



Agenda Item #: 6

Project Title: 4522 E. Washington Avenue - New Retail and Restaurant with Drive-Thru in Urban Design District (UDD) 5. 17th Ald. Dist.

Legistar File ID #: 73954

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 12, 2022, the Urban Design Commission received an **INFORMATIONAL PRESENTATION** for two new retail buildings located at 4522 E. Washington Avenue in UDD 5. Registered and speaking in support was Steve Doran.

The proposal would demolish the current cinder concrete block 1970s era building and improve the site with two new free standing buildings, one with drive-thru access. The proposed businesses are Café Zuppas and Chapter Esthetics, a division of Aspen Dental for face, body and skin treatments. Both buildings are proposed with four-sided architecture, with the parking lot that faces to the interior. The Café Zuppas building has glazing, EIFS, Nichiha siding and a specific mural in each city they serve, a drive-thru and outdoor seating. The Chapter building is approximately 3,500 square feet with no drive-thru. The development will solve an existing vision triangle issue by rebuilding the dilapidated retaining wall, with the goal of starting construction in summer 2023.

The Commission discussed the following:

- The building and retaining wall across the street (mattress and dental businesses) are pretty successful with the heavily landscaped space between the wall and sidewalk sloping down. The wall is there but it's not just sheer, plain and straight. You could do something similar and complementary to that, even matching the wall material and so forth. You don't have to have a switch back ramp for accessibility, which helps avoid having all those railings and steps.
- The Zuppa's building has one more material than it needs. It could be toned down in that number of materials.
- You're removing the building on the left side where the parking lot is, creating two new buildings closer to E. Washington?
 - Exactly correct.
- That's great, I like that a lot. And I like the comment about looking to your neighbors as inspiration or synergy with the terracing and landscaping treatment along E. Washington, holding that urban edge is a great improvement. There are some narrow spaces between parking stalls, and the center strip with angled parking seems almost useless after you factor in a vehicle overhang, you won't be able to plant much there. Consider enhancement or fine tuning of the parking lot to improve the design and get better landscape edges.
- The number of materials, signage, lighting types, I'm not sure if this is the corporate standard, but it could benefit from some simplicity of the rooflines and some of the datums, in addition to the signage, lighting, change of materials, etc. Less is more here.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.