



## Presentation addressing UDC Comments:

1. Public Parking information
2. Thru-block pedestrian pathway
3. Building set back of 15'+
4. Revised Lighting Plans
5. Landscape planting changes
6. Building top refinement

929 East Washington Avenue

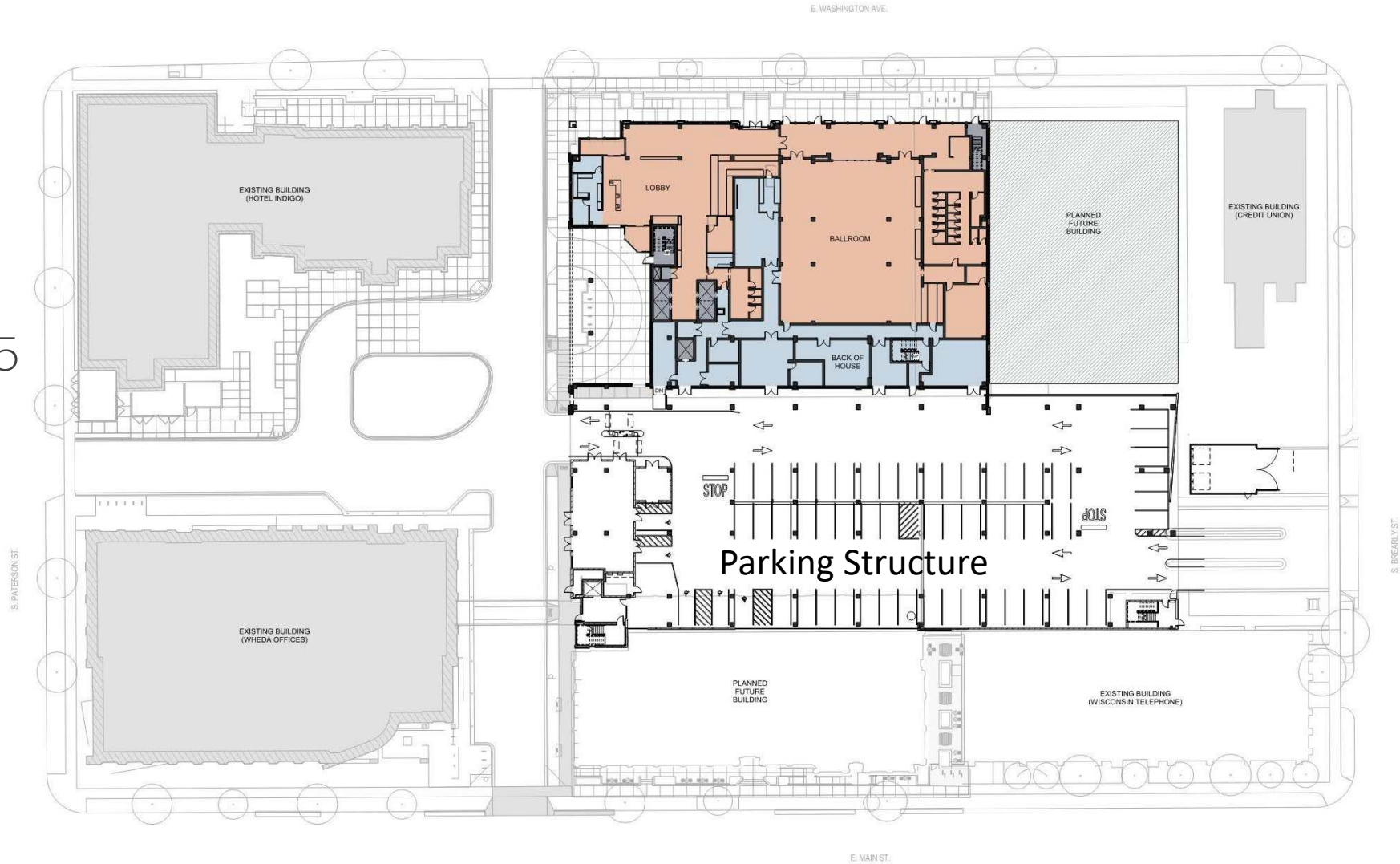
Dual Brand Hotel: Hilton Tempo and Homewood Suites

