



Agenda Item #: 5

Project Title: 3715 E Washington Avenue - Renovation of an Existing Restaurant in Urban Design District (UDD) 5. 3rd Ald. Dist.

Legistar File ID #: 75637

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Christian Harper, Jessica Klehr, Rafeeq Asad, and Amanda Arnold

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of February 15, 2023, the Urban Design Commission **REFERRED** consideration of the renovation of an existing restaurant located at 3715 E Washington Avenue in UDD 5. Registered and speaking in support were Nathan Remitz and Joe Ferguson.

Remitz, architect for the project, said they were giving the existing Cousins building a facelift, bringing the exterior up to corporate standards and gutting the interior to bring it up to code and make it more attractive. Ferguson, representing the building tenant Cousins Subs, was available to answer questions.

The Commission discussed the following:

- The parking lot is in horrible shape. As part of this renovation, will the parking lot be resurfaced? The retaining wall at the front sidewalk along E Washington Avenue is crumbling and falling apart, is this part of your responsibility to address?
 - The entire parking lot will get resurfaced, along with significant landscape installation and upgrades. There will be landscaping around the building, perimeter landscaping, and replacement of the old wood retaining wall north of the building with a keystone block wall. A neighbor in a single-family home to the south asked for upgraded landscaping along the shared property line, so we will replace another wood retaining wall there with a keystone block wall and add additional landscaping for privacy and to create a better transition between the commercial property and their home. All parking lot lighting will also be updated. There is no intent to update the existing retaining wall at the street, which may be on the City's right-of-way. I'm not positive it is our wall to modify.
- The front retaining wall is breaking down and it looks like the concrete bumpers in the parking stalls have been pushed into it and knocked it down. Maybe you could work with the City to see if it can be fixed. It would be a shame to have to look past the crumbling wall to see the nice new renovations.
- Glad to see new plantings. I can live with stone mulch at the back of the building, especially within the fenced area with AC units and grudgingly with the rest of the back wall leading up to the drive thru menu board, but I hope that on the west side of the building you will use bark mulch because having plantings in a narrow bed against a masonry wall is a tough environment where they would benefit from bark mulch.
- Is the owner okay with keeping the existing brick? It looks like nice brick—is it in good shape or is there an aesthetic reasoning to paint it?
 - The objective is aesthetics, to lighten the stone up. There will be new whitewash and a darker gray color over the brick with a main objective of providing more focus on the new main wood feature wall. The existing brick is in decent condition.

- It looks like nice brick and feels like a waste to paint it because you'll always be fighting blistering. I don't know if the Daltile product is tile or stone, but maybe you could find something that pulls out the colors of the brick. I would be in favor of keeping the brick in its natural color.
- Looking at the elevations, are we comfortable with the clipped gable roof of the existing building vs. the parapet detailing of the remodel? We don't see the other perspectives, but I'm concerned that it looks really added on or pasted on. Maybe keeping the brick color and finding a material on that parapet addition that's complementary will help achieve success.
- We also need to look at the proposed LED strip light under the coping. Per UDD 5, lighting should be adequate but not excessive. Again, we want a cohesive and complementary expression of building material transitions. There is no photometric plan. Do we know the color of the lighting?
 - We tried to match the parking lot lumens and LED color, so it will look similar to the new LED parking lot lighting. It will be a white light to create a halo effect on the building, it is not substantially bright.
- I had similar questions about the roof and parapet, we can't tell from the renderings how they will interact. I like how the rendering looks, but at the elevations I know something is back there but don't know how they will work together. It is difficult when you get one angle and that's all you have to go off of, we don't know how they will really look. Same with the LED portion of the coping, I don't mind it but I also don't know if it really works. I can't tell how deep that is and whether it is really a glow or worth having if it is that far inset. More information would be helpful.
- I don't mind the painted brick, but I understand the comments on the difficulty of maintaining it.

Action

On a motion by Arnold, seconded by Braun-Oddo, the Urban Design Commission **REFERRED** consideration of this item to a future meeting date. The motion was passed on a unanimous vote of (6-0).

The motion noted that the applicant shall provide additional renderings or perspectives that show how the proposed parapet feature is integrated into the existing building/roof form, a photometric plan, and mounting detail related to the proposed LED band.