



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1002-1046 East Washington Avenue  
(2<sup>nd</sup> Aldermanic District, Alder Zellers)

**Application Type:** Demolition and Conditional Use

**Legistar File ID #:** [40591](#), [40593](#), and [40940](#)

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Report Includes Comments from other City Agencies, as noted

## Summary of Revisions and Next Steps

Notable revisions to the proposal since the December 9, 2015 staff report are as follows:

- Number of dwelling units has increased from 198 to 203, due to interior space reconfiguration in portions of the tower element that allowed for greater efficiency in the use of space. The additional five units are on floors four through eight of the tower element. The revised dwelling unit mix is as follows: 23 efficiencies, 123 one-bedrooms, 48 two-bedrooms, and 9 three-bedrooms. Density for the project as a whole is now 81 dwelling units per acre, with 52 du/ac on the East Mifflin Street side and 110 du/ac on the East Washington Avenue side
- Number of vehicle parking stalls has increased from 358 to 368
- Number of bicycle parking stalls has increased from 217 to 272 interior stalls. 76 exterior stalls remain as originally proposed.
- The applicant has submitted a Traffic Impact Analysis and Transportation Demand Management Plan, which have been favorably reviewed by Traffic Engineering staff.

The applicant is expected to submit required materials to the Urban Design Commission for consideration of final approval of the design on January 27, 2016.

## Additional Conditions of Approval

In recent days, the applicant has agreed to additional conditions of approval in response to discussions with staff, Alder Zellers and input from the Tenney-Lapham Neighborhood Association. New conditions recommended for approval of the proposal at this time are as follows:

1. In final plans submitted for staff review and approval, the applicant is encouraged to incorporate a dog-waste disposal station, if the tenants are allowed to have dogs.
2. Final plans submitted for staff review and approval shall include at least two (2) electric car charging stations.
3. The applicant is encouraged to explore the feasibility of incorporating rooftop solar panels in areas not utilized for usable open space.
4. The applicant will strive to provide approximately one hundred (100) stalls for occasional public use for evening events at Breese Stevens. Following coordination with Parks Division staff, but prior to final signoff by staff, the applicant shall provide further information on the number of events per year and a strategy for the collection of any fees for event parking. This shall be prepared as part of the parking management plan.
5. The applicant shall work with Lapham Elementary School staff to inform them of the construction schedule and to respond to special needs to the extent practicable.
6. Final plans submitted for staff review and approval shall be internally consistent.