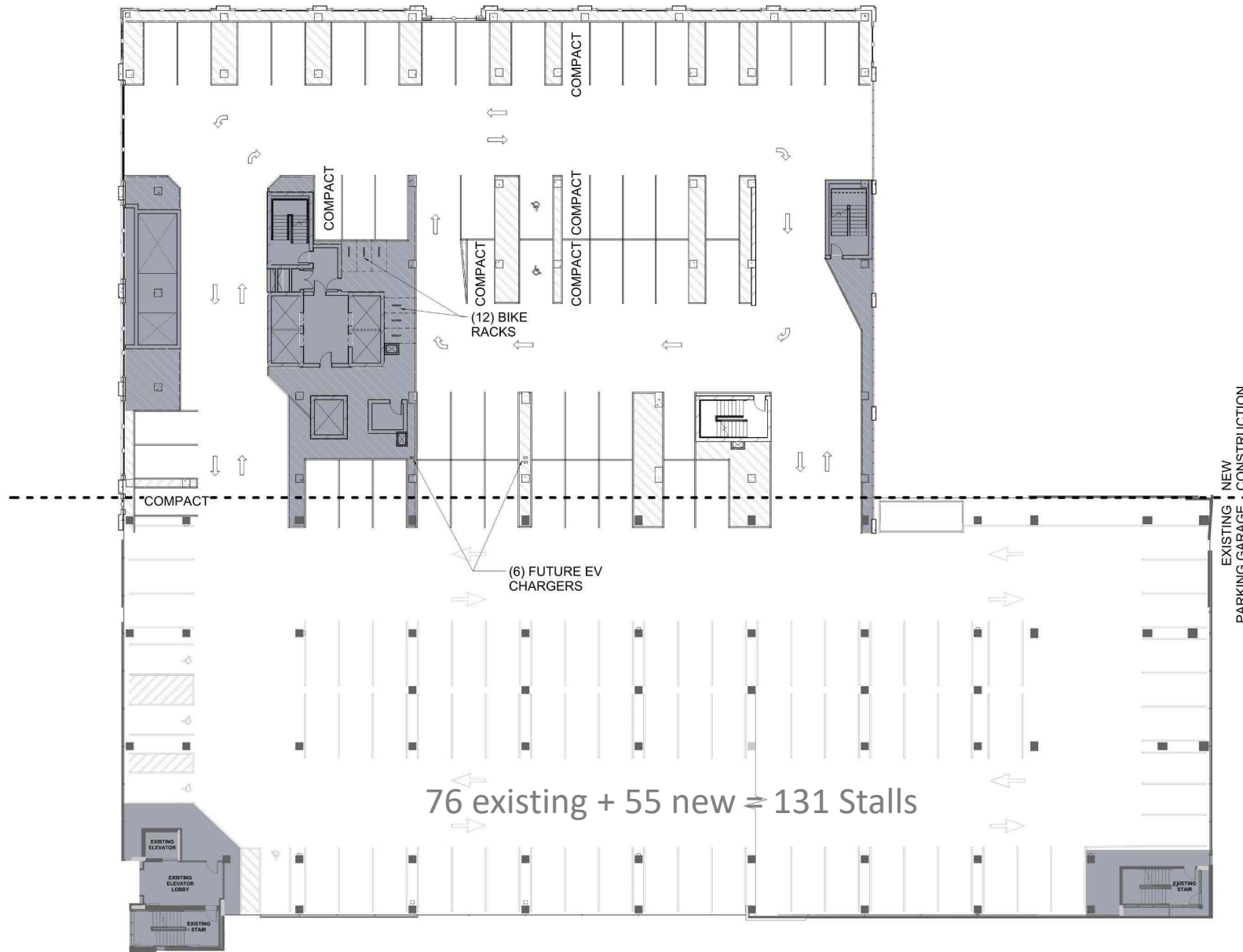
Urban Design Commission Meeting

February 28, 2024

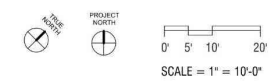
# Public Parking:

1. 150 new stalls
2. Total Stalls 540
3. Public Stalls: 91 to 145
4. 2 entry points
5. PARCS system
6. Open 24/7
7. Signage added





**FOURTH FLOOR OVERALL PLAN**  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/22/24



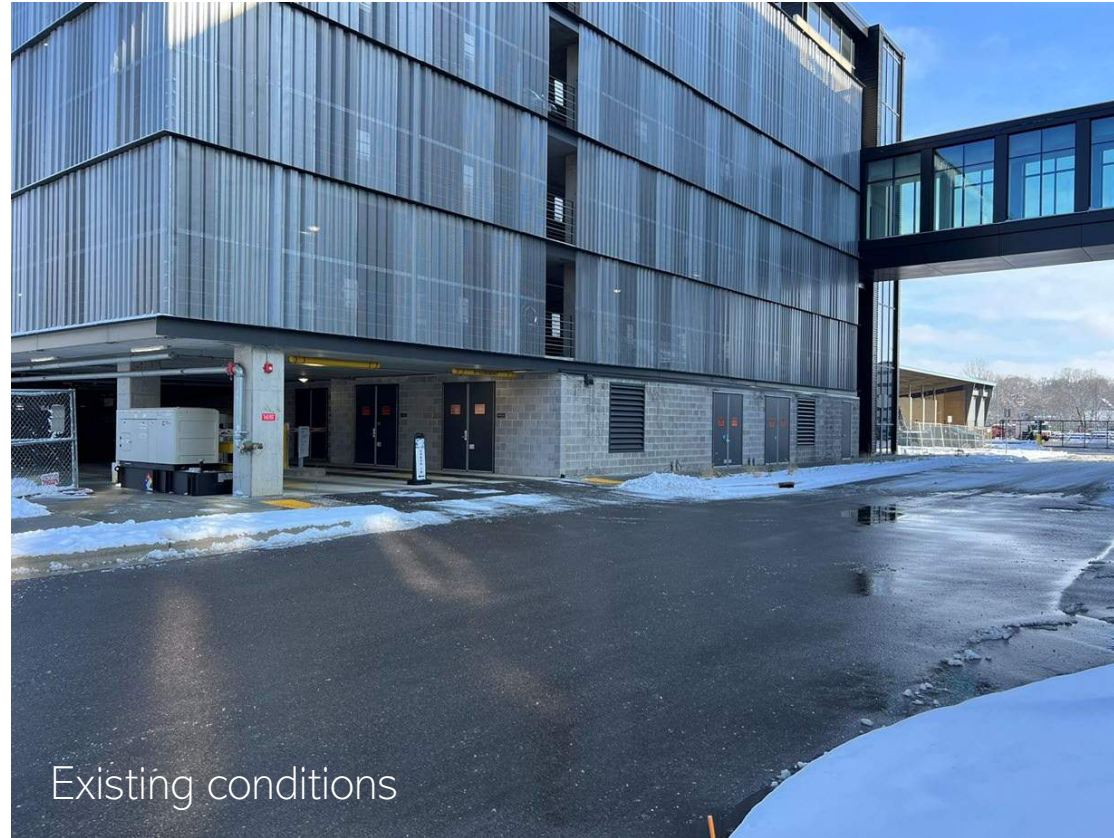
# Parking Summary

Use	Stalls
WHEDA Building	225
Hotel Indigo	55 to 70
Hilton Hotel	100 to 150
Public Use Stalls	96 to 161 (17% to 27%)
Total Stalls	541



