



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 5152 Tradewinds Parkway
Application Type: New Multi-Tenant Building in Urban Design District No. 1
UDC is an Approving Body
Legistar File ID #: [85349](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Tim Neitzel, MMI, LLC | Kaine McNett, KSW Construction Corporation

Project Description: The applicant is proposing the construction of an approximately 10,000 square-foot, multi-tenant building located in Urban Design District No. 1.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District No. 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 recommends that the UDC make findings on the development proposal regarding the aforementioned standards, including feedback related to the design considerations noted below.

- **Building Design and Composition.** 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. The project site is an oddly shaped corner lot that has street frontage on three sides. As such, consideration should be given to creating a an appropriately strong building orientation and higher level of design along those elevations facing the street. Staff requests the UDC make findings related to the overall building design and composition, especially as it relates to design and detailing of the “Rear Elevation,” which is clad in metal panel and solid man doors.
- **Building Materials.** As indicated on the plans, the proposed material palette is primarily comprised of masonry stone veneer, metal panel, and EIFS. The UDD 1 requirements note that *“Metal shall not be used as an exterior material, unless it is an integral part of a design of exceptional merit.”* Staff requests the UDC make findings related to the proposed building material palette, especially as it relates to the use of metal panel.
- **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’s the Commission’s review and findings on the proposed landscape plan and plant list as it relates to:
 - Minimizing the appearance of blank walls and screening large overhead doors, especially those along the rear and side elevations,
 - The location and screening of the refuse enclosure along Agricultural Drive,
 - Providing adequate, year-round screening of the parking areas, especially along Tradewinds Parkway,

- Plant height and spacing, both at the time of planting (minimum 30 inches) and at maturity (minimum 54 inches),
- Plant quantity and density, and
- Plant species.