



Department of Planning & Development
Office of the Director

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TEXTNET 866 704 2318
FAX 608 267 8739
PH 608 266 4635

DATE: September 8, 2006
TO: Capitol Gateway Corridor BUILD Committee
FROM: Mark A. Olinger, Director
Department of Planning & Development
SUBJECT: Capitol Gateway Corridor BUILD Memo

Per the request of the BUILD Committee, the Department of Planning & Development was asked to prepare a memo outlining the Department's concern relating to several items that were discussed at the June 28, 2006, meeting of the Committee

I have attached for your review the three (3) pieces of information that were distributed at the last meeting of the BUILD Committee. These items were compiled to highlight the Department of Planning & Development staff comments for consideration by the Committee. Most of the comments were made at the June 28 meeting.

What I am presenting here is an expanded and graphical representation of some of the discussion at the meeting. This memo will report on the following:

- Land Use Plan recommendations and their relationship with the Comprehensive Plan.
- Effects of Maximum Building Height Reduction in the vicinity of the Yahara River.
- Proposal for Upper Story Development Standards.
- Setbacks, Step Backs, and Angles

Land Use Plan Recommendations

Department staff believes that the land use recommendations contained in the BUILD plan are consistent with the direction of the adopted Comprehensive Plan. While there are a couple of deviations

from the Comprehensive Plan – most notably in Blocks 5 and 6 – the overall nature of the plan is consistent.

It should also be noted that the draft BUILD recommendations are generally consistent with the adopted East Rail Corridor Plan and the draft Tenney-Lapham Neighborhood Plan.

Maximum Building Heights Along Yahara River

In order to fully address this issue, Department staff has suggested two changes in Blocks 8 and 17 (Please see Page 2, Attachment #1). We have added sub-blocks 8.a. and 8.b. In addition, the boundary between 8.a. and 8.b. run perpendicular to East Washington Avenue unlike almost all other blocks, which are parallel to East Washington. The same happens in Block 17, but we have added a third sub-block, 17.c. Block 17.a. and 17.b. both have Yahara River frontage, 17.c. does not.

While there are a variety of changes suggested on Page 1, the most significant involve Blocks 8, 17, and 18. These blocks, nearest the Yahara, had their maximum height reduced the most.

The intersection of East Washington and the Yahara River provides an interesting nexus of urban and natural resources. The challenge of that intersection is how we handle the interaction between these two resources. Department staff felt very strongly that development close to the river should be of smaller scale. That is why Blocks 8 and 17 had their boundaries adjusted – so that the scale would step down to the river. To show how that would look with the 3-4 story staff recommendation versus the 8-story draft recommendation, we have included a series of sketch-up massing studies for your review.

Proposed Upper Story Development Study

There were some significant changes discussed at the Committee how the BUILD plan and Urban Design Ordinance could create some architectural interest at the upper floors, and how might the plan suggest ways to not have massive blocks of buildings lining the street. That is why we put in ranges, e.g., 10-12, 12-15, etc. It would make getting upper story heights subject to some conditions. This is explained in greater detail in Attachment #3.

At the Committee meeting in January, we distributed a draft outline concerning upper level design standards. We have continued to refine the concepts outlined in January. Page 2 and 3 of the attachment illustrate the concepts in more detail. Again this attachment tries to show what might occur at the upper stories and what needs to occur to show any additional height above the base amount granted. Standards regarding what would make the additional stories possible are yet to be finalized, although green buildings, and significant public benefit at the ground have been mentioned.

There are also suggestions made that changed the minimum and maximum facade heights, where Department staff changed 1-3 to 2-3. We are not sure this was fully discussed, or even recognized during Committee deliberations. This change identifies that most new buildings along East Mifflin will probably be more than one-story buildings.

Setbacks, Step Backs, and Angles

We suggest no changes to setbacks except along East Washington. Staff is recommending a minimum 15-foot setback along the entire East Washington portion of the Corridor. This would present a consistent element along the street and create significant opportunities to return green space as new development occurs.

After the last meeting, we did some quick calculations that taking a “longer view” of what the effect a standard 15-foot setback along East Washington would mean in creating a new linear greenway along East Washington. It adds over three acres of new green space along the Avenue. Additionally, the 15-foot setback can occur in approximately 80% of the frontage of East Washington (this includes those historic buildings that will remain as redevelopment occurs) once the setback is established. It may take a long time but if implemented the long-term effect on the Capitol Gateway Corridor would be transformational.

Some Committee members have suggested a standard setback along East Main Street, particularly west of the Yahara River. That is certainly worth exploring in greater detail.

Step Backs

Step backs above the minimum facade height are recommended to go from 10 feet to 15 feet. The reasoning, the bigger the building the greater the step back required.

Angles

We also recommended that all blocks that front East Mifflin, the angle for all step backs go from 45° to 30°. As we illustrated at the June meeting, this will have the effect of reducing the height of buildings close to Mifflin and push more height towards East Washington. While the visible portions of projects built along East Mifflin would not necessarily “disappear” the view of them from the street would be substantially reduced. Going from 45° to 30° was arrived at based upon conversations with the Tenney-Lapham Neighborhood Association.