# Through-block pedestrian path:

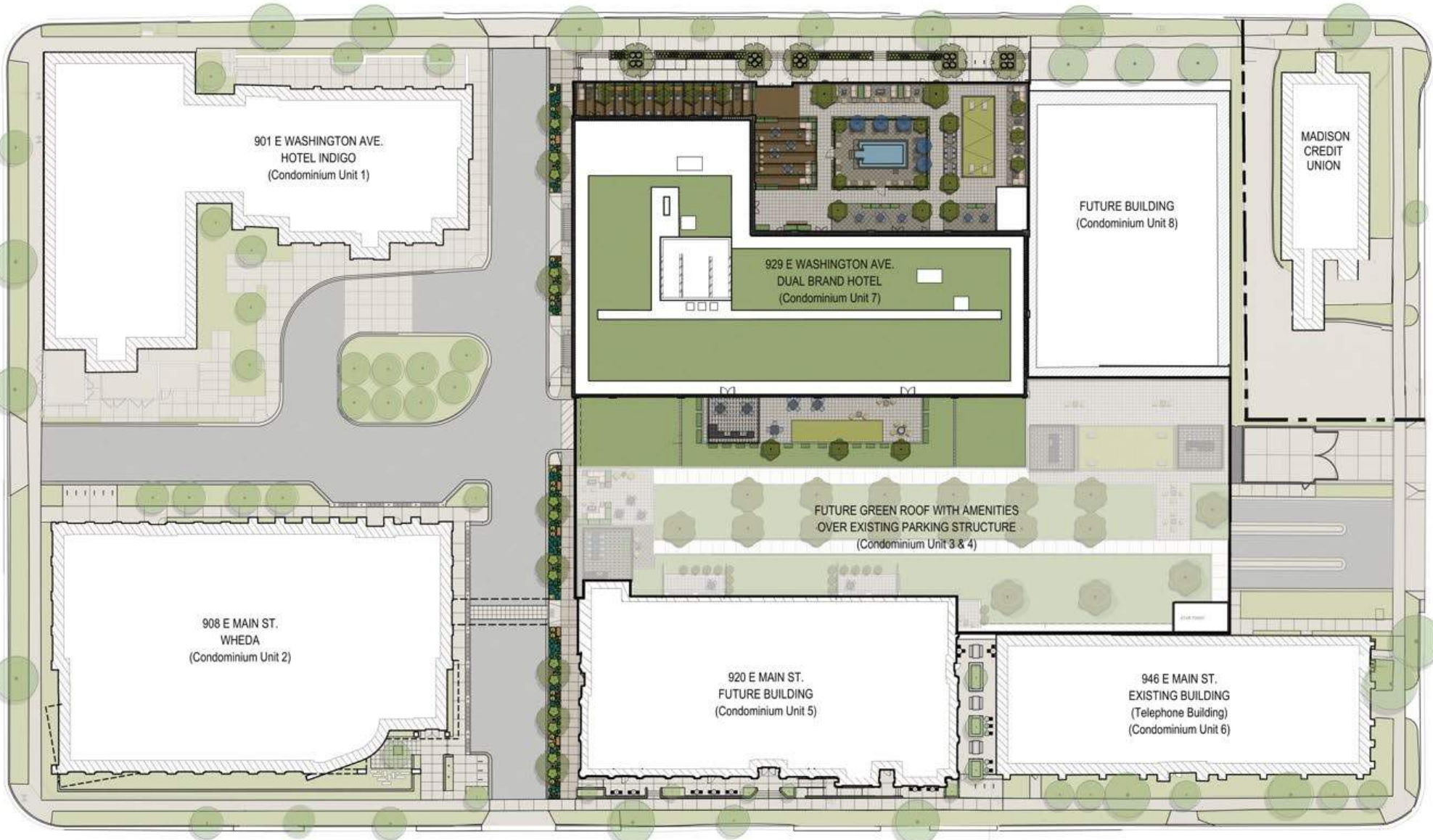
1. Landscaping
2. Lighting
3. Mural
4. Covered drop off



E. WASHINGTON AVE.

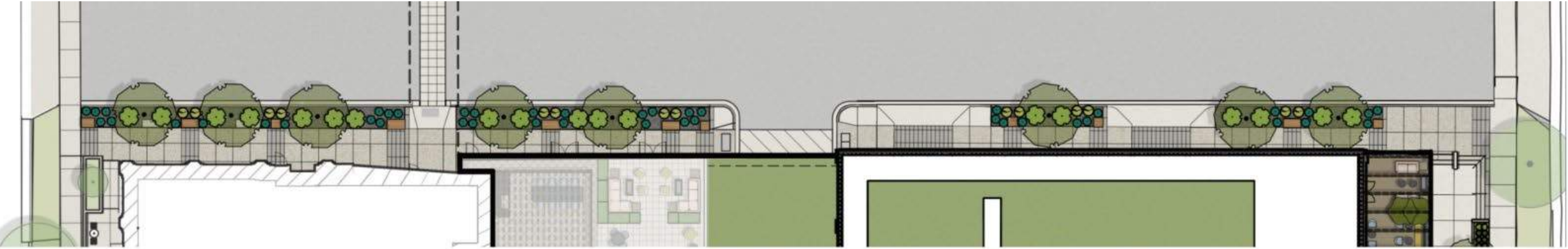
S. PATERSON ST.

