



Agenda Item #: 4

Project Title: 929 E Washington Avenue - New Mixed-Use Building Containing Office/Commercial and Residential Located in UDD No. 8. 6th Ald. Dist.

Legistar File ID #: 69485

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Christian Harper, Christian Albouras, Jessica Klehr, Russell Knudson and Shane Bernau.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 13, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building located at 929 E Washington Avenue in UDD No. 8. Registered and speaking in support were Rebecca De Boer, Doug Hursh, representing Archipelago Village, LLC; Brian Reed, representing Potter Lawson, Inc.; and Curt Brink. Registered in support and available to answer questions were Terrance McMillan, representing Potter Lawson, Inc.; and John Thousand, representing Archipelago Village, LLC.

Hursh reviewed updates to the proposal, including keeping the balconies recessed as it's critical for the square footage of the apartments inside. He discussed details of the brick (stacked bond turned both horizontally and vertically), with running bond on lower part of building in reddish/orange and darker charcoal colors. They are trying to create kind of a district with the entire block, all in relation to the Klueter Building, all with different bricks. The lightest is the range they are looking for, this being the largest building that will be facing north and look a bit darker. All the bricks provide some variation. The standing seam metal at the top of the building still has texture, with a more random vertical pattern to create some shadow. The panels of glass are translucent, similar to the glass at the Central Library; it does obscure some detail. They are still looking at the glass changing color for special events and holidays.

Discussion by the Commission was as follows:

- The balconies that protrude out, is it formed concrete or is there any way to stain that? Right now it looks a little foreign as the only exposed concrete on the building.
 - It's shown as exposed concrete in the rendering, but we did talk about staining that so it's a darker gray.
- I'd suggest that.
- I wanted to ask about the Central Library image, is that the parking garage glass?
 - Those three levels of parking would all behind that insulated glazing unit vs. a single pane, with similar coating to the rest of the building so it ties together, but it will have that frosted etched finish similar to that on the library to obscure the view into the parking garage.
- My understanding is it's not conditioned, it's open. I was curious to understand if this new parking garage area is to be fully heated and cooled.
 - No it's not, it is enclosed kind of on E. Washington to present a nice façade, and then it opens up with the perforated panels as you go down the sides.
- Could you successfully apply a single pane and achieve the same aesthetic?
 - We'd have to use a vinyl interlayer that pulls in all the way to the front and makes the glass look really white.

- It's a big commitment of this project to make that extra investment. Will there be bollards to stop cars from bumping that glass façade?
 - There will be either a parking stop or cable railings that would extend from column to column behind the glass.
- I was curious about the visuals of whatever structure is in there, a constant shadow expressed of what's there.
 - We have cables on the other faces to protect the perforated metal. You'll see it at night a little bit, it expresses the function of what happens there. During the day you won't see it.
- (Secretary) The Commission should discuss the proposed height and bonus stories, with findings that the UDD requirements and guidelines are being met with regard to the requested bonus stories.
- We should clarify the signage area might be crossing over architectural elements, in the spandrel areas.
- What they're showing is just along the first floor associated with tenant spaces, above the canopy, placed in between the mullions in the windows. You could provide findings with the signage type as well as the general location.
- Could you remind us what you're providing in terms for the height ask?
 - Green roofs, providing access through the site, creating connection through the block, historical restoration, providing structured parking that provides public parking.
- I appreciate the demonstration on the glass, the adjustments to the balconies, love the green roof. The penthouse looks nice.

Action

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

The motion included the following:

- Stain the concrete balconies so they are more in keeping with the charcoal color of the trim.
- Given the extreme attention to detail, materiality, success of the front façade, success in achieving the parking garage façade and the added investment, the purple/green roofs, the narrative/intent for how the building might achieve energy efficiency through design, the Commission finds the requested bonus stories approvable.
- Between the parking level and apartment building, the Commission is not expecting any signage above the canopy level.