

Alan Martin
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

Re Urban Design Commission Informational Presentation
1605 Monroe Street

Dear AI and Committee Members,

1605 Monroe Street is a new, mixed-use building proposed on the corner of Monroe Street and Oakland Street. The building will combine the properties at 1603/1605 & 1609 Monroe Street and will require the complete demolition of the existing structures on the site. The existing buildings include a small, two story, dated office building with an adjacent parking structure and an older, two story, stick-frame house currently maintained as a rental property with student occupants. The proposed, new building is a mixed-use building comprised OF two levels of structured parking, first floor commercial space, 44 rental housing units on levels one though four and residential condominiums on level five. One level of parking is completely below grade and served by a speed ramp parallel to the Alley. This parking is for the residential tenants. The upper parking level is partially exposed along Oakland Street and the Alley. This level provides 15 spaces of public use auto and bicycle parking with immediate access off of Oakland Street. This level also provides secured parking for the condominiums plus additional residential parking with immediate access off of the alley. The first floor commercial space fronts Monroe Street with a modulated, recessed arcade that allows for accessible entry to multiple tenants as the site drops from West to East. This face is also held back from the sidewalk one foot to provide a planting edge and in conjunction with the recessed arcade, help to improve the pedestrian experience and active zone as one moves along the face of the building. The recessed storefront depth increases as it turns the corner, extending down Oakland Street, providing opportunity for an exterior activity or dining terrace at the corner. The masonry structure is also pulled back at the corner with access to the elevated terrace provided by stairs at this location. This stair and terrace, in concert with the balconies above, help to both soften the corner and highlight its significance as one approaches and passes by the building. The residential entry is located along the West side of the building. This location mirrors residential access of the adjacent apartment building providing addition space to both entries and allowing for opportunities of social engagement. The building is articulated as a masonry structure with large vertical piers resulting in deep punched bays filled with expansive glass. This is indented to provide a strong feel of permanence while allowing significant natural light and visual modulation for tenants and the public. The modulation also provides depth to the elevation and in addition to breaking the overall mass into scaled proportions more commonly found along Monroe Street. A more significant vertical bay is located at the primary entry location which is also intended to help terminate the view terminus from Breese Terrace. The masonry mass is capped with a 4th level of gray, flat seam metal panel. The masonry is further eroded as one moves

along Oakland Street and around the Alley elevation to reveal the same metal panel and help reduce the presence of the massing as it fronts the existing neighborhood to the South. The fifth level is stepped back to provide exterior terraces for the condominium units while minimizing the impact of the vertical mass on the street and to the adjacent neighborhoods. The building massing is purposely held 20 feet back along the length of the alley with an additional step-back of 18 feet along the Oakland, and extending west approximately 2/3 into the site to help mitigate the massing impact on the most immediate residential neighbors. The West side of the building also steps back from the West lot line, and above the first level, 10 feet to provide more space to the adjoining apartment building.

