrian pathway.

- **Materials.** While a formal materials board was not provided and some exterior materials were not clearly labeled on the plans (North Elevation New), the proposed building material palette appears to be primarily comprised of masonry and metal materials, including precast concrete panels, brick both panted and natural, as well as stone. Staff requests the UDC review and make findings related to the proposed material palette.
- **Lighting.** While the overall proposed lighting plan and applicable fixture cut sheets appear to be generally consistent with the UDD 6 guidelines and requirements, as well as MGO 29.36, staff requests the UDC's review and findings related to the proposed lighting plan and fixtures, especially L1, which is a pole mounted fixture with a pole height of 18 feet. Consideration should be given to UDD 6 guidelines and requirements that generally speak to height relative to scale of the environment.

*Staff notes that the fixtures as shown on the fixture cutsheets on pages 49-79 of the plan set are not shown on the lighting plan. The applicant is advised that if those fixtures are proposed, the lighting plan will need to be updated to reflect those fixtures and light levels, and the plan will need to be resubmitted for review and approval.

- **Signage.** While signage is not part of this application request, potential sign locations are shown on the elevations. Staff requests the UDC review the proposed sign locations and provide feedback related to the UDD 6 guidelines and requirements, including those that speak to scale, integration of signage with architecture, and quantity, so as not to create clutter.