S. BREARLY ST.



E. MAIN ST.





Gro-low Sumac



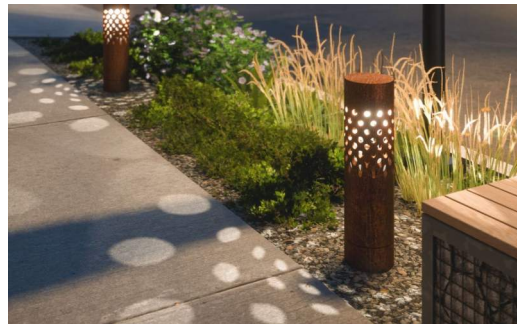
Armstrong Freeman Maple



Karl Foerster Grass



Blue Heaven Little Bluestem



1 GABION SEAT WALLS – 2'x2' & 4'x2'





EWOOD  
SUITES  
by Hilton

P →





TEPO

INDIC



TEMPO

P

HOMER





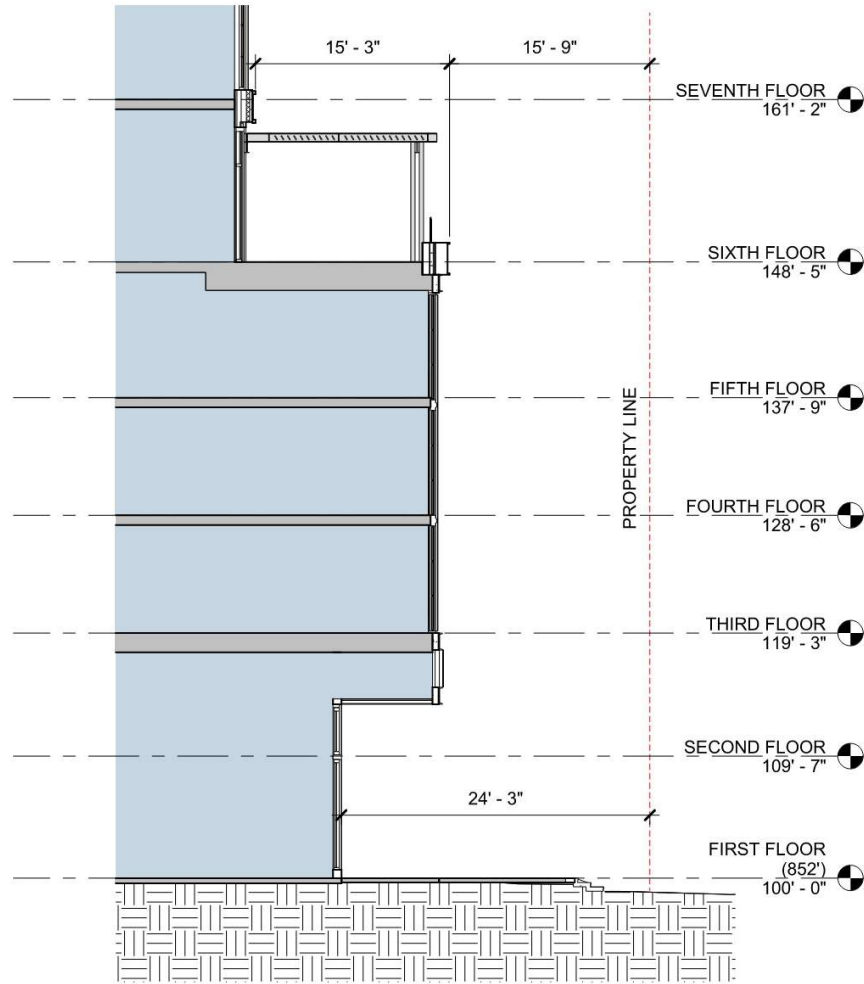
TEMPO

P

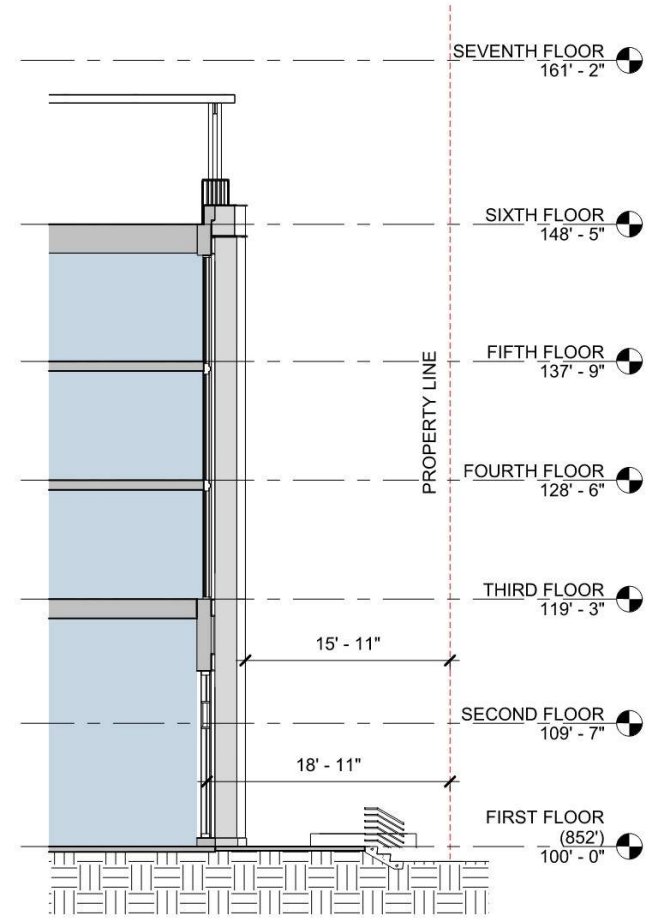


TEMPO

P



1 SECTION AT CORNER OF E. WASHINGTON AND PATERSON  
 P301 1/8" = 1'-0"



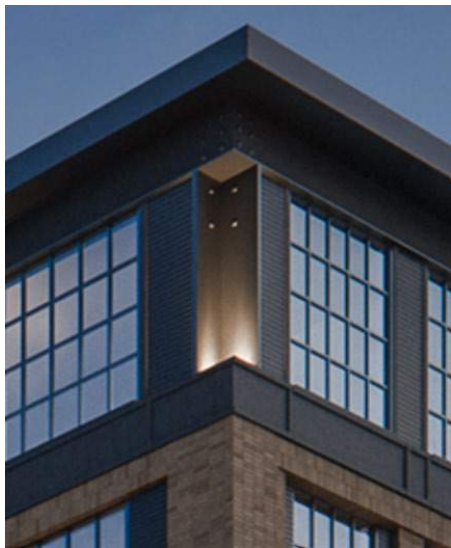
2 SECTION AT MAIN ENTRANCE  
 P301 1/8" = 1'-0"

Building Set Back: 15'- 9" from property line to furthest protruding building element.

