

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 16, 2015

TITLE: 1000 East Washington Avenue – New
Development in UDD No. 8. 6th Ald. Dist.
(40049)

REFERRED:

REREFERRED:

REPORTED BACK:

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ADOPTED:

POF:

DATED: September 16, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Tom DeChant, Dawn O’Kroley, Michael Rosenblum, Richard Slayton and Sheri Carter.

SUMMARY:

At its meeting of September 16, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development located at 1000 East Washington Avenue in UDD No. 8. Appearing on behalf of the project were Rich Arnesen and Paul Raisleger, representing Stonehouse Development. Raisleger described the mixed-use development which includes retail on the first floor, two floors of office above the retail, and seven floors of residential with some affordable housing, market-rate housing and townhomes; the project would be 10-stories and would have to request two bonus stories. The building is setback 15-feet on East Washington Avenue, and 5-feet on Mifflin Street. The parking ramp entrance is on the Brearly Street side with parking for 355 vehicles. An exit onto Ingersoll Street is proposed. Pedestrian access onto East Washington is proposed. Building materials include precast panels, masonry at the base with lighter cladding moving up the building. Unit designs are still in discussions. A rooftop terrace above the parking is proposed. Heather Stouder of the Planning Division noted that the development team would likely be seeking a zoning change for a community room on the 11th floor; Arnesen noted that they want to make the most of the outdoor space and the views of the City it offers. Solar options are being investigated.

Comments and questions from the Commission were as follows:

- You’re proposing a lot of impervious surface. You have a great opportunity to make green roofs, and not just sedum but real plants that will create a better situation than what you’re starting with.
- It would be great if the lower tiered outdoor space could also have that access to Breese Stevens.
 - There is an opening there and we want to step this fourth floor of apartments back to open that up.
That’d be fantastic.
- Creating a smaller scale pedestrian texture on Mifflin Street is really nice, with the larger massing on East Washington Avenue.
- You’ll need to do the double arcade of trees.

- It would be just a very interesting kind of dichotomy of texture and how lightweight this building is versus the Klueter building, the proportion of masonry to windows on that building, versus this building, and you're almost starting to hint at that with the all glass corner, and how much more lightweight you are. It would be a great way to celebrate what we can do now. Especially right next to Breese Stevens.
- East Washington Avenue is a busy, fast moving street with big buildings and large parking lots. Think about how you can relate to pedestrians as they move by.
- We're starting to see enough of these things now that there has to be some sense of how those blocks create a rhythm as you're going down them. Not that you're necessarily restrained by the others, but having a sense of how that overall rhythm is working would be a useful piece for us to consider as you come back.
- The tower portion of this building just being articulated as one mass may actually, as you study it, want to be articulated as two masses or have a feature in the center to have something that breaks up that long length.
 - It really doesn't show up on the drawing very well but this mass of the building we have setback about 8-feet. That hints at what you're talking about.
- But these are all big thumbs sticking up in the Isthmus at this point. We need to think about how that row of them starts to look, so again help us understand that as you bring your project back; the composition along East Washington Avenue.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.