



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 929 E Washington Avenue  
**Application Type:** Alteration to a Previously Approved Planned Multi-Use Site in Urban Design District (UDD) 8 – Informational Presentation  
**Legistar File ID #** [69485](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Doug Hursh, Potter Lawson, Inc. | Curt Brink, Archipelago Village, LLC

**Project Description:** The applicant is providing an Informational Presentation for the alteration of a previously approved project. Previously approved as an office building, the project is being refined to reduce the amount of office space and include 105 residential units.

### Project Background:

- The **Urban Design Commission** granted final approval of original proposal on April 24, 2019 ([62297](#) and original UDC file [54198](#)).
- Originally, the development proposal included an 11-story mixed-use building (156 feet in height) with modern architectural design comprised of 257,000 square feet of commercial/office space and wrapped structured parking.
- As part of the original approval UDC granted approval of bonus stories due to the fact that the height of the proposed building was in excess of what would be allowed by a 12-story building (147 feet).

### Approval Standards:

Urban Design Commission (“UDC”) is an **approving body** on this request. The development site is within Urban Design District 8 (“UDD 8”) - Block 13a, which requires that the UDC review the proposed project pursuant to the requirements and guidelines of [Section 33.24\(15\)](#). The code states that the UDC shall apply the UDD 8 district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve the development proposal, the ordinance requires that the development can be found to meet the requirements and conform as much as possible to the guidelines.

### Summary of Design Related Plan Recommendations:

The East Washington Avenue Capitol Gateway Corridor Plan (the “Plan”) provides a framework for addressing significant land use and design issues for the area centered along East Washington Avenue, from East Mifflin to East Main Streets, one of the City’s most prominent corridors. As noted in the Plan, the project site is recommended for commercial and residential land uses.

The Plan generally provides development principles and design guidelines that speak to maintaining capitol views by establishing maximum and minimum heights, setbacks and stepbacks, encouraging building design, materials, and colors that are complementary to and consistent with surrounding development, providing a mix of land uses, and creating a vibrant streetscape along East Washington Avenue.

## Summary of Design Considerations

Planning Division Staff requests that the UDC provide feedback on the design considerations noted below based on the requirements and guidelines of UDD 8 and the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#).

### Summary of Design Considerations

- **Building Height and Bonus Stories.** As noted in UDD 8, the maximum building height is 12 stories without any bonus stories. The development proposal includes a request for two bonus stories for a total overall height of 14 stories. Bonus stories are permitted provided code-compliant setbacks and bonus story provisions are met. A total of three bonus stories may be allowed provided that the proposal provides sufficient public benefit to warrant the additional height, including but not limited to affordable housing, energy efficiency, sustainability, structured parking, pedestrian connectivity, and open space. Please refer to Section 33.25(15)(e)(12)(c) for additional information.
- **Overall Building Design.** Staff requests UDC feedback on the overall building design as it relates to building massing and articulation. Special consideration should be given to providing visual distinction between upper and lower floors, providing a positive visual termination at the top of the building, and integrating mechanical equipment screening into the overall building design.
- **E Washington Avenue Main Building Entry.** The main building entry along E Washington Avenue provides access to both the commercial and residences. Staff requests UDC feedback on the design/prominence of the main building entry.
- **Façade Composition.** Overall, the proposed material palette is more traditional in nature, primarily comprised of brick, both horizontal and vertical applications on the ground and upper stories respectively, and metal panels, detailing and accents. Special consideration should be given to the treatment of floors 2-5, which include structured parking. As noted in the design guidelines of UDD 8, all visible sides of the building shall be designed with details that complement the front façade.
- **Consideration of Future Signage Areas.** While signage will be a separate application, Staff requests UDC provide feedback on potential future sign areas along the E Washington frontage. Consideration should be given to the impacts of signage on architectural features, desired sign types, lighting, etc. As noted in UDD 8, sign design and placement should fit the character of the building and not obscure architectural features.