# Building Top:

Current version

Previous version



Current version











TEMPO





# Sustainability

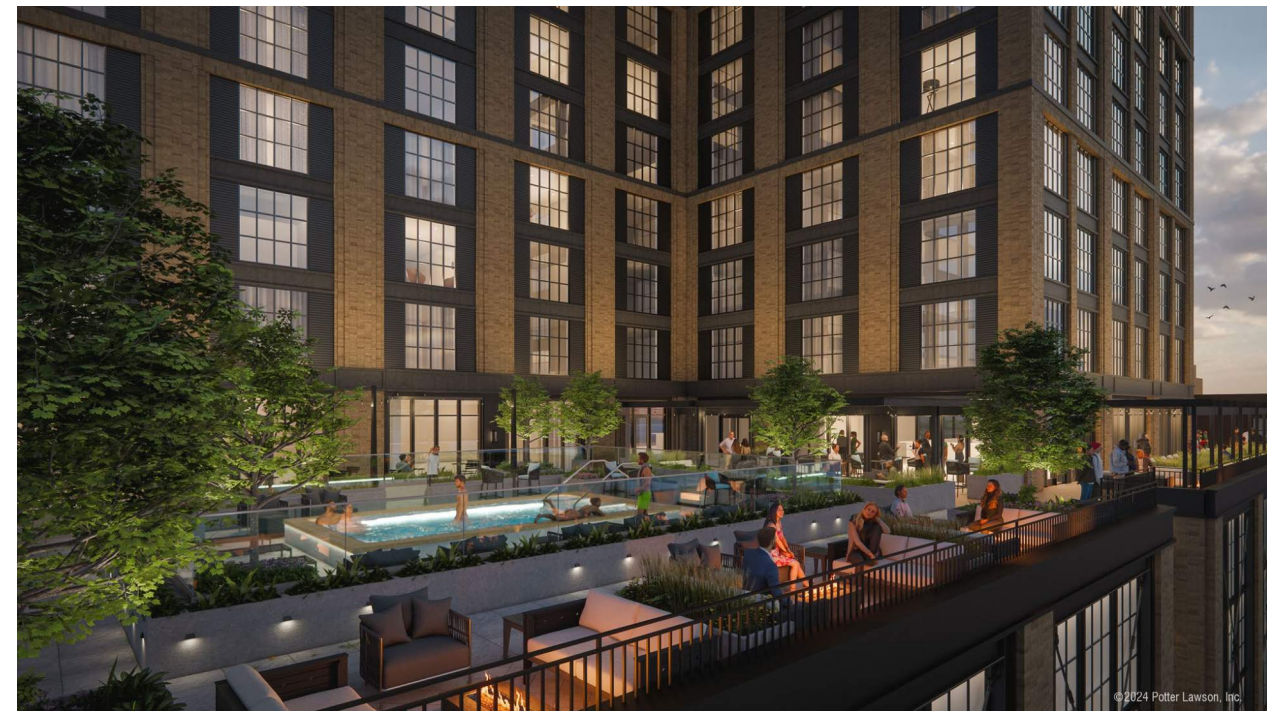
- Internal block structured parking
- Green roofs, outdoor roof-top public spaces
- 15<sup>th</sup> floor roof is 65% vegetative cover
- Heat pump system with efficient centralized chiller and boilers
- LED lighting throughout with occupancy sensors and dimming
- Through-block pedestrian connection
- Mix of uses on the block with shared & public parking
- Less than 40% total glazing
- Increased density on an existing urban site
- Brownfield site cleanup
- Long-life durable exterior materials – brick, precast concrete
- Window muntins increase bird friendly glazing
- Working with Focus on Energy to identify additional energy efficiencies
- Historic Adaptive Reuse on the block
- Boilers are 95% efficient
- Water heaters have a 94% thermal efficiency rating
- Fluid coolers have high efficiency motors with added VFDs for increased efficiency





TEMPO

HOMWOOD  
SUITES  
by Hilton



# Appendix

929 East Washington Avenue

Dual Brand Hotel: Hilton Tempo and Homewood Suites

Urban Design Commission

February 28, 2024



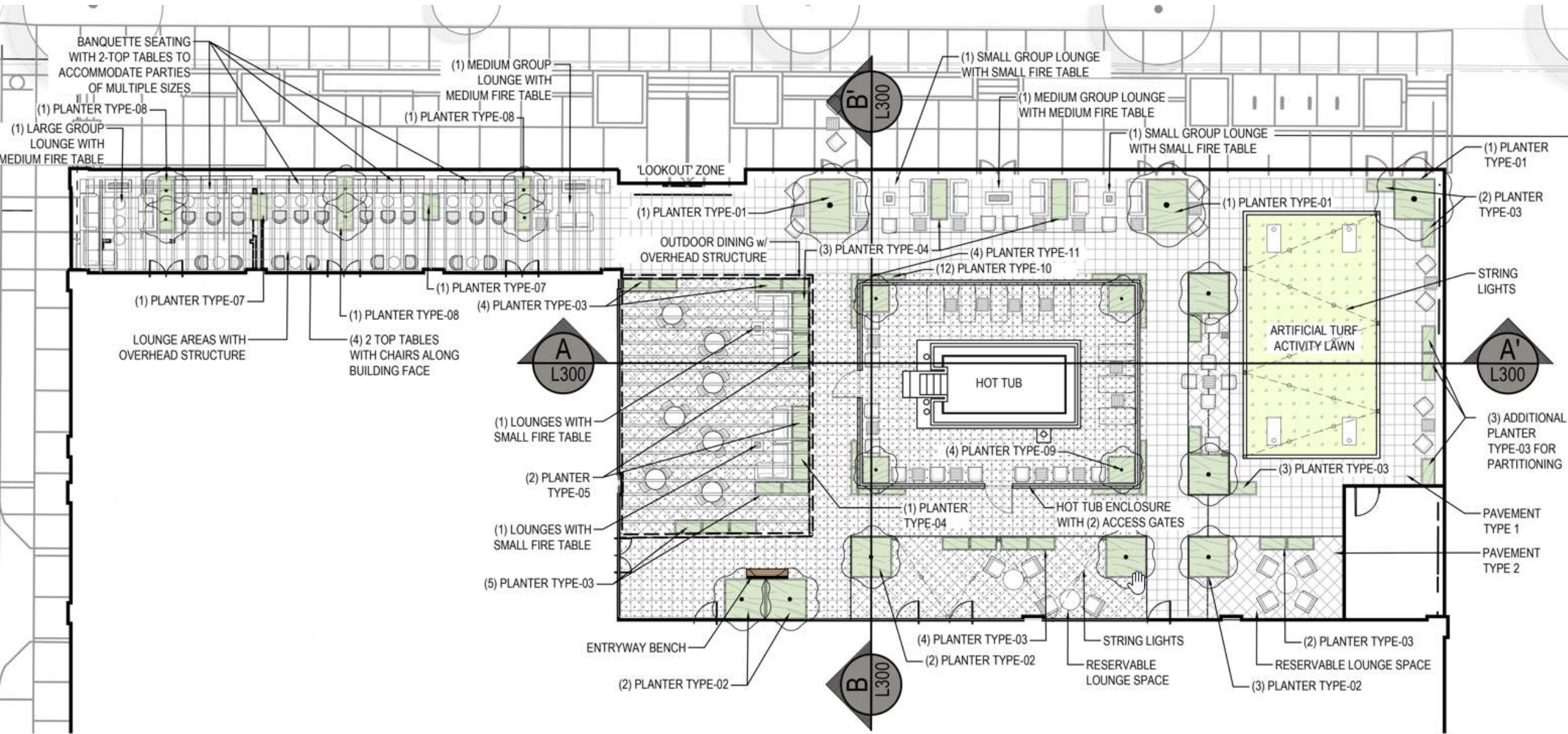






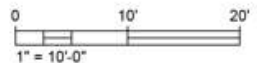






# 6TH FLOOR NORTH ROOF TERRACE PLAN

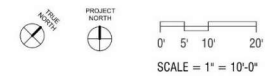
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)