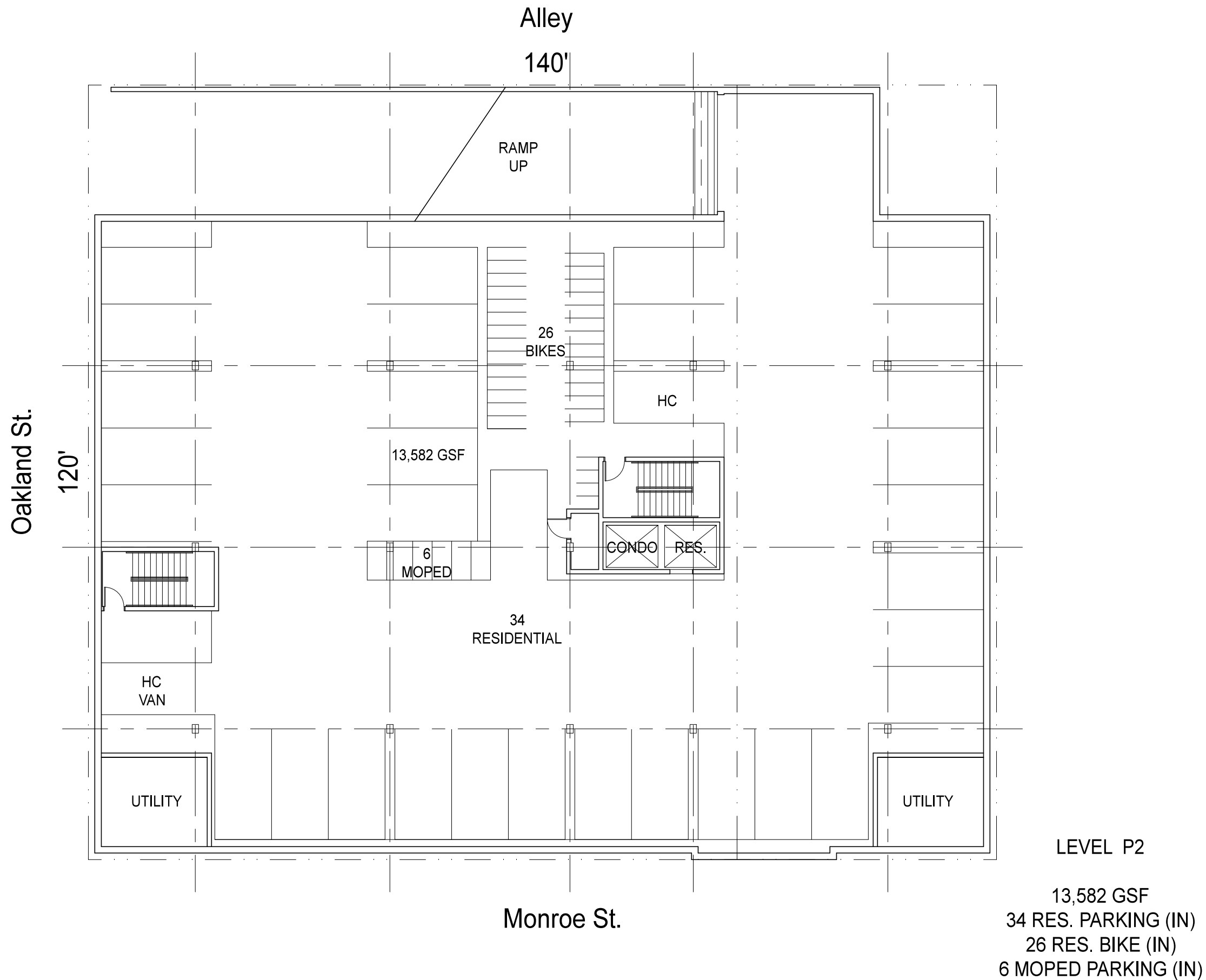
The TSS zoning for this site allows for a zero lot line on all sides of the site including the alley and west side frontages. TSS zoning also allows more than three floors but only as a conditional use, which we are pursuing for both the area (exceeding 25,000 GSF) and height exceptions. The Monroe Street Commercial Plan, adopted by the City of Madison on March 27, 2007, identifies this block as in need of redevelopment and suggests heights of 3 to 4 floors with a step back. Given this information and after studying this site and surround area, we feel strongly that this site has unique characteristics and opportunity to help shape an underutilized civic space located immediately across the street. Given the various factors, including the urban open space, topography and nearby structures, including the monumental historic structure across the square/park, this site warrants a more significant frontage along Monroe Street to help hold the urban edge and better define the resulting public space. This site is also significant as an urban square that becomes the confluence of many things such as the three neighborhoods coming together with the major civic/educational institution in addition to the multi-modal crossroads that already exists here (bike paths, b-cylce, pedestrian and several bus routes). We feel there is great opportunity to vastly improve the park and square across the street from this site by shaping it into a true civic crossroads, gathering space and activity center. This can be further enhanced by the elimination of Crazy Legs Lane to make the park space whole, which is also supported by the approved Monroe Street Commercial District Plan. We believe this space can become an activated and programmed urban plaza/park that is formed by the structures that help to shape the space similar to what occurs in many other great cities and spaces.

