



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 222 W Gorham Street
Application Type: Conditional Use in the Downtown Core District
Initial/Final Approval is Requested
Legistar File ID #: [71722](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Mike Booth, OPN Architects | Drew Deuster, Wild Planet Hospitality Group/Redrock Saloon

Project Description: The applicant is seeking Initial/Final Approval for the construction of a rooftop patio for the Redrock Saloon located in the Downtown Core (DC) zoning district.

Project Schedule:

- The Plan Commission is scheduled to review this proposal on July 11, 2022.

Approval Standards: Given the location of the project site in the DC zoning district, the UDC is an **approving body** on this request. All new buildings and additions that are less than twenty-thousand (20,000) square feet and are not approved administratively, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in Sec. 28.071(3), if applicable, and the [Downtown Urban Design Guidelines](#).

Summary of Design Considerations

Staff recommends that the UDC makes their decision on the aforementioned standards related to the items. As part of their review, staff have noted the following considerations:

- **Building Components.** As noted in the Downtown Design Guidelines and Downtown Plan, emphasis is placed on creating an interesting skyline and the design of the top of the building, including creating positive termination at the top of the building from both the distant view and pedestrian level, and creating and utilizing roof forms that are both integrated into the overall building design, but also to screen mechanical equipment. Staff requests the Commission provides findings on the proposed rooftop patio, including pergola (wood and steel), railing (corten steel and stainless steel aircraft cable), and planter boxes (corten steel).
- **Lighting.** The Downtown Urban Design Guidelines provide general design related considerations related to exterior lighting and light levels, including those related to safety, compatibility with building facades, sensitivity to the skyline and views, and utilizing full cut-off fixtures. As noted on the photometric plan, there are light levels in excess of what would be permitted pursuant to Section 10.085, MGO, including those at under the proposed pergola. As a potential code compliance issue, the applicant is advised that an updated photometric plan, consistent with MGO Section 10.085, will be required to be submitted for review and approval prior to permitting.