



Agenda Item #: 4

Project Title: 702 N Midvale Boulevard - Specific Implementation Plan (SIP) for Hilldale Shopping Center Building 100 Located in Urban Design District (UDD) 6. 11th Ald. Dist.

Legistar File ID #: 77014

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Amanda Arnold, Christian Harper, Marsha Rummel, and Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 26, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Specific Implementation Plan (SIP) for 702 N Midvale Boulevard, Building 100 located in UDD 6. Registered and speaking in support were Brian Munson, Brian Bernstein, Matthew Manke, and Christopher Boyce. Registered in support and available to answer questions were Scott Anderson, Jonathan Parker, and Daniel Bier.

The repurposing of the former AMC suite will divide the space and reactivate this corner while addressing the façade components with new entry points, new windows and fenestration and new materials, and completely repositioning this portion of the building to create pedestrian access. Phase 1 includes replacing the façade material with a horizontal banded panel system and more glazing, saving materials where possible; the glass tower element will remain. Emphasis has been made on the canopies with structural steel to address solar gain. A protruding patterned brick is proposed as part of the material palette, with an overlaid green wall system for less of a blank wall. Canopy and fin elements have been removed from the corner façade. There is an opportunity for a future mural. Signage locations shown will not all be utilized; these are locations where signage could be approved.

The Commission discussed the following:

- The staff report asks us to comment on openings, details, lighting, and activation.
- I'm still confused about what's actually going on with the red brick. Is that all uniformly one color of brick, you indicated the lightened "pixels" represent protruding masonry to get that effect. I see other protruding bricks that are not lighter in color, what's going on? Do the lightened ones protrude out further than the other ones that also seem to be protruding? There is a disconnect between what you explained and this particular image.
 - The white is being used to depict what would be protruded out two-inches from the facade. It is hard to see in a rendering but that is the intent. The rest would be flush and the same color masonry, the white is there to depict the pattern and idea.
- Is this what they call a Flemish bond?
 - Exactly right, extruded out close to two-inches for maximum relief for shadow and play of light.
- I think it's a neat effect, I hope it displays as well as intended.
- On the green wall, this may be jumping the gun, what are you thinking of as a possible plant material and how big is that planting bed underneath, specifically how wide is it and how far out from the building does that stick?
 - The seat wall in front of the green wall sits about two to three feet from the back of the seat wall to the face of the building, a row of hedges is proposed to sit there with Boston ivy to grow up the wall.
- A combination of climbing vine on the lattice system with shrubbery in front of it?
 - Yes.