Paul Cuta, AIA
Partner

PMC/mds

Attachments:

Copied File



15002.00 Level P2 / Below Grade Parking Level Plan

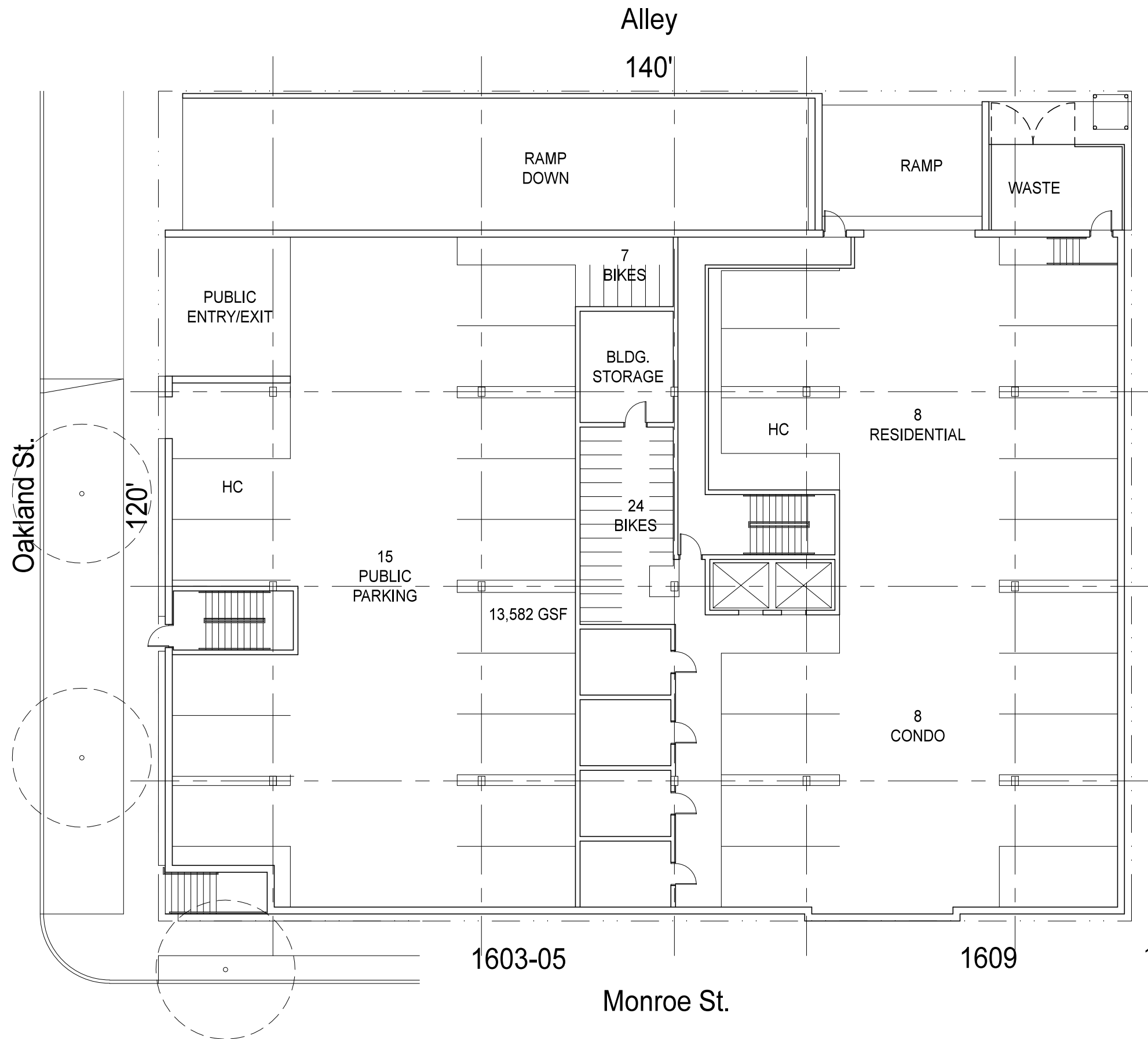
1605 MONROE STREET
Scale: 1/16" = 1' - 0"

February 10, 2016 (UDC Informational Submittal)



