



Agenda Item #: 4

Project Title: 3554 E. Washington Avenue - Renovation of an Existing Building into a Grocery Store in Urban Design District (UDD) No. 5. 12th Ald. Dist.

Legistar File ID #: 70449

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Rafeeq Asad, Christian Harper and Jessica Klehr.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of June 15, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of renovation of an existing building into a grocery store located at 3554 E. Washington Avenue in UDD 5. Registered and speaking in support was Kirk Keller. Registered in support and available to answer questions were Samba Baldeh and Jerreh Kujabi. Keller thanked the Girl Scouts for their very important presentation, noting that he looks forward to them joining the architectural profession.

Keller reviewed five items of note from the informational presentation: the fencing on adjoining property, color control, bracing and structure of some awnings, replacement of second floor windows, and a brief discussion on lighting. Much of the budget is going to replacement of the older mechanicals. The floor plan remains the same save for the addition of a janitorial room. The colors are a little off being computer-generated but they do reflect the name correctly. The intent is to bring back the original building and some of that International school flavor. The fencing is on the adjacent property and will be handled by landscaping. The building will be an off-white color, with the awnings more toward a green color. The bracings for the awnings are now shown, and the second floor windows will be updated to remove the poke-through a/c units. Lighting is a challenge because there are two competing street lights abutting the site, but no new light poles proposed.

The Commission discussed the following:

- I applaud the greenspace between the building and the parking lot, applaud the color change, and hope the awnings have a true green cast to them like the original. I'm hoping for something more in keeping with the International style of the building for the signage font. Love the direction of this.
- You are down to about six parking spaces, including one handicapped spot. Is six parking spaces enough for this grocery store? It seems it would barely cover employees let alone shoppers.
 - We are trying to serve the local community in a food desert, this is seen as adequate. Much of the parking on the side street was controlled by the previous occupants of the building. We're making an effort on our part for a few spots so employees can park off-site.
- I like idea of having arborvitaes replacing that beat up white fence. The parking lot currently has asphalt right to the edge of the property line, I wonder about plans for excavating an area there for plantings immediately adjacent to a fence on the other side.
 - I will take that back to our landscape architect. All we can do is plant in front of that fence, but there is 75 years of compacted soil there.
- The planting selections generally look good. Be careful with the plantings directly in front of the building. You have limited light coming in, you don't want plants that will encroach into the window space.

- The overhang in front of the window is now much wider than the original, how did you choose that size?
 - The awning over the side door is the size of the original. It's falling off the building at this time and we are simply replacing it.
- It seems a little inconsistent with how tight the rest of the building is designed.
- You're painting the second story windows to match the building, why then go with clear anodized storefront instead of a white painted storefront?
 - To be consistent with the nature of the retail. The upper windows we want to be operable but the first floor windows will not be operable. White is usually one of a major manufacturer selections and we did not see that it would be a conflict at any distance.
- You can get storefront painted white.
- Those large first floor windows had a center mullion. You've got some that are close to nine or ten-feet, it would help break up that scale a little bit. The staff report stated concern about canopies over spandrel glass.
 - Those are all vision panels on the front. We are looking at the two windows on the south elevation into a storage room being spandrel.
- If it's not spandrel are we going to be seeing the back of display cases?
 - That's the reason for the produce and fruit at the front as a low display area.
- As long as we're not seeing eight-foot high shelving units.
- As part of the ordinance, any new rooftop equipment will need to be screened if the parapet wall is not tall enough to do so.

Action

On a motion by DeChant, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (5-0).

The motion noted the following, for staff approval:

- Create a landscape bed for the arborvitae along the site's northern property line. .
- The plantings along the storefront windows shall not exceed the window sill height along the front of the building and relocate plantings as necessary to spaces between windows
- Add a center mullion to the first floor storefront windows similar to historic photos.
- Submit a lighting photometric plan and fixture cut-sheets for administrative approval by the UDC Secretary.
- Recommend a sans serif font style and color change for the proposed signage shown.