



Agenda Item #:	8
Project Title:	929 E Washington Avenue - Major Alteration to a Previously Approved Project in Urban Design District (UDD) 8. (District 6)
Legistar File ID #:	80425
Members Present:	Cliff Goodhart, Chair; Jessica Klehr, Shane Bernau, Christian Harper, Wendy von Below, Marsha Rummel, Rafeeq Asad, and Russell Knudson
Prepared By:	Kevin Firchow, AICP, Acting UDC Secretary

Summary

At its meeting of February 28, 2024, the Urban Design Commission **GRANTED FINAL APPROVAL** of a major alteration to a previously approved project located at 929 E Washington Avenue. Registered and speaking in support were Doug Hursh, Curt Brink, and Rebecca de Boer. Registered in support and available to answer questions were Neil Densmore, and John Kothe. Registered in opposition but not wishing to speak was Robert Klebba. The team presented updated information based on the Commission's previous discussion and comments.

The Commission had the following questions for staff and the development team:

- We are charged to confirm whether or not the conditions for Initial Approval were met.
- Those being incorporation of substantial public parking, to demonstrate that, the midblock design, the hotel drop-off, decorative finish, building setback greater than 15-feet, and some additional administratively approvable lighting. We need to accept the request for a setback greater than 15-feet, but we do have the latitude to do that, correct?
- (Firchow) UDD 8 does allow the UDC to approve a greater one, that is outlined in the staff report.
- Which indicated they are using that extra space to activate the first floor area with the public areas of the hotel, much like the activities going on at Indigo, when the weather is good.

The Commission discussed the following:

- I think they've hit it out of the ballpark on everything we've asked of them. The north south corridor is nice, I love the lighting bollard. As far as the backdrop to the vehicular drop-off space, I know you said it's kind of a placeholder, but I really liked what you had, the texture combined with lighting was a nice composition. I liked what you did on the top of the building. I liked everything I saw.
- I agree that this project has been really improved. I especially want to thank them, I called out that thru street because I misunderstood, but they improved it immensely. Overall, I appreciate their attention to the setbacks, and all that.

Action

On a motion by Bernau, seconded by von Below, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0), with the following findings:

- The UDC accepts the request for exceeding the 15-foot setback.
- Further development of the lighting plan can be handled administratively.