



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 823 E Washington Avenue
Application Type: Architectural Building Accent Lighting in Urban Design District (UDD) 8
UDC is an Approving Body
Legistar File ID #: [80826](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Jeff Brenkus, GBA architecture | design | MM East Washington, LLC

Project Description: The applicant is proposing exterior architectural accent lighting for the Moxy Hotel. The proposed lighting includes a continuous LED strip, mounted at a height of 13 feet above grade, that extends from the face of the building on E Washington Avenue along the south (alley) side of the building, and eight wall sconce lights to be located below the sixth floor balcony.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 8 (“UDD 8”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in [MGO Section 33.24\(15\)](#).

UDD 8 includes specific requirements and guidelines related to lighting. As stated in the UDD 8 “Site Lighting and Furnishings” requirements, cut-off light fixtures are required. In addition to the cut-off requirement, the guidelines generally speak to pedestrian areas being adequately lit but not excessively so, encouraging low-level building lighting, where appropriate, and lighting being designed to be complementary to the character of the building and creating a pleasing relationship with adjacent properties.

Summary of Design Considerations

As noted in the application materials two types of light fixtures are proposed, wall scones (Fixture XW6) and an LED light strip (Fixture XBT1-137, -17, and -67). As indicated on the plans, the proposed fixtures and lighting information are shown in green, while the approved lighting information is shown in blue. Staff notes the following design-related considerations as it pertains to each of the proposed fixtures. Staff requests the UDC reviews the proposed lighting plan and fixture cutsheets and provides feedback and findings as it relates to the above-referenced UDD 8 requirements and guidelines.

- **Wall Sconces - Fixture XW6.** As noted on the application materials, a series of eight wall sconces are proposed to be mounted on the outside wall of the sixth floor balcony, facing E Washington Avenue, and wrapping around the north side of the building.

Staff notes that a very similar fixture was originally included in the initial lighting plan for the building, Fixture XW7A, which is also located on the outside wall of the sixth floor, but on the north side of the building. The proposed fixtures continue the lighting scheme from the north side around the front face at the sixth floor.

While staff believes that this light will provide low-level building lighting, there is question as to the necessity of the lighting relative to accentuating architectural features and given the existing/approved lighting on the inside wall of the sixth floor balcony.

Staff notes that these fixtures are meet full cut-off requirements and are down light only.

- **LED Light Strip – Fixture XBT1-137, -17, and -67.** As noted on the plans, a series of three different lengths of the proposed LED light strip are shown on the plans. The strips will be mounted 13 feet above grade, under the 2-inch reveal in the building's ACM panel system and include a frosted lens cover and a metal channel/extrusion to meet cut-off requirements.