

Exhibit A
File No. 230512
Minor Modification to a Detailed Planned Development known as
Downer Avenue Development – Phase 2
2575 N. Downer Av.
July 18, 2023

Previous File History and Project Summary

In 2007, a General Planned Development (GPD) was established for land generally located on the east and west sides of N. Downer Avenue between East Park Place and East Webster Place. In 2008, a Detailed Planned Development (DPD) known as Downer Avenue Redevelopment – Phase 2 was approved by the Common Council as File No. 070963. This DPD envisioned a mix of new construction and redevelopment of existing buildings along Downer Avenue. This DPD has been modified a few times since its adoption to approve additional building wall signs and allow changes to the facades of existing buildings.

The applicant, Bridge33 Capital, is requesting a Minor Modification to the DPD known as Downer Avenue Development – Phase 2 to approve façade changes to the former Chancery tenant space located at 2575 N. Downer Avenue. The single tenant space will split into two, and will have the addresses of 2569 and 2573 N. Downer Av.

Minor Modification Summary and Proposed Changes

Changes to the building façade along Downer Avenue are as follows:

- Removal of the existing masonry and storefront windows on the Northern half of the first floor.
- Replace the façade with new storefront windows, brick piers and bulkhead to mimic the original design.
- The brick will match the existing masonry on the Southern portion of the building and tie the entire first floor together.
- Two new entryways will be added to replicate the entrances of the original building design.

This building is also within a local historic district, and the Historic Preservation Commission approved the subject changes on 2/21/2022.

List of Attachments

1. Vicinity map
2. Photo of exiting Downer Avenue façade
3. Construction plans
4. Historic Preservation Commission – Certificate of Appropriateness (approved 2/21/22)
5. Original storefront design from the 1950's