



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, Christian Harper, Shane Bernau, Amanda Arnold, Russell Knudson, and Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of March 15, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of renovation of an existing restaurant located at 3715 E Washington Avenue in UDD 5. Registered and speaking in support was Nathan Remitz. Registered in support and available to answer questions was Joe Ferguson.

Remitz shared additional views of how the existing roof interacts with the parapet feature, the painting of the existing brick and how it relates to the new materials. Prototypical buildings show the same elevation and floor plans as what is proposed at this location. From the front the roofline is more or less hidden. The side view shows the existing roof, which will be re-shingled, fascia and walls painted and addition of a new parapet feature. The signage shown is not part of this submittal. The LED strip light on top of the wood parapet feature is in a recessed alcove and will provide a warm glow at night. They have updated the landscape plans to use wood mulch in the planting beds. The block retaining wall on the street side of the property is in good condition with a couple of missing cap blocks that will be updated and repaired as part of this remodel.

The Commission discussed the following:

- Does the project require the site be brought up to present day landscape standards?
 - (Staff) No, we do have a site plan on file and they will need to be meet those standards, but because they are not adding square footage they are not triggering any additional requirements for landscape.
- My major concern was the lighting, which has been addressed and they made a good faith effort on all the other issues.

Action

On a motion by Arnold, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).