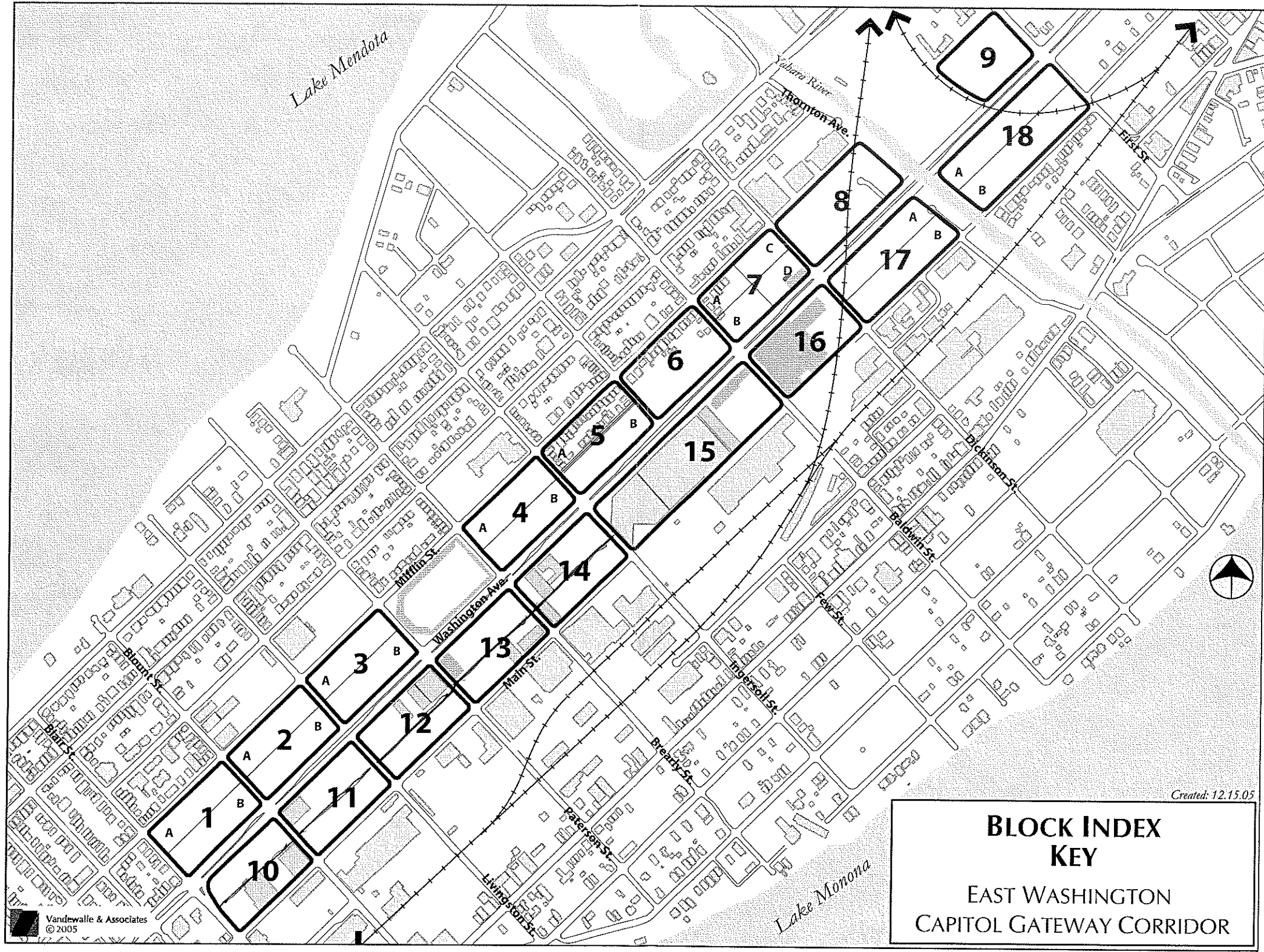
In the meantime, if you have any questions, please contact either Michael Gay or myself.

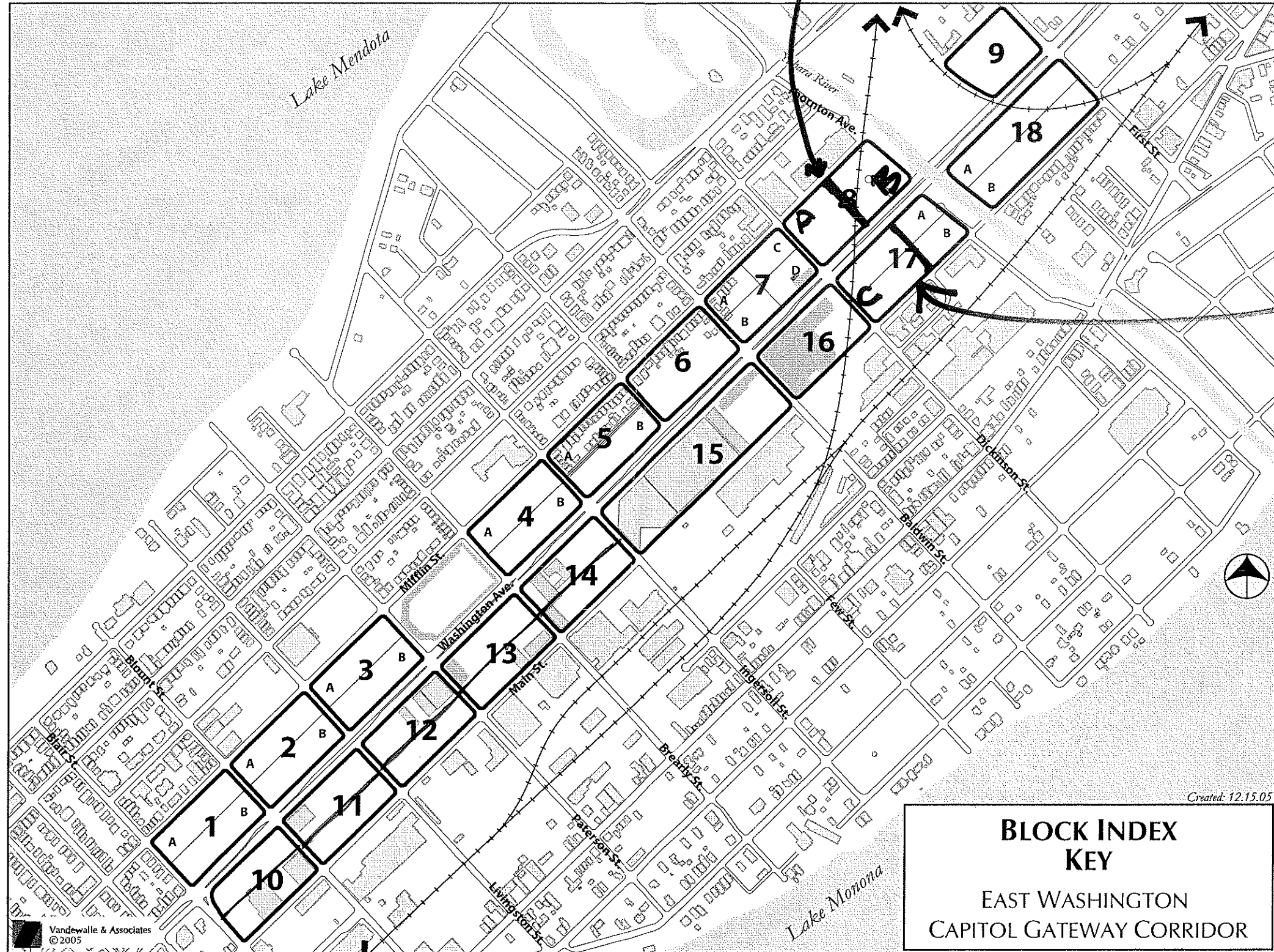
Thank you.