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LEVEL P1

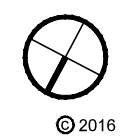
- 13,582 GSF
- 15 PUBLIC PARKING (IN)
- 8 PUBLIC BIKE (IN)
- 8 RES. PARKING (IN)
- 24 RES. BIKE (IN)
- 8 CONDO PARKING (IN)

Level P1 / Alley Level Parking - Option 1

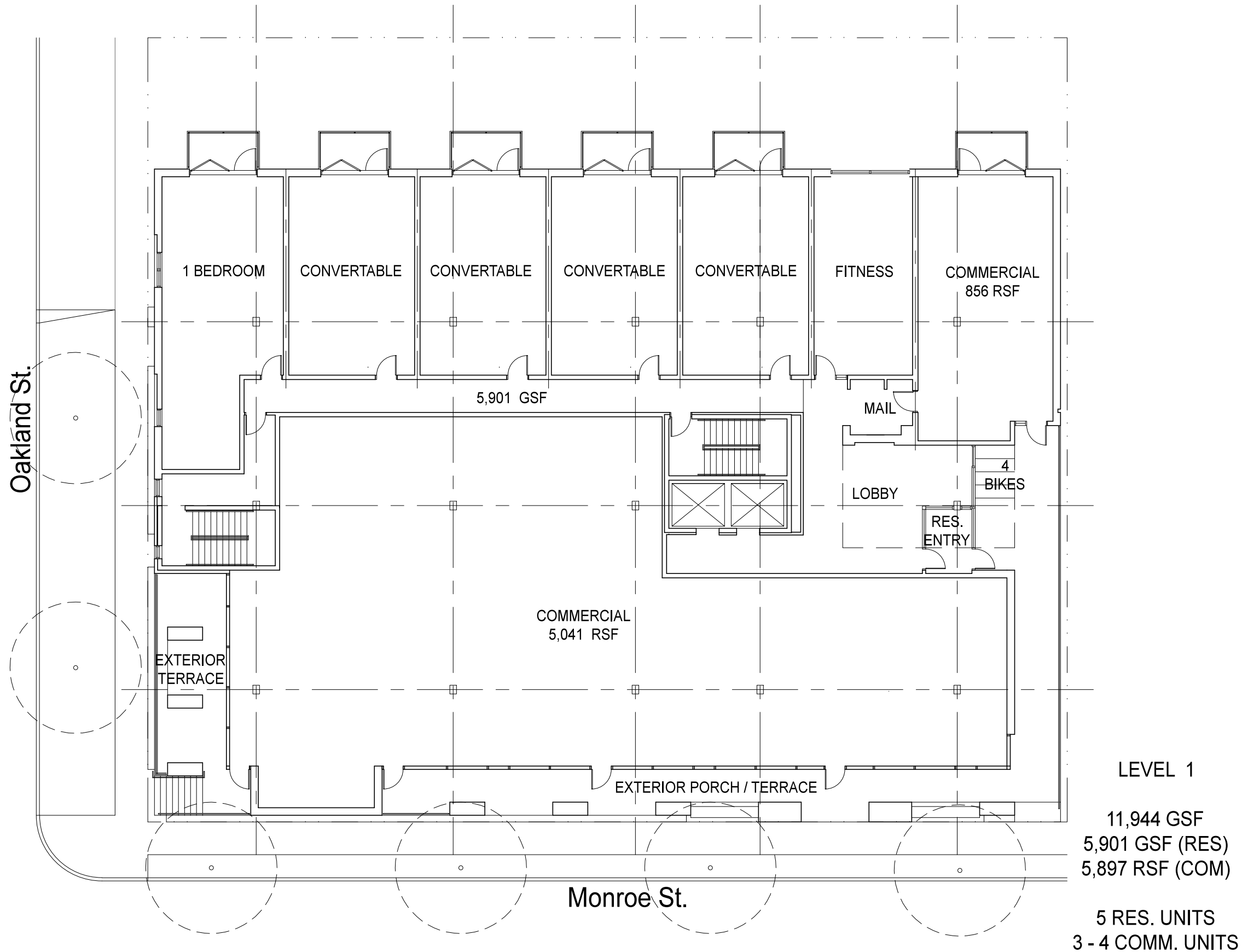
1605 MONROE STREET
Scale: 1/16" = 1' - 0"

