



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 929 E. Washington Avenue

**Application Type:** Demolition Permit and Conditional Use

**Legistar File ID #** [54482](#)

**Requested Action:** Approval of a demolition permit and conditional use to demolish commercial buildings at 945 E. Washington Avenue and 924 E. Main Street to construct an eleven-story, 252,577 square-foot office building and 626-stall parking garage along the E. Washington Avenue frontage in Urban Design Dist. 8. Section 28.084(3)(c) of the Zoning Code requires that buildings exceeding five (5) stories and 68 feet in height in the TE zoning district may be allowed with conditional use approval.

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## **Addendum**

On March 25, 2019, the Plan Commission referred a request to demolish commercial buildings at 924 E. Main Street and 945 E. Washington Avenue, and a conditional use to allow construction of an eleven-story, 257,200 square-foot office building to the Urban Design Commission (UDC) for an advisory recommendation. At the same meeting, the Plan Commission approved an alteration to the conditional use for the “Hotel Indigo” at 901 E. Washington to allow an amended parking plan consisting of 75 tandem valet surface stalls, and recommended that a lease for 50 additional stalls in the City’s South Livingston Street Garage one block to the west be placed on file without prejudice. (The hotel has since opened.)

When referring the project known as “929 East Washington Avenue” to the UDC, the Plan Commission asked the UDC to provide guidance on the potential retention of the 924 E. Main building and also to review a reflectivity or “glare” study for the proposed 929 building, which will primarily be clad in glass curtain wall on most of the exterior of the seven-story tower proposed to rise above a three-story metal, stone and glass podium. [The UDC previously granted final approval of the 929 development at its March 13, 2019 meeting.]

Since the March 25 referral, the applicant has had a reflectivity study prepared by a consulting firm that specializes in such studies. A summary of that study is included in the Plan Commission materials for this meeting, and the full reflectivity study is attached to the legislative file for the conditional use and demolition permit (ID [54482](#)). The project was presented to the UDC at its April 10, 2019 meeting, at which time the UDC approved the applicant’s proposal to deconstruct the 924 E. Main Street building and store the materials for use in a future phase of the block-wide redevelopment. However, the UDC did not have enough information on the reflectivity study to make its recommendation to the Plan Commission. The applicant presented the full reflectivity study to the UDC on April 24, 2019, at which time the Commission recommended approval of the study. Reports from the April 10 and April 24 UDC meetings regarding the 929 project are included following this addendum.

Since March 25, the applicant has revised the project plans for the 929 building by slightly reducing the gross floor area of the eleven-story office building from approximately 257,200 square feet to 252,577 square feet, and revised the parking count for the garage that will serve the office building and adjacent hotel. Instead of the 693 stalls previously proposed, the applicant is now requesting approval of the 626-stall garage to serve the project. The reduction in parking is the result of a smaller footprint for the lowest parking level. Access to the garage has not changed with the smaller garage. The Zoning Administrator has determined that 631 stalls are required to

serve the office space in the 252,577 square-foot building now proposed, which does not include any stalls to serve a future restaurant on the first floor as envisioned by the applicant. The difference of five stalls between the number required and the number currently proposed may be approved administratively by the Zoning Administrator; however, any future uses of the first floor may require parking reductions to be approved by the Plan Commission. The amount of overall parking available on the block (including in the proposed garage) may also factor into whether future development envisioned by the developer is able to gain approval.

A revised letter of intent dated April 30, 2019 and updated plans for the building are included in the Plan Commission materials for this meeting.

## Analysis

The Planning Division believes that the demolition permit can meet the standards for approval. Staff has no information to indicate that the existing buildings at 945 E. Washington Avenue and 924 E. Main Street cannot meet the standards for demolition at this time, and continues to believe that the demolitions may be supported because the redevelopment proposed to follow is significantly more economically productive than the existing buildings and consistent with adopted plans. (The East Washington Avenue Capitol Gateway Corridor Plan specifically recommended the preservation of two historic industrial structures on this block, making no mention of 924 E. Main Street.) Staff does not support nor oppose the applicant's proposal to deconstruct the building at 924 E. Main and store the materials for use in a future phase of the redevelopment. However, staff will note that the deconstruction proposal is unique and relies on a phase of development that has not been formally submitted for review and approval (the images showing the reconstructed portions of the 924 building are for illustrative purposes only).

Staff also believes that the Plan Commission may find that the conditional use standards are met and approve the revised plans for the eleven-story office building at 929 E. Washington Avenue. The applicant has submitted the glare/reflectivity study for the proposed glass-clad building requested by the Commission on March 25, which was prepared by a subject area expert. The expert's study does not expect any thermal effects on people or property to be caused by the proposed building, and that the predicted visual impacts "are typical of those seen in any urban environment." The reflectivity study is unprecedented as a prerequisite for approval of a new development insofar as staff is aware, and staff does not believe that any of the study's recommendations would suggest that the proposed eleven-story building could not meet the standards for conditional use approval. The UDC recommended approval of the reflectivity study to the Plan Commission at its April 24, 2019 meeting on a 4-2 vote; the reports from the UDC's consideration of the reflectivity study are attached.

## Recommendation

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to demolish commercial buildings at 945 E. Washington Avenue and 924 E. Main Street to construct an eleven-story, 252,577 square-foot office building and 626-stall parking garage along the E. Washington Avenue frontage subject to the revised application materials dated April 30, 2019, input at the public hearing and the conditions in the March 25, 2019 staff report (attached), with the following modifications to conditions in the earlier report:

**Planning Division**

→ *Conditions 1 and 2 of the March 25, 2019 shall be struck, as those conditions either no longer apply or have been satisfied with the final approval for the hotel at 901 E. Washington Avenue.*

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

76. As each tenant space is leased, the entire development must reflect compliance in the required number of automobile parking spaces, to be reviewed prior to obtaining zoning approval for each use. Future parking reductions may be required prior to obtaining zoning approval for future tenant uses.
77. Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3 as uses are established for the various spaces in the development. A minimum of ~~129~~ 126 bicycle stalls are required for office, retail, and commercial uses. Show the dimensions of the bicycle stalls and the access aisles on the plans. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.