



Agenda Item #: 2

Project Title: 2430-2450 E Washington Avenue + 10-16 N Seventh Street - New Multi-Family Building in Urban Design District (UDD) 5. (District 12)

Legistar File ID #: 84250

Members Present: Cliff Goodhart, Chair; Shane Bernau, Jessica Klehr, Marsha Rummel, and Wendy von Below

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of October 23, 2024, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new multi-family building in Urban Design District (UDD) 5 located at 2430-2450 E Washington Avenue + 10-16 N Seventh Street. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions were Travis Fauchald and Matt Haase. Registered in support but not wishing to speak was Nicholas Davies. Registered and speaking in opposition was Galen Wiese.

Summary of Commission Discussion and Questions:

The Commission inquired about the existing trees at the property line and the potential impact of construction, as well as parking ratios to number of units. The applicant responded that there is no proposed basement, thus eliminating extreme excavation. They are preserving what they can along the western/southwestern side, with removal of one large tree likely. This was discussed at the neighborhood meeting. The parking is now 61 stalls for 76 units for a just under 1:1 ratio, reduced further at the request of the neighborhood, noting proximity to E Washington Avenue, the BRT, and a B-Cycle station.

The Commission remarked that the design has become even more elegant. The applicant was asked about lighting for the B-Cycles, as well as the “safe” color palette choice and transition from midnight to iron grey. It was noted that there is parking lot lighting in that back corner, with minimal footcandle readings over the B-Cycle station, on daylight sensors. The color palette was determined in coordination with the client, providing some accent colors where they can. Commissioner Klehr noted that particularly along E Washington Avenue, and elsewhere in Madison, we are starting to see familiar massing and heights. What makes this architecture more interesting and what can start making things unique are the details and the colors, realizing color is a subjective topic. She encouraged the design team to consider more vibrancy in color.

The Commission noted that generally the landscape was well done, but also suggested shifting trees adjacent to the bike parking to protect the neighbors’ trees from construction. The applicant noted that no major excavation work would happen along that property line, just pavement for parking, and that moving trees moves parking closer to Seventh Street, which is what they are trying to screen.

The Commission inquired about the first bay of the tan material along Seventh Street and why the windows are located on a different datum than the others – the applicant noted that this is a location that is served by an egress stair, which has a mid-level landing.

The Commission inquired about the use of wall packs. The applicant responded that they are intending to use wall pack systems located on recessed walls of balcony areas to not face the streets.

The Commission asked about railings in the open roof area. Those will be an aluminum picket rail, similar to the balconies. It was noted that the finishes of the building are so nice, but the concrete posts in the parking area seem rather bare. Being sensitive to the neighboring house, those posts should be a nicer finish.

The Commission noted the project is much improved, the overall building design and composition are much improved, and the materiality is harmonious.

The Commission noted there are conflicting notes about stone mulch versus shredded hardwood bark mulch on the landscape plan; hardwood bark mulch shall be used in all planting beds. Kudos to the roof terrace, it looks like a nice space. The landscape and planting plan is nicely done, specifically along the street, where it shows not just a row of ornamental grasses, but a double row, which makes a great impact in the planting design.

Commissioner Ald. Rummel echoed that a pop of color would be welcomed.

Action

On a motion by von Below, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL** with the following conditions:

- The lighting plan shall be revised to address the concerns in the staff report and can be administratively reviewed.
- The landscape plan shall be revised to reflect hardwood bark mulch in all planting beds.
- Provide a color staining type of finish on the concrete columns in the covered parking area.

The motion was passed on a unanimous vote of (4-0).