



<b>Agenda Item #:</b>	2
<b>Project Title:</b>	4522 E. Washington Avenue - New Retail and Restaurant with Drive-Thru in Urban Design District (UDD) 5
<b>Legistar File ID #:</b>	73954
<b>Members Present:</b>	Cliff Goodhart, Chair; Shane Bernau, Russell Knudson, Jessica Klehr, Rafeeq Asad, Christian Harper and Juliana Bennett
<b>Prepared By:</b>	Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of January 11, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of new retail and restaurant with drive-thru buildings located at 4522 E Washington Avenue in UDD 5. Registered and speaking in support was Steve Doran. Registered in support and available to answer questions were Chase and Edgar Cepuritis, both representing Café Zupas.

Updates to the proposal include matching the retaining wall with the Aspen Dental property to the northeast, additional landscaping to soften the building edge between the building and the frontage road, improved pedestrian connections from the parking to the buildings, addition of stairs to the E Washington Avenue frontage road, and widening of the landscape islands for more successful and full plantings. The material palette, lighting and building steps at the roofline have also been simplified. The previously proposed EIFS has been eliminated and replaced with composite cement board panel, brick and composite wood. The Chapter building has changed from brick to cement board panel.

The Commission discussed the following:

- The pedestrian access from E Washington Avenue seems to work, and the steps through the terrace wall seem like a good solution.
- The islands show trees but no other plantings, and some stone mulch. Add plants, bark mulch and plantings as ground cover (staff level review may require that anyway).
- I don't understand the one row of angled parking, it seems like the dimensions of that space are the same as the perpendicular parking.
  - When customers enter the drive-thru they are asked to park in the angled stalls to wait for their order to come out. It is easier for customers to pull into an angled stall rather than a perpendicular one.
- Do you feel like you have enough queuing space? There are nine stalls that create this bump out as you approach the drive-thru; if you had long queuing I could see those stalls being problematic with people stuck in them.
  - We spent quite a bit of time on this.
  - We have much less of a stacking issue than other drive-thru concepts. The outside lane will merge in ahead as pre-orders, our queue is much more efficient than you might typically see.
- If you didn't have those nine stalls, everything would be more generous with a planted median and give everything more breathing space.
- The planting details show mulch up over the root flare of both the trees and shrubs, which you don't want to do. Small detail to have your landscape architect make note of.

- I didn't see a floor plan in the submittal. I see a lot of windows facing E Washington Avenue; the staff report mentions the zoning requirement for a functional entry at the public street. What kind of activities are there and what will we be looking at? Realistically what are they going to do in those windows?
  - They typically don't develop a floor plan until buildings are approved. There is the kitchen, they do have an entrance along E Washington where the canopy is. We've designed that area to be used for future office and/or staff break area. None of that glass is going to be covered up.
- That's deep enough for a break room? Even if it was a corridor with an entry there that could work too.
  - It is set up for that, they may not use it that way right away.
- I did not see any product information as to the retaining wall material.
  - Our intent is to match the Aspen Dental building adjacent. I apologize if we did not submit the materials.
- I couldn't find any detail on the diamond pattern wall element.
  - It is a trellis with some faux plant material to add a bit of green and texture.
- I think that's a great idea. I'll echo some of Shane's comments. The row of diagonal spaces are problematic with stone mulch, extended to fill the islands on either end. For the health of the plants and to match the other islands it should be bark mulch. I could live with stone down the middle.
- The area behind the Chapter building show four Callery Pears; that's being phased out across many parts of the country because they are problematic and invasive. Other options include Astria, Carpinus or smaller Crabapple, Katsuras, Red Buds. Amongst the perennials you have Black Eyed Susans; the genus and species listed are actually an annual version of that, adjust that to a true perennial version. Other than that it's a nice selection of plants, better than the average fast food environment.

## Action

On a motion by Asad, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

The motion included the following conditions:

- Add plantings in the parking lot islands.
- Replace stone mulch with bark mulch with the exception of the island strip adjacent to the angled parking.
- Update the plant list to:
  - Replace 4 Callery pears on the east side of the Chapter Building with some other small tree such as Astria, Carpinus, small Crabapple, Redbuds, etc.
  - Replace the Black Eyed Susans species with a true perennial version.

A friendly amendment was made by Knudson to add the following condition:

- The applicant shall provide retaining wall details and materials which shall match the adjacent wall details (Aspen Dental).