

URBAN DESIGN COMMISSION MEETING REPORT

October 8, 2025



Agenda Item #: 5

Project Title: 3357-3375 E Washington Avenue + 922-930 N Fair Oaks Avenue - New Mixed-Use Building in Urban Design District (UDD) 5. (District 12)

Legistar File ID #: 87242

Members Present: Shane Bernau, Chair; Rafeeq Asad, David McLean, Jessica Klehr, Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 8, 2025, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building located at 3357-3375 E Washington Avenue + 922-930 N Fair Oaks Avenue. Registered and speaking in support was Matthew Tills. Registered in support and available to answer questions were Chris Dawson, Kevin Burow, and Travis Fauchald. Registered in support but not wishing to speak was Nicholas Davies.

Summary of Commission Discussion and Questions:

The Commission commented that the changes to colors and materials make this a much richer project.

The Commission commented where the building steps down along N Fair Oaks Avenue, in the foreground at the entrance, the red should come down to the canopy and eliminate the masonry caps, it will look much cleaner.

The Commission noted the consistent look with variations between buildings, nice cadence, successful design.

The Commission noted the yellow projections are the same width on the top, bottom and sides. All other elements are spaced similarly. However, the same accent item on the townhomes has a heavier bottom; it feels like it wants to be the same width as the sides and top.

The Commission commented that the site wall at the corner and internally would be stronger if the material related to the building's materiality, rather than being just poured in place concrete.

The Commission appreciated the nice job in addressing their previous comments and conditions, as well as addressing the site plan concerns.

Action

On a motion by Asad, seconded by McLean, the Urban Design Commission **GRANTED FINAL APPROVAL**, with the following conditions:

- The elevations shall be revised where there are entry canopies to bring the recessed accent panels down to the canopies to remove the precast sills/caps that don't align with other masonry datum lines.
- The townhome elevations shall be revised to reduce the overlap of the fiber cement panel with the masonry to be consistent on all four sides.

- The retaining walls shall be revised to reflect a material that is consistent with the building's brick veneer material.
- The Commission finds that all other previous conditions have been met.

The motion was passed on a vote of (3-1-1) with Asad, McLean, and Mayer voting yes; Klehr voting no; and Bernau non-voting.