Enclosure

c: Michael Gay

#1





BLOCK 8
 DIVIDED
 INTO 2 BLOCKS

BLOCK 17
 DIVIDED INTO
 3 BLOCKS

**BLOCK INDEX
 KEY**
 EAST WASHINGTON
 CAPITOL GATEWAY CORRIDOR

Vandewalle & Associates
 © 2005

Created: 12.15.05

Pg. 2
 REVISED: 6/28/06

#2

~ DRAFT ~
 Table 1
 Building Heights
 Urban Design District 8
 East Washington Avenue Capitol Gateway Corridor

Block	BUILD Committee Max. Bldg. Height (stories) ¹²	Staff	BUILD Committee Min. & Max. Street Level Facade Height (stories)	Staff
1.a.	8	8	1-3	2-3
1.b.	8	8	3-5	3-5
2.a.	8	8	1-3	2-3
2.b.	8	10-12	3-5	3-5
3.a.	12	8	1-3	2-3
3.b.	12	10-12	3-5	3-5
4.a.	12	6	1-3	2-3
4.b.	12	10-12	3-5	3-5
5.a.	3	3	1-3	2-3
5.b.	3	3	1-3	2-3
6.a.	3	3	1-3	2-3
6.b.	3	3	1-3	2-3
7.a.	3	3	1-3	2-3
7.b.	3	8	1-3	2-3
7.c.	8	3	1-3	2-3
7.d.	8	8	3-5	3-5
8.a.*	8	8	3-5	3-5
8.b.*	8	4	1-3	2-3
9	8	8	3-5	3-5
10.a.	15	12-15	3-5	3-5
10.b.	15	12-15	3-5	3-5
11.a.	15	12-15	3-5	3-5
11.b.	15	12-15	3-5	3-5
12.a.	15	12-15	3-5	3-5
12.b.	15	12-15	3-5	3-5
13.a.	15	12-15	3-5	3-5
13.b.	15	12-15	3-5	3-5
14.a.	15	10-12	3-5	3-5
14.b.	15	10-12	3-5	3-5
15	15	8-10	3-5	3-5
16	12	10-12	3-5	3-5
17.a.	12	4	3-5	3-5
17.b.	8	4	3-5	2-4
17.c.*	-	10-12		3-5
18.a.	8	4	3-5	2-4
18.b.	8	3	1-3	2-3

¹ Height is based on an average story height of 9-12' (11 to 15' for the ground floor). Buildings with greater floor heights shall have fewer stories accordingly.

² For all areas where a maximum of 15 stories is indicated, the maximum height is intended to be less than or equal to the Capitol View Preservation limit, as established by Ordinance _____ (1032' above AMSL, or about 180' above the general ground elevation), and only then if the appropriate variance is granted by the FAA to exceed its maximum recommended height (1009' AMSL, or about 160' above the general ground elevation). In general, heights in the Corridor above the FAA limit are discouraged.

Building Setbacks
Urban Design District 8
East Washington Avenue Capitol Gateway Corridor

