

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 15, 2014

TITLE: 1001-1046 East Washington Avenue –
New Construction in UDD No. 8 for a
Mixed-Use Building with Residential,
Office and Commercial Uses Including a
Music Venue. 2nd Ald. Dist. (35762)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 15, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart*, Lauren Cnare, Melissa Huggins*, Tom DeChant, Dawn O’Kroley and Richard Slayton.

Goodhart & Huggins recused themselves.

Due to computer-related recording issues, the specific details and transcripts of this agenda item were not recoverable. This report represents a brief summary of consideration of this item.

SUMMARY:

At its meeting of October 15, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction in UDD No. 8 located at 1001-1046 East Washington Avenue. Appearing on behalf of the project were Janine Glaeser, representing Knothe & Bruce Architects, LLC; and Paul Raisleger, representing Stonehouse Development. Glaeser presented an overview of the almost full block development which excludes a mid-block auto repair parcel and a vacant lot off of the northeasterly corner of the block at East Washington Avenue and North Ingersoll Street. The block face on East Mifflin Street provides for two interconnected building components, both of which are four stories in height with underground parking featuring 61 residential units and 39 residential units including first floor commercial. The East Washington Avenue block face features office/commercial development, along with an entertainment commercial venue with shared structured parking. The Secretary provided a list of concerns from Planning staff as follows:

- Staff believes that the overall site plan could be significantly improved if CarX could be acquired and even included as a part of the redevelopment (structured parking could be increased and more efficient, etc.).
- Please consider the area between the residential building and the office/music venue. While this area has been improved through the addition of shallow commercial space on the north side of the garage, staff has concerns about the long-term viability of this area as a high quality residential environment. Is landscaping viable in this area? Can driveways and loading areas be designed to complement residential use?
- Views of the Capitol over Breese Stevens will forever be preserved for the building on the southwest corner of this site. Is a 6-story office building optimal use in this area?

- Music venue architecture – we understand that this is the very early stage of the design, but please note the UDD No. 8 requirements for at least 40% window openings at the ground floor. Also, consider the entrance location requirements.
- It is important to think about the space needed in front of the facility for bike parking, taxi/carpool/shuttle loading, etc.
- Consider the UDD No. 8 landscaping requirements (particularly canopy trees), and how they can work along East Washington Avenue.
- Architectural detailing of the parking structure along Brearly Street is very important.

Comments by the Commission were as follows:

- Incorporate sustainable features on-site, stormwater facilities, reuse of grey water held on site.
- Appreciate the neighborhood being receptive to a traditional design, but be more contemporary.
- Look at breaking massing down in scale, not repetitive on residential/mixed-use components.
- Eliminate the lawn in favor of low maintenance ground cover.
- Work with City Forestry to create streetside canopy tree coverage.

ACTION:

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