- OK, I'll be interested to see what the final plant selections are. I'll nudge you in the direction, be aware of what's involved with Boston ivy (grounds crew of Wrigley Field). I would recommend while that fills out, lean towards nice super columnar evergreens, some junipers, arborvitae and others that are almost like exclamation points and would work nicely in there and allow the ivy to get off to a better start.
- There's a full plant list and landscape plan in the submittal.
- It's a nice improvement to the old theater. The painted brick tenant space to the right of the dark material, have you considered not painting it and leaving it the natural brick? It's a warmer color and would help balance the red on the other side. Then you don't have to go through the agony of painting brick, and that would have to come to UDC.
 - We're proposing a white stain and to keep some of the warmth that sits behind it. There is a true second floor there that will likely be two tenants, trying to find an appeal for multiple tenants, for branding, we didn't really want to express the second level. Once we phase this building and build out to the west side that would be the last remaining reddish brick we have outside the cycle bar. We're trying to blend a lot of existing architectural expressions.
- It appears the stone taller area, are we seeing the height of that or are you taking some of that down? I am talking about the existing stone corner element, the big limestone stair tower?
 - Because we're phasing this project, we're going to be relocating both stair towers. The tall masonry piece will be removed and we'll shift the stair tower to just around the corner. The other stair tower is buried further into the space but the glass element will remain. You are seeing a shift to the height.
- I like the expression of the pixelated brick, that's a nice creative way to add interest to the wall until the ivy or whatever it is can climb up. You showed some potential color under those awnings, on a whole this development has done a successful job of adding color without competing with the architecture and however the tenants will choose to outfit their windows.
- I think it looks really great. On the west elevation by the mural I do see some indication of plants at the base, are any raised planters proposed for that space, like the green on the other side?
 - What you're seeing there is a built-in planter holding grade against the building, and a row of hedges at the base of that mural.
- I found the plants that were around the corner for the green wall. Can you tell me what the plants are for that? I'm happy you have a low planter there.
 - We have a row of taxus there along that space.
- There are a lot of entry canopies for retail, but in this case you're removing a canopy. The new design with making everything black and gray where the existing building is, it tends to flatten and kind of make everything sort of monotone on the existing, where the new design and new facades are richly textured and colored.
 - There is not a specific reason that needs to come off, other than opening up that corner. We can certainly explore leaving it.
- I can see removing the one that used to be an entrance, but the one in Apple Park seems like, if a restaurant was there, it could be a nice place to sit under.
- The staff report asks us to comment on the building corner of all glass without an entry, second story openings and details, the materials being brick, masonry, metal panel, and a finding on light fixture L1. Is the lighting L1 along Heather Crest extension part of this project or the next?
- (Secretary) The same fixture is on both lighting plans as it is on both sides of Kelab Drive.
- That fixture is part of this application?
- (Secretary) Yes. We're trying to create this amazing pedestrian environment but putting up an eighteen-foot light pole, that isn't very pedestrian.
- Maybe you could confirm the height of the existing light poles?
 - Best guess is in the range of fifteen feet.
- The lack of a doorway at the corner doesn't bother me in this context. It's a busy intersection, it's a little hard to traverse sometimes and I don't feel strongly that it's important to bring more pedestrians to that corner. I do find this a little drab, I like the touch of color, if there was any way to bring that through the black and white area, it would bring nice cohesion, bringing that color around the corner.

A motion was made by Braun-Oddo, seconded by Arnold, for Final Approval. Discussion on the motion was as follows:

- The applicant could consider potentially changing one or two of the massings at the corner to a different material to add more interest and texture to that corner, rather than all three of those blocky elements being black.
- And consideration of keeping the overhang canopy on the Apple Park side of the building.
- Taking into account the comments made about the vegetation.
- Are these recommendations or conditions?
- Recommendations.
- (Secretary) I want to make sure it is clear what we are asking staff and the applicant to do as we move this one forward. This doesn't go to the Plan Commission, so whatever recommendations or conditions we're making need to be absolutely clear. When we use the words 'consider,' 'revisit' or things like that, it's as simple as saying "Yes, I thought about it, I'm, not going to do it" and that is the reconsideration. If we have design things we want to see that we think would make a better project, we need to have more firm statements.
- I think this is a really nice looking project. I think back to our recommendations versus conditions; I don't think I would make any of these conditions because I think on the whole, the development is interesting enough that if they choose not to change a material or take down a canopy if it doesn't work, I don't think I would hang my hat on that for not approving it. If you want us to hit your few items, the signage Brian touched on, they'll be coming back for signage and this was just to show potential for signage. I would recommend that the tall light on the other side of the existing ones by Apple Park, that the height matches the other lights that are in the drive median. We have a clear idea of what the materials are.
- I support the motion as is, but would you consider a friendly amendment: I do think that canopy facing Apple Park is a pretty significant element for the quality of that space. I believe it's a recommendation right now, I'm okay with the others, would you consider changing that one to a requirement?
- I'm fine with that. There is consensus that it is an important element.

Action

On a motion by Braun-Oddo, seconded by Arnold, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (5-0). The motion passed with the following conditions:

- The applicant shall consider changing one or two of the massings at the corner to a different material to add more interest and texture to that corner, rather than all three of those blocky elements being black.
- The applicant shall consider updating the landscape plan to reflect the comments about vegetation, including using a super columnar evergreen, some juniper, arborvitae in front of the climbing vines on the green wall, reconsider the use of Boston ivy on the green walls.
- The lamppost (Fixture L1) shall be consistent, height-wise with those existing in Apple Park.
- The overhang on the Apple Park side of the building shall be retained.