Block	BUILD Committee Min. & Max. Setbacks East-West Streets (feet)	Staff	BUILD Committee Min. & Max. Setbacks North-South Streets (feet)	Staff
1.a.	5-20	5-20	5-10	5-10
1.b.	10-20	15	5-10	5-10
2.a.	5-20	5-20	5-10	5-10
2.b.	10-20	15	5-10	5-10
3.a.	5-20	5-20	5-10	5-10
3.b.	10-20	15	5-10	5-10
4.a.	5-20	5-20	5-10	5-10
4.b.	10-20	15	5-10	5-10
5.a.	5-20	5-20	5-10	5-10
5.b.	10-20	15	5-10	5-10
6.a.	5-20	5-20	5-10	5-10
6.b.	10-20	15	5-10	5-10
7.a.	5-20	5-20	5-10	5-10
7.b.	10-20	15	5-10	5-10
7.c.	5-20	5-20	5-10	5-10
7.d.	10-20	15	5-10	5-10
8.a.*	10-20	15	5-10	5-10
8.b.*	5-20	5-20	5-10	5-10
9	10-20	15	5-10	5-10
10.a.	10-20	15	0-10	0-10
10.b.	5-10	5-10	0-10	0-10
11.a.	10-20	15	0-10	0-10
11.b.	5-10	5-10	0-10	0-10
12.a.	10-20	15	0-10	0-10
12.b.	5-10	5-10	0-10	0-10
13.a.	10-20	15	0-10	0-10
13.b.	5-10	5-10	0-10	0-10
14.a.	10-20	15	0-10	0-10
14.b.	5-10	5-10	0-10	0-10
15	10-20	15	0-10	0-10
16	10-20	15	0-10	0-10
17.a.	10-20	15	0-10	0-10
17.b.	5-20	5-20	0-10	0-10
17.c.*	-	5-20		0-10
18.a.	10-20	15	0-10	0-10
18.b.	5-20	5-20	0-10	0-10

Building Stepbacks
Urban Design District 8
East Washington Avenue Capitol Gateway Corridor

Block	BUILD Committee Min. Stepback East-West Streets (feet or angle ³)	Staff	Min. Stepback North-South Streets ⁴ (feet)	Staff
1.a.	45°	30°	10	15
1.b.	10	15	10	15
2.a.	45°	30°	10	15
2.b.	10	15	10	15
3.a.	45°	30°	10	15
3.b.	10	15	10	15
4.a.	45°	30°	10	15
4.b.	10	15	10	15
5.a.	-	-	-	-
5.b.	-	-	-	-
6.a.	-	-	-	-
6.b.	-	-	-	-
7.a.	-	-	-	-
7.b.	-	-	-	-
7.c.	45°	30°	10	15
7.d.	10	15	10	15
8.a.*	45°	45°	10	15
8.b.*	45°	-	10	-
9	10	15	10	15
10.a.	10	15	10	15
10.b.	10	15	10	15
11.a.	10	15	10	15
11.b.	10	15	10	15
12.a.	10	15	10	15
12.b.	10	15	10	15
13.a.	10	15	10	15
13.b.	10	15	10	15
14.a.	10	15	10	15
14.b.	10	15	10	15
15	10	15	10	15
16	10	15	10	15
17.a.	10	15	10	15
17.b.	10	15	10	15
17.c.*		15	-	15
18.a.	10	15	10	15
18.b.	45°	-	10	15

³ The angle is measured at a point at the top of the face of the street level facade wall between a horizontal line (0°) and a line (stepback height line) that is extended until the maximum permitted building height on the block is reached. Between the street level facade wall and the point at which the maximum building height is reached, buildings may be built up to the stepback height of line but may not exceed it.

⁴ Includes the eastern boundaries of the Yahara River Parkway and Burr Jones Field.

* Not an original recommendaiton by Committee

**East Washington Ave – Capitol Gateway Corridor Plan
DRAFT Proposal for Upper Level Development Standards**

DRAFT #3

June 28, 2006

In keeping with the spirit of the draft report, the proposal for incorporating upper level development standards is intended to help define the concept stated and illustrated in the draft report on page 16:

“It is important to remember that the maximum heights shown in Figure 13 are intended only to establish an ‘envelope’ for development. Within this envelope, properties and block are expected to have buildings with varying footprints and towers that result in a skyline with a series of buildings and open spaces as shown in Figure 16.”

The numbers proposed illustrate concepts, and would require further study before being finalized. These concepts would only be applicable to buildings over eight stories with large lot sizes (size to be determined).

Other concepts, such as bonus stories as part of improvements with significant public benefit have not been defined, but are being discussed.

Building Massing Standards for Blocks with 12-story and 15-story height limits:

- A. Buildings are allowed to have a street facade of up to 5 stories along East Washington Avenue.
- B. Additionally, a development may have a tower element:
 - Any building mass over 5 stories may not exceed a footprint envelope of 130 feet wide parallel along East Washington Avenue, with a maximum depth of 200 feet. (See figure A& B)
 - If construction methods and/or site characteristics deem it necessary, this envelope may be exceeded by 10%.
 - Any other building mass above 5 stories, not confined within the tower envelope must follow a 45% stepback. (see figure C)
- C. Tower element Roof/Upper story articulation for Blocks with a 12 Story Height Limit:
 - Flat roof buildings will have a maximum height of 10 stories.
 - Buildings that have uniquely shaped roof treatments and upper story articulation may be built to the full maximum height of 12 stories. (See figure A)
 - Any spire or other non-habitable architectural feature will not be included in the overall height of the Building, but will have to fall under the Capitol View Preservation height if within one mile of the Capitol.
- D. Tower element Roof/Upper story articulation for Blocks with a 15 Story Height Limit:
 - Flat roof buildings will have a maximum height of 12 stories.
 - Buildings that have uniquely shaped roof treatments and upper story articulation may be built to the full maximum height of 15 stories. (See figure B)
 - Any spire or other non-habitable architectural feature will not be included in the overall height of the Building, but will have to fall under the Capitol View Preservation height if within one mile of the Capitol.

