



Project Address: 929 E Washington Avenue

Application Type: Alterations to a Previously Approved Development in Urban Design District (UDD) 8
UDC is an Approving Body

Legistar File ID #: [90073](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Doug Hursh, Potter Lawson | Curt Brink, Archipelago Village, LLC

Project Description: The applicant is proposing exterior alterations to a previously approved development. The proposed exterior alterations, as noted in the Letter of Intent, include replacement of primary building materials, sixth floor terrace modifications, including landscape and lighting plans, additional glazing in the fitness center, rooftop mechanical enclosures and screen wall cladding, and column cladding materials at the main building entrance and drop-off areas.

Project Schedule:

- The UDC granted Final Approval of the Project on February 28, 2024 (Legistar File ID [80425](#)).
- The Plan Commission granted approval on January 22, 2024 (Legistar File ID [81082](#)).

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). In applying the standards, the code states that:

"...the Urban Design Commission shall apply the [UDD 8 district] requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the East Washington Avenue Capitol Gateway Corridor Plan. The development shall meet the requirements and conform as much as possible to the guidelines. Both the requirements and guidelines apply to new buildings or structures, additions to existing buildings or structures, major exterior alterations of existing buildings or structures, street graphics, and new parking facilities or alterations to existing parking facilities unless stated otherwise for a specific item. The overall design of each development shall be of high quality."

In this case, while the UDC is an approving body, the Commission's review purview is limited to the proposed exterior alterations as noted in the applicant's Letter of Intent.

Following the UDC's review and final action, an administrative alteration application for a Minor Alteration to the Approved Conditional Use will be required to be submitted.

Summary of Design Considerations

Staff requests that the UDC review the proposed alterations and make findings based on the aforementioned standards, consistency with the design intent of the original approval, and as it relates to the impact the proposed exterior building material changes may have on the overall building design and detailing as noted below:

- **Exterior Building Materials.** As noted in the applicant's Letter of Intent, changes to the primary exterior building materials are proposed, including:
 - The original approval included Brick Type 1, a brick veneer, Summit Brick (color: Old Chicago), a primary material, which is proposed to be replaced with Metro Brick (color: Commons), a prefabricated concrete panel with real brick face. Staff believe this change is notable as the proposed material lacks the color variation that was present in Brick Type 1, which contributed to the overall design aesthetic of previous building, including as it related to adding interest. In addition, staff note that as part of the previous approval, there was a significant amount of masonry detailing, including changes in plane and lay pattern. Staff recommend that the Commission address the masonry detailing in their formal action.
 - All steel channels and beams (color: matte black), are proposed to be replaced with a stained precast concrete panel detailed to replicate the original steel framing. Staff believe this change is also notable given the potential limitations of the concrete panels to accurately replicate the detailing, texture, profile, etc. of the steel material.
 - The concealed fastener ribbed metal accents panels (color: matte black), located adjacent to the windows on floors 7-15, are proposed to be replaced with a stained ribbed concrete precast panel, and
 - The flat metal accent panels located between the aluminum curtainwall systems, on the sixth floor are proposed to be changed to Brick Type 2, Endicott Manganese Iron Spot, a smooth black brick. Staff note that the Brick Type 2, was a material that was included in the material palette of the previous approval.

Staff requests the Commission's feedback and findings as it relates to the proposed changes in primary exterior building materials, based on the requirements of the UDD 8 Materials and Colors guidelines and requirements, including those that generally speak to utilizing high-quality durable materials, color choices being complementary to design and context and designing all visible sides of the building with details that complement the front façade.