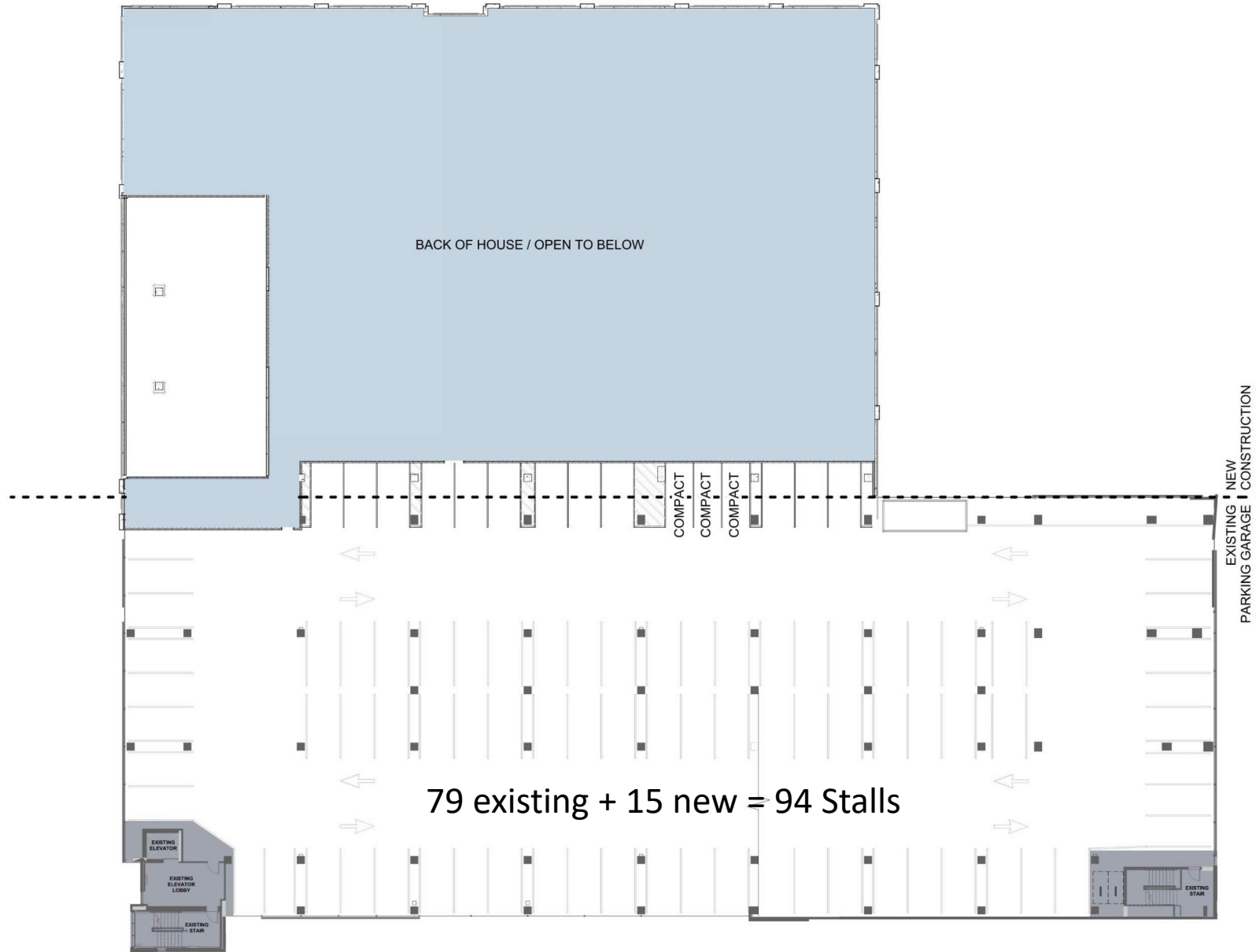


NORTH

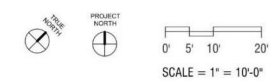


FIRST FLOOR OVERALL PLAN  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/22/24





SECOND FLOOR OVERALL PLAN  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/22/24



