



PREPARED FOR THE URBAN DESIGN COMMISSION

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 a 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 referred** this project at the **February 27, 2019** meeting.
- The **Plan Commission** is scheduled to review the conditional use application on **April 22, 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 and UDC comments/suggestions from the February 27th meeting.

The Urban Design Commission listed the following conditions at the February 27, 19 meeting:

- Give the building a true front facing face E. Washington
- Consider entry on sides and/or front (E. Washington)
- Allow the applicant to make choice to put parking on side or front
- No false double sided building.

The design and development team has been working with Planning Staff to study alternate site plan layouts, including a layout that pushed the building toward the back of the site and moving parking in front. It appeared that the alternate site layout was not a feasible project due to existing site grading conditions. The applicant has since revisited the original design and is proposing some design adjustments that activate E. Washington more than the previous version.