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15002.00

Level 1 / Ground Level Plan

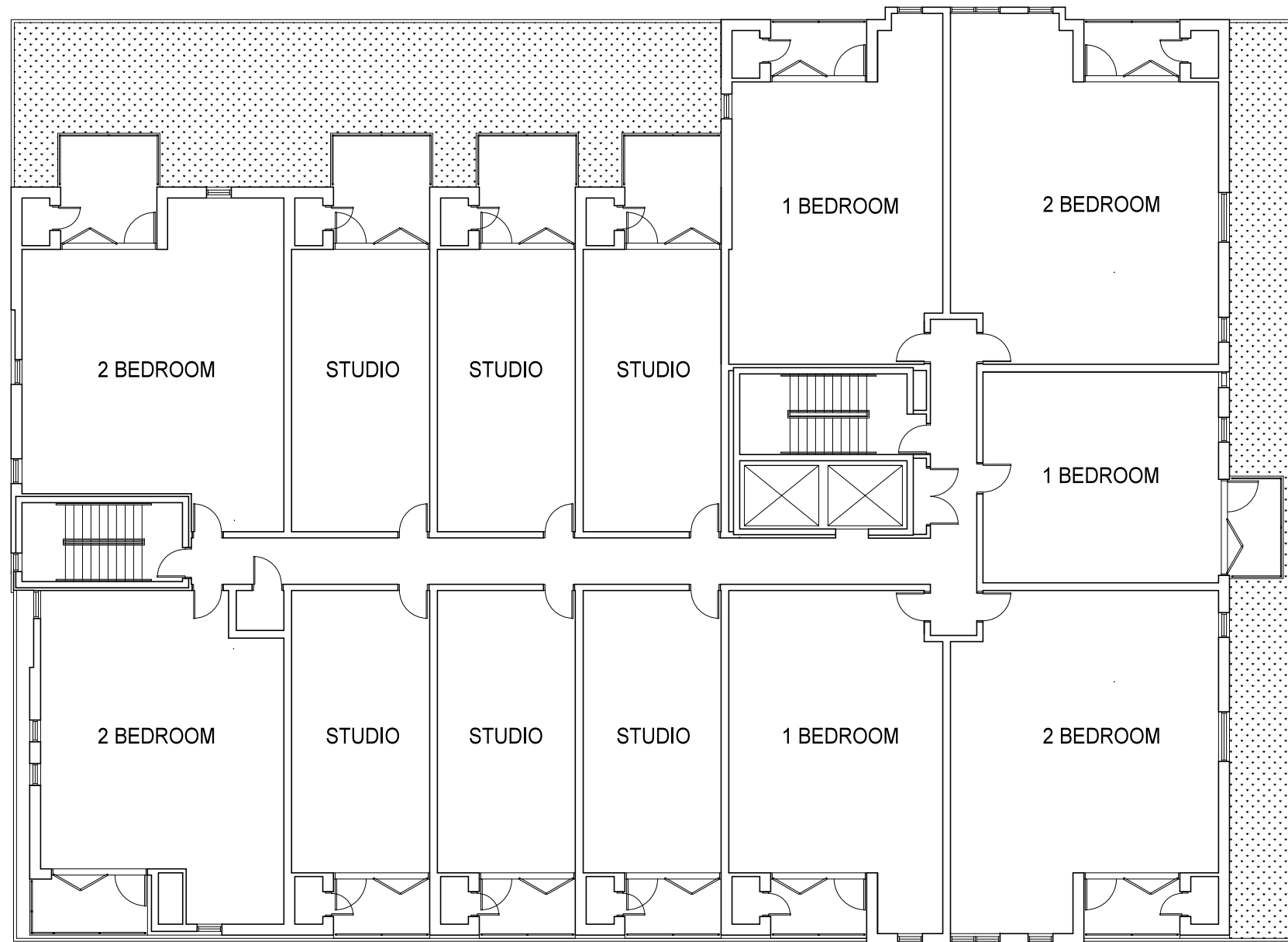
1605 MONROE STREET
Scale: 1/16" = 1' - 0"