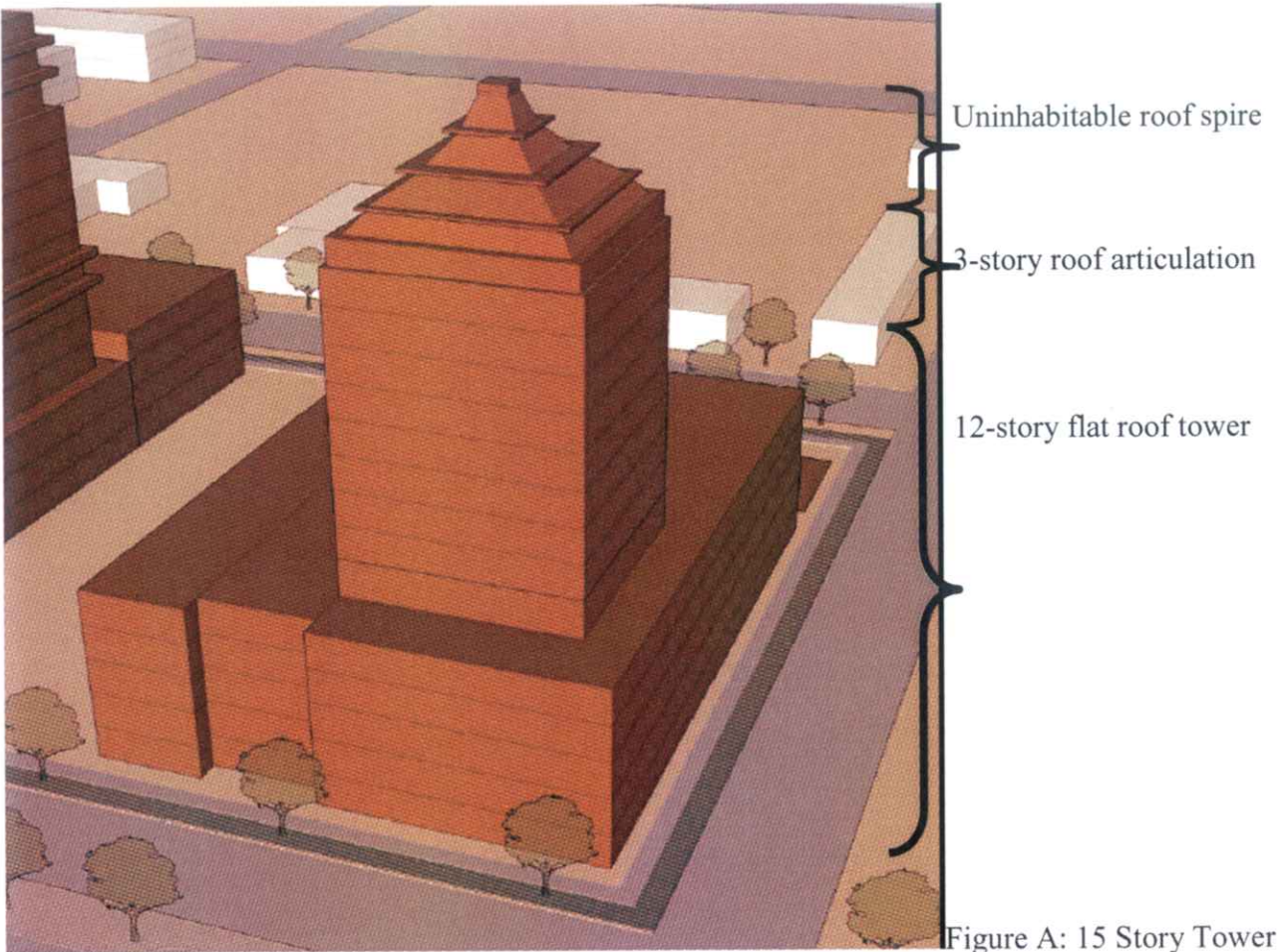


Figure A: 15 Story Tower

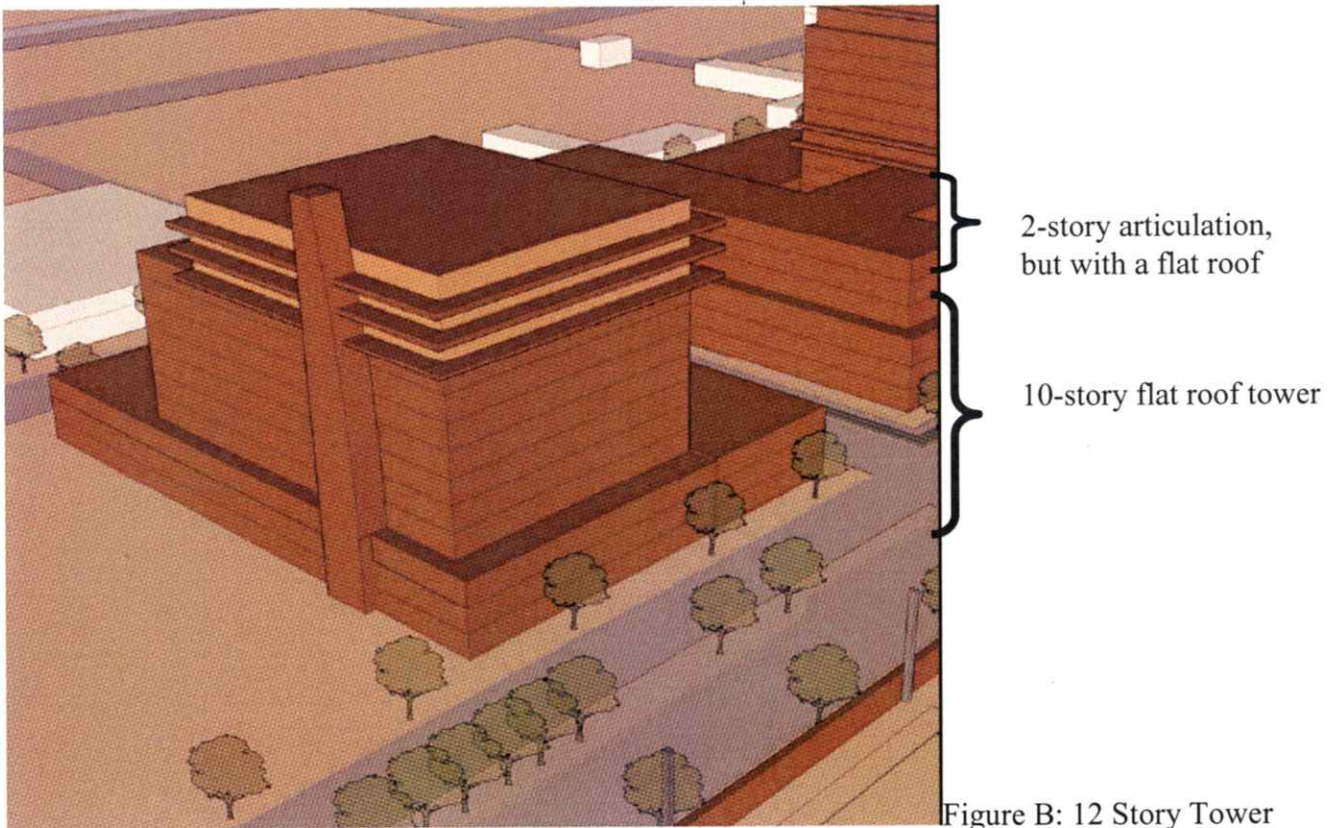


