



MEMORANDUM

To: Urban Design Commission
Company: Galway Companies, LLC. / Sketchworks Architecture, LLC.

Date: April 4, 2019

Project: 4706 E. Washington Ave. Redevelopment
Regarding: Site Option Study per UDC request/comment

Urban Design Commission:

At the February 27, 2019 meeting, the committee reviewed the redevelopment project proposed at 4706 E. Washington Ave. and ultimately referred the project based on the premise that what was proposed does not meet the intent of the zoning code having its primary entrances facing the street. Suggestions from the committee included placing the building to the north of the property with parking along the street to ensure the street front was considered the main entry side.

We have reviewed the UDC comments and tested several site options that could meet the requirements. What we confirmed is that the building loses significant amounts of parking, delivery access, and ADA/pedestrian access to the redevelopment. Included in this memo is an example of such layout. Based on the requirement to push the building to the north with parking in front – access to the rear of the building for exiting is all but eliminated due to the excessive change in grade as you move further north on the site without excessive excavation and blasting. Due to exiting distances, doing so required a reduction in building square footage, thus a smaller footprint and reduced revenue to support the redevelopment. Trash would need to be relocated to the south parking lot, as well as maintaining the drive access onto the property for deliveries. In order for a delivery truck or semi to access the building and navigate the site, the existing drive access would be required, thus reducing the amount of parking available on the property. Zoning has requested this existing drive access point remain closed due to the adjacency to the property to the east and west. As seen from the concept plan attached, the parking lot becomes inefficient and requires a ramp to the adjacent property that exceeds a 4 ft. grade difference make vehicle movements difficult so close to the adjacent property drive entrance. Required ADA access would require the public to cross the parking lot from the street to gain access. The balance of grade change between the adjacent properties with the parking to the front is difficult to manage taking into consideration vehicle access and maintaining ADA access.

The project we are resubmitting has taken an approach that the main building entrances are more focused on the street. Parking continues to be on the north, with the building to the south along the street as preferred by Zoning. The design has taken several steps to provide a better pedestrian connection from the street and adjacent parking lot with a access stair and relocating the bicycle parking to the front of the building. We have also incorporated a small patio to encourage a future tenant to have outdoor seating. Architecturally, the primary focus is on the street front with larger entry canopies, lighting, and larger amounts of glazing exceeding zoning ordinance minimums over the rear exit doors. We feel the collective of smaller gestures greatly enhances the street front façade and exceeds the requirements set forth by the Zoning code and UDC requests.

Attachment: Sheet C3.0 Concept grading plan

