



**Project Address:** 4706 E. Washington Avenue  
**Application Type:** New Multi-Tenant Commercial Building in a Planned Multi-Use Site in UDD #5  
Initial/Final Approval Requested  
**Legistar File ID #** [54428](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Brad Koning, Sketchworks Architecture, LLC

**Project Description:** The applicant is seeking approval for construction of a 5,500 sf multi-tenant single story commercial building on the southern most portion of the lot. Parking will be located directly to the north of the proposed building site, with access via cross-access easement agreement with the adjacent property to the west. Exterior materials will consist primarily of brick masonry creating a durable base, a middle section of fiber-cement based panels, and a top that incorporates EIFS within the signage band areas.

**Project Schedule:**

- The **UDC** is an approving body for this site.
- The **Plan Commission** will review the conditional use application on **March 11, 2019**

**Approval Standards:**

The UDC is an approving body on this request. The site is located in Urban Design District 5 ("UDD 5"), 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(11).

## Summary of Design Considerations and Recommendations

Staff recommends that UDC Staff review and comment based on the specific Guidelines and Standards of UDD 5.

- When possible, parking areas shall be located to the side or to the rear of buildings rather than in front
- Landscape plans should include a selection of plants that provide interest and color during the entire year
- Exterior building materials shall be low maintenance and harmonious with other buildings in the area
- Mechanical elements mounted on the roof or on ground pads shall be screened from views
- Buildings should be oriented to the street