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LEVEL 2

10,712 GSF

13 UNITS

15002.00

Level 2 Plan

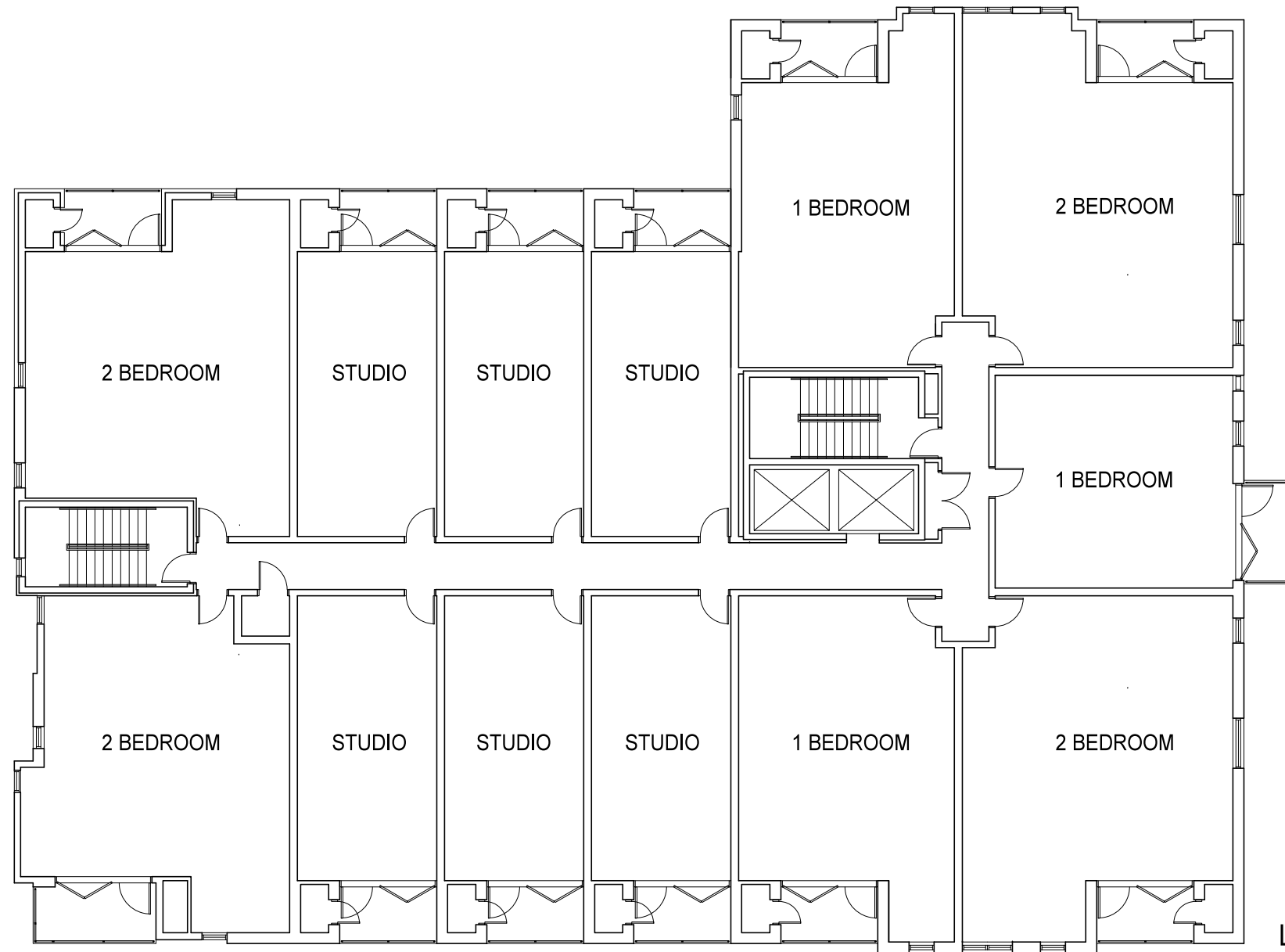
1605 MONROE STREET
Scale: 1/16" = 1' - 0"

