



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3554 E Washington Avenue

Application Type: Renovation of an Existing Building into a Grocery Store in Urban Design District (UDD) No. 5. – Informational Presentation

Legistar File ID # [70449](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Kirk Keller, Plunkett Raysich Architects, LLP | Jerreh Kujabi

Project Description: The applicant is providing an Informational Presentation for the renovation of an existing building into a grocery store. The scope of work includes new paint, awnings, windows, signage and plantings, in addition to bringing the mechanical, electrical and water services up to current building code standards. The design intent is to bring the building back to its original 1947 appearance.

Approval Standards: The UDC will be an **approving body** as the site is within Urban Design District 5 (“UDD 5”), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of [Section 33.24\(12\)](#).

Adopted Plans: The project site is within the Carpenter Ridgeway Hawthorne Truax Neighborhood Plan (the “Plan”) planning area. In the E Washington Avenue redevelopment goals, the Plan notes that locating neighborhood-oriented commercial businesses and services are encouraged. With regard to design, the Plan notes that an enhanced design aesthetic with an emphasis on landscaping and creative design elements (i.e. artwork) to improve the appearance of properties. The Plan identifies the project site as being within Site D1, which identifies the project site as being also suitable for infill multi-family development with 2-3 stories in height and with 15-25-foot front yard setbacks.

Please note that an update to the Plan is currently underway with an anticipated timeline for completion in early 2023.

Summary of Design Considerations

Planning Division staff requests that the UDC provides feedback related to the requirements and guidelines of UDD 5.

- **E Washington Avenue Streetscape.** While the development proposal does not constitute complete redevelopment of the project site, the opportunity to improve the site’s aesthetic with regard to landscape and screening, especially along E Washington Avenue is encouraged. Consideration should be given to utilizing compact parking stalls to gain landscape frontage along E Washington Avenue, while also maintaining parking onsite. Staff requests the Commission’s feedback and guidance on proposed site landscape improvements, as well as streetscape enhancements. As a few side notes, in coordinating with City Engineering, the parking shown in the right-of-way along E Washington Avenue may either need to be removed, or an encroachment agreement executed. In addition, there is no minimum parking requirement in the CC-T zone district.

- **Site Amenities.** In addition, consideration should be given to the location, details, and screening of site amenities, including but not limited to bike parking, mechanical and utility equipment, and refuse areas relative to providing an enhanced design aesthetic.
- **Signage.** Recognizing that signage plays a role in overall design aesthetic and given the proposed new architectural detailing and ornamentation proposed, staff requests the Commission's feedback on potential locations and appropriate types of signage.