Figure B: 12 Story Tower

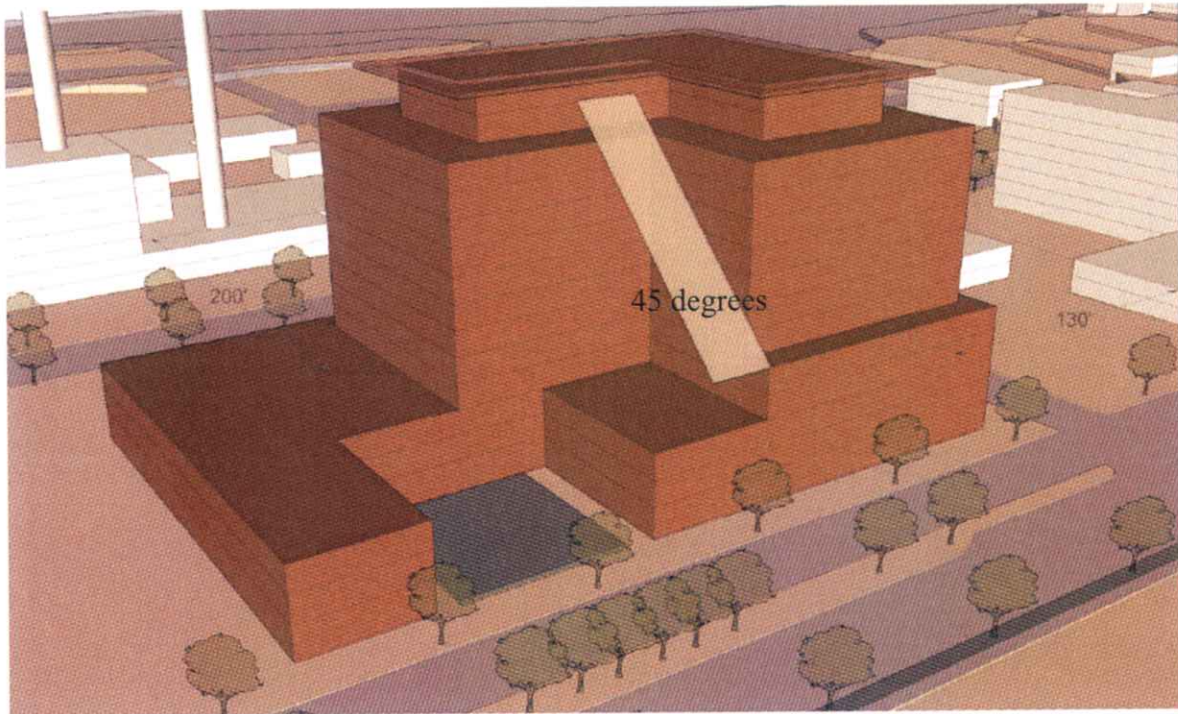
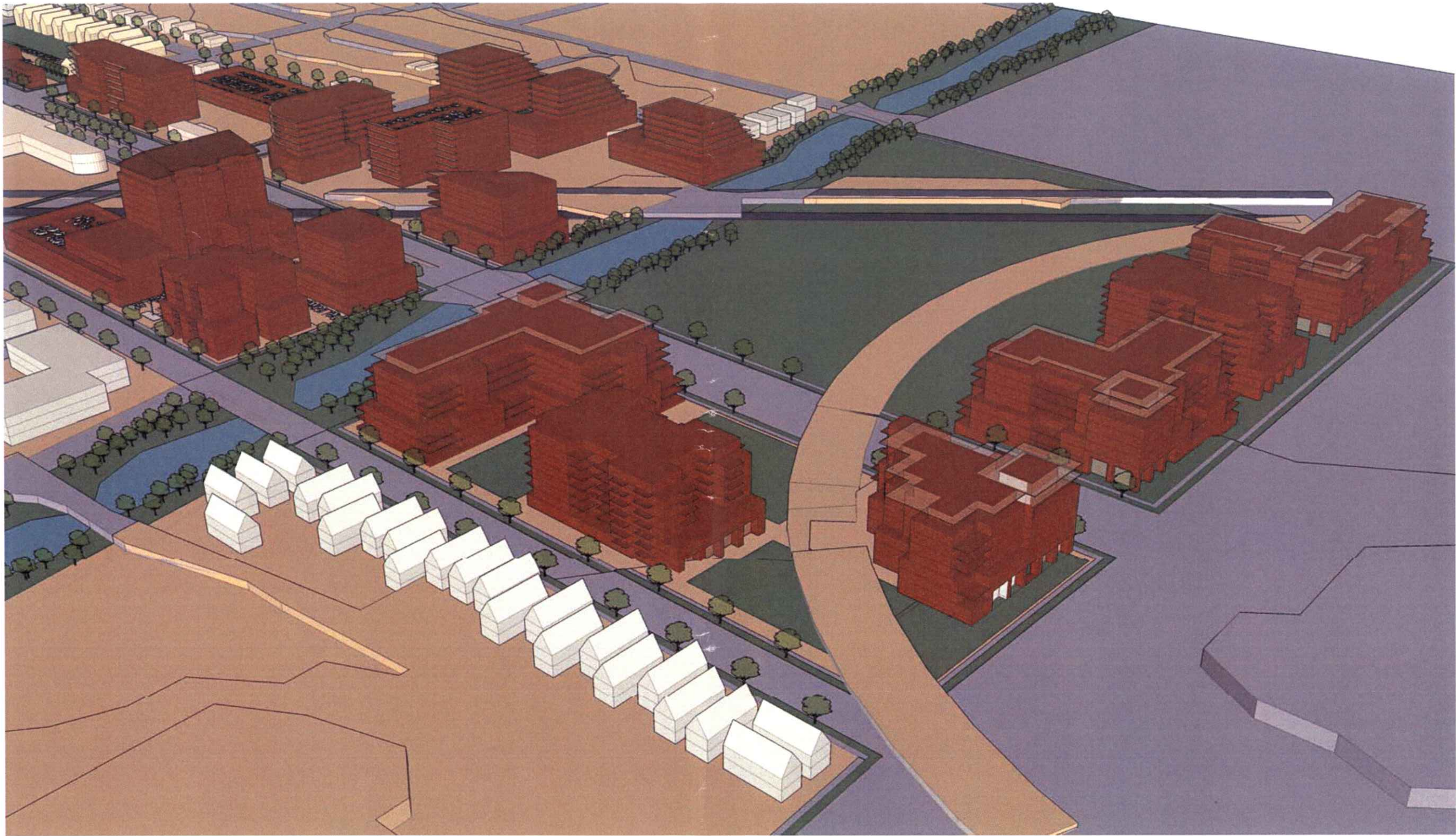