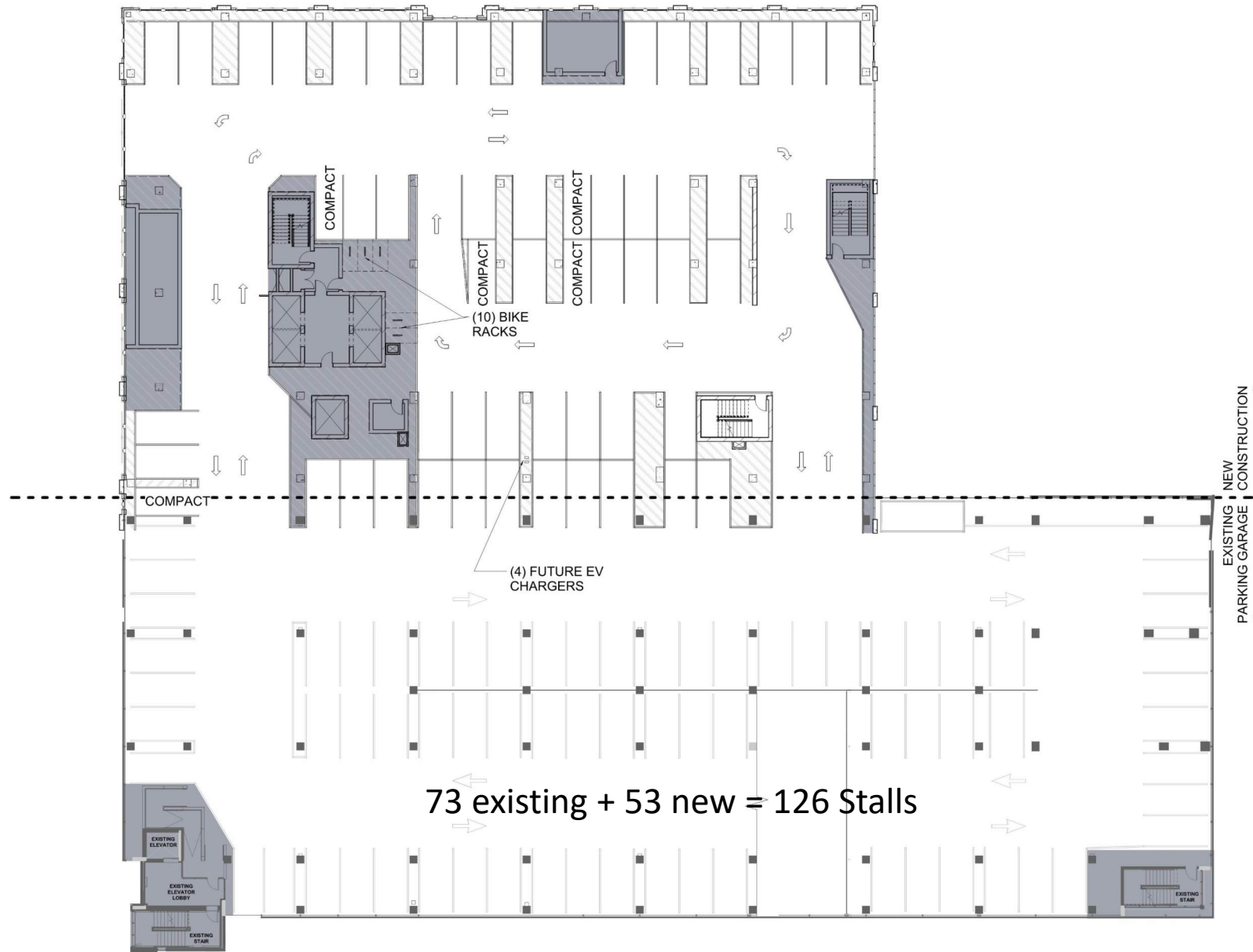


79 existing + 54 new = 133 Stalls

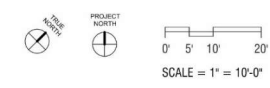
THIRD FLOOR OVERALL PLAN  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/22/24







FIFTH FLOOR OVERALL PLAN  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/22/24

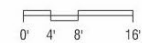




**ELEVATION KEY NOTES**

- 1 BRICK VENEER
- 2 PAINTED METAL PANEL, MATTE BLACK
- 3 PRECAST CONCRETE BAND, BLACK
- 4 CONCEALED FASTENER FORMED METAL PANEL, MATTE BLACK
- 5 STEEL CHANNEL, PAINTED MATTE BLACK
- 6 ALUMINUM OR FIBERGLASS COMPOSITE WINDOW SYSTEM, BLACK
- 7 ALUMINUM OR STEEL TRELLIS
- 8 ALUMINUM STOREFRONT SYSTEM, BLACK
- 9 CAST CONCRETE WITH BOARD FORMED LINER
- 10 ALUMINUM HANDRAIL, BLACK
- 11 STEEL TURNBUCKLE AND CROSS-BRACING
- 12 METAL CORNICE, MATTE BLACK
- 13 PAINTED STEEL CHANNEL COLUMN, BLACK
- 14 EXISTING PARKING STRUCTURE
- 15 METAL PANELS SALVAGED FROM PARKING STRUCTURE
- 16 STONE OR CAST STONE BASE COURSE, BLACK
- 17 GLASS AT GARAGE LEVELS TO BE TRANSLUCENT
- 18 METAL LOUVERED PANELS, BLACK

**E. WASHINGTON AVE. BUILDING ELEVATION**  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/10/24

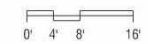




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**NORTHEAST BUILDING ELEVATION**  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/10/24





**ELEVATION KEY NOTES**

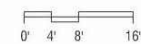
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- 4 CONCEALED FASTENER FORMED METAL PANEL, MATTE BLACK
- 5 STEEL CHANNEL, PAINTED MATTE BLACK
- 6 ALUMINUM OR FIBERGLASS COMPOSITE WINDOW SYSTEM, BLACK
- 7 ALUMINUM OR STEEL TRELLIS
- 8 ALUMINUM STOREFRONT SYSTEM, BLACK
- 9 CAST CONCRETE WITH BOARD FORMED LINER
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- 11 STEEL TURNBUCKLE AND CROSS-BRACING
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**ELEVATION KEY NOTES**

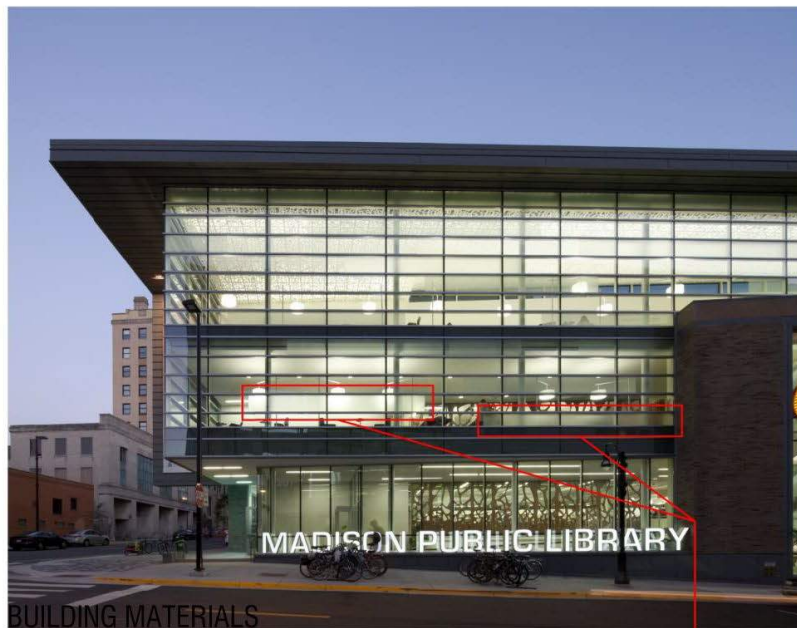
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**SOUTHWEST BUILDING ELEVATION**  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/10/24