Figure C: 45 degree setback limits above 5 stories. Upper Story articulation and roof treatment may or may not meet roof articulation standards. Additional language will have to clarify this point.



Yahara River Birdseye Perspective: 8 story recommendation



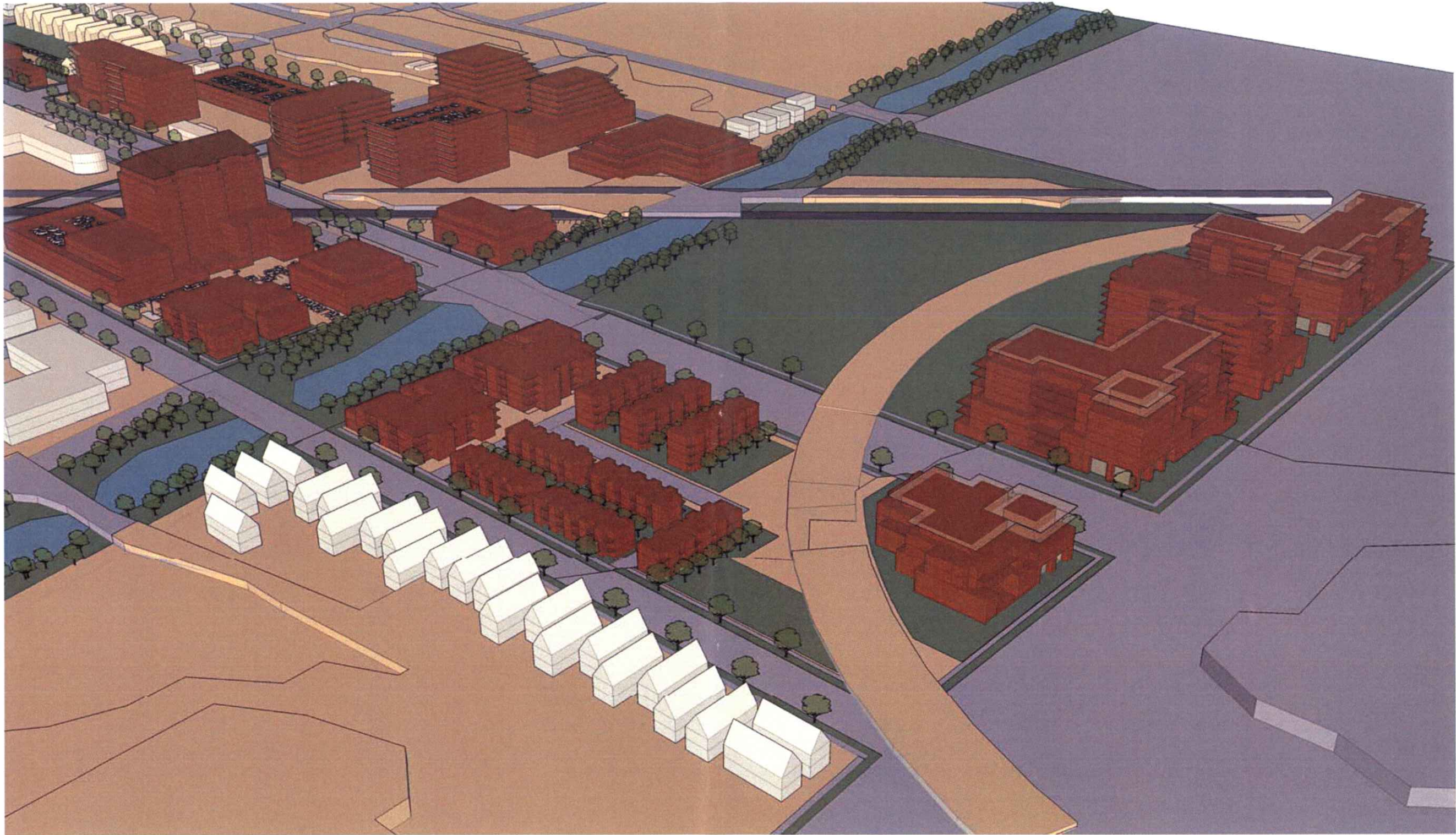
Yahara River RR bridge: 8 story recommendation



First & Main: 8 story recommendation



First Street: 8 story recommendation



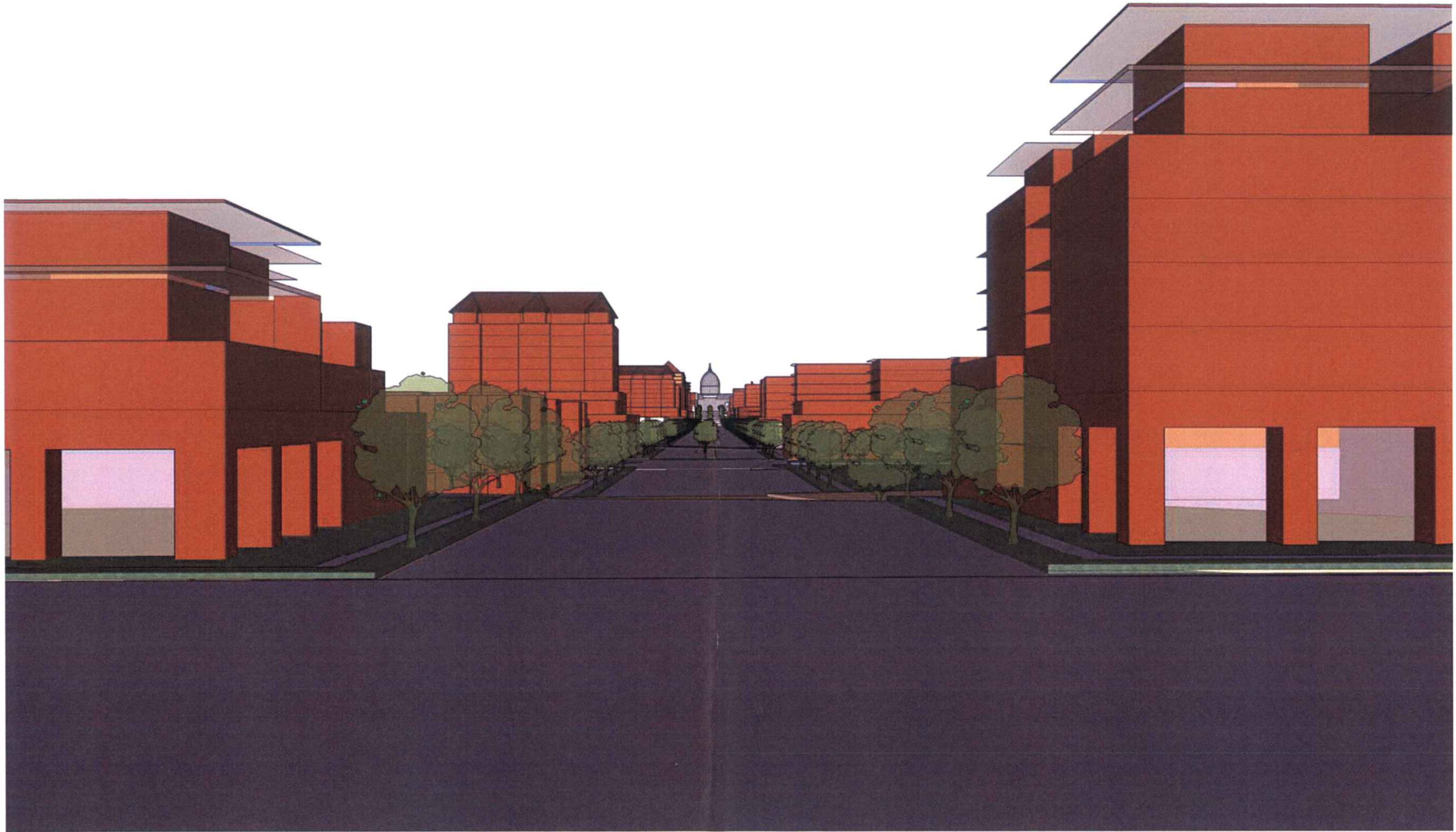
Yahara River Birdseye Perspective: 3-4 story recommendation



Yahara River RR bridge: 3-4 story recommendation



First & Main: 3-4 story recommendation



First Street: 3-4 story recommendation