- 1 Black Precast Panels
- 2 Black Granite Stone Base
- 3 Brick - Old Chicago
- 4 Brick - Black
- 5 Aluminum Window Frames - Black Anodized
- 6 Painted Metal Panels and Louvers - Matte Black
- 7 Steel - Painted Black
- 8 Translucent Glass - Parking Floors



**BUILDING MATERIALS**

929 East Washington Avenue Hotel - 2016.36.02.4

01/10/24

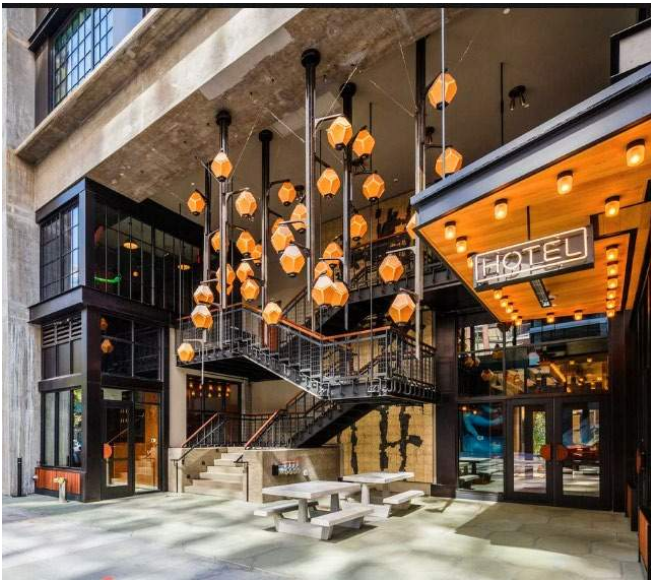
Translucent glass lit up from behind at night.



- 3
- 1
- 5
- 8
- 6
- 7
- 2

Decorative custom light fixture placeholder.





Exterior Material Inspiration



Project site along E. Washington Ave. (Phase 1 Parking Ramp is visible in background)

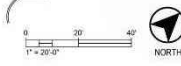
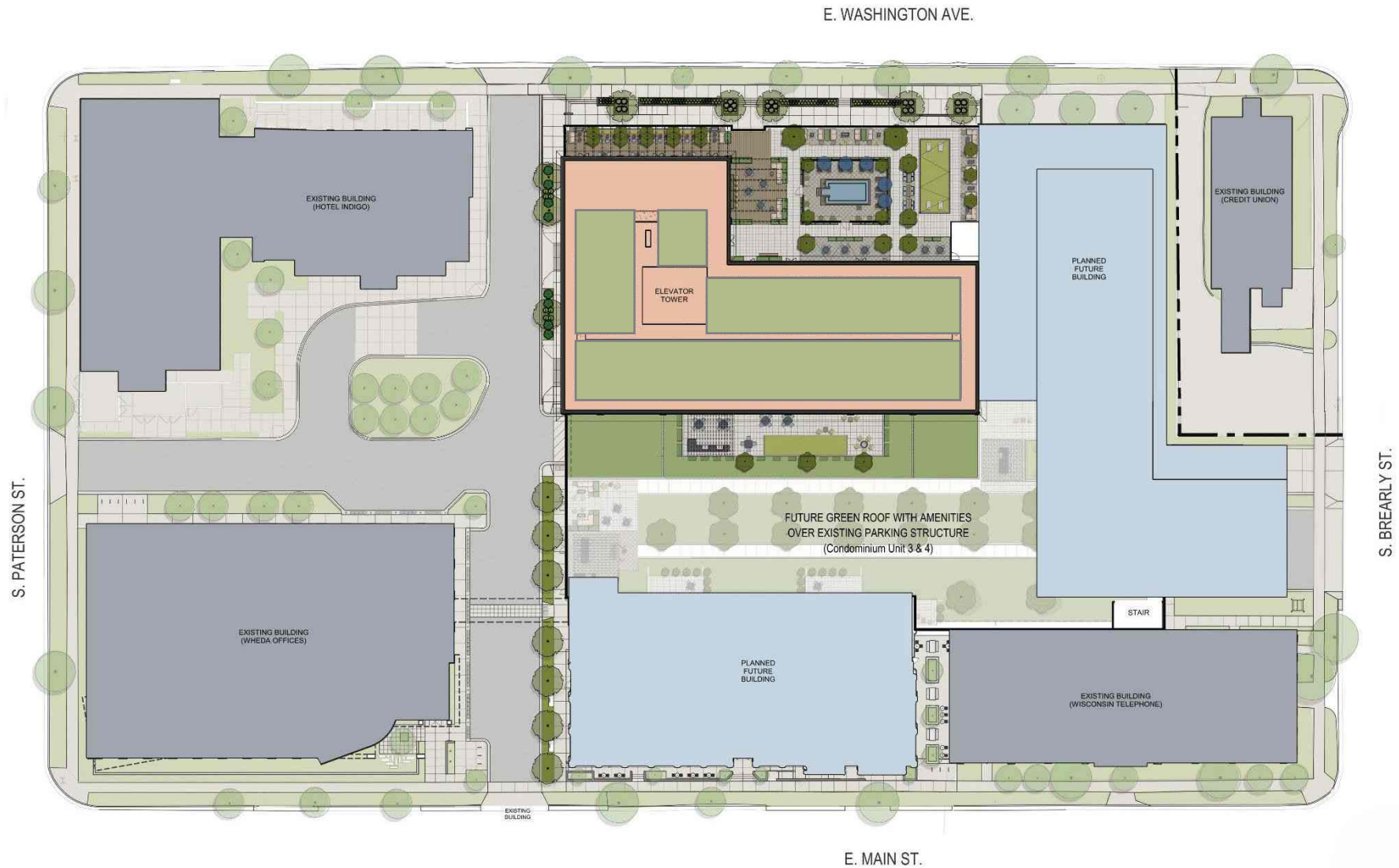


Madison Credit Union at E. Washington Ave. and S. Brearly St.

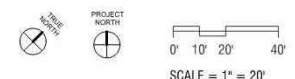


Hotel Indigo at E. Washington Ave. and S. Paterson St.





**BLOCK MASTER PLAN WITH FUTURE BUILDINGS**  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/10/24





SIXTH FLOOR ROOF TERRACE PLAN  
 929 East Washington Avenue Hotel - 2016.36.02.4  
 01/10/24



0' 10' 20' 40'

SCALE = 1" = 20'





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