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LEVEL 3

10,722 GSF

13 UNITS

15002.00

Level 3 Plan

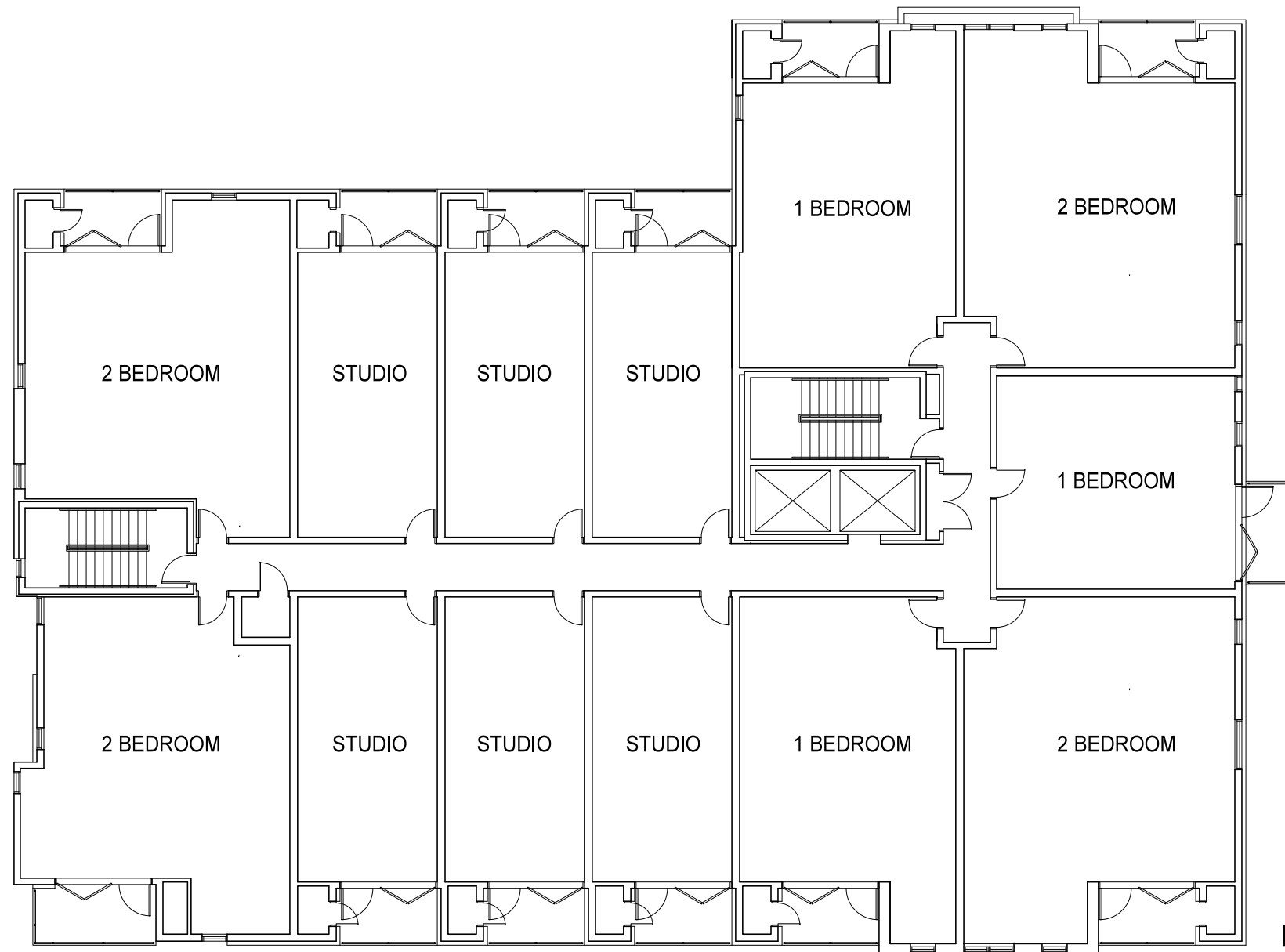
1605 MONROE STREET
Scale: 1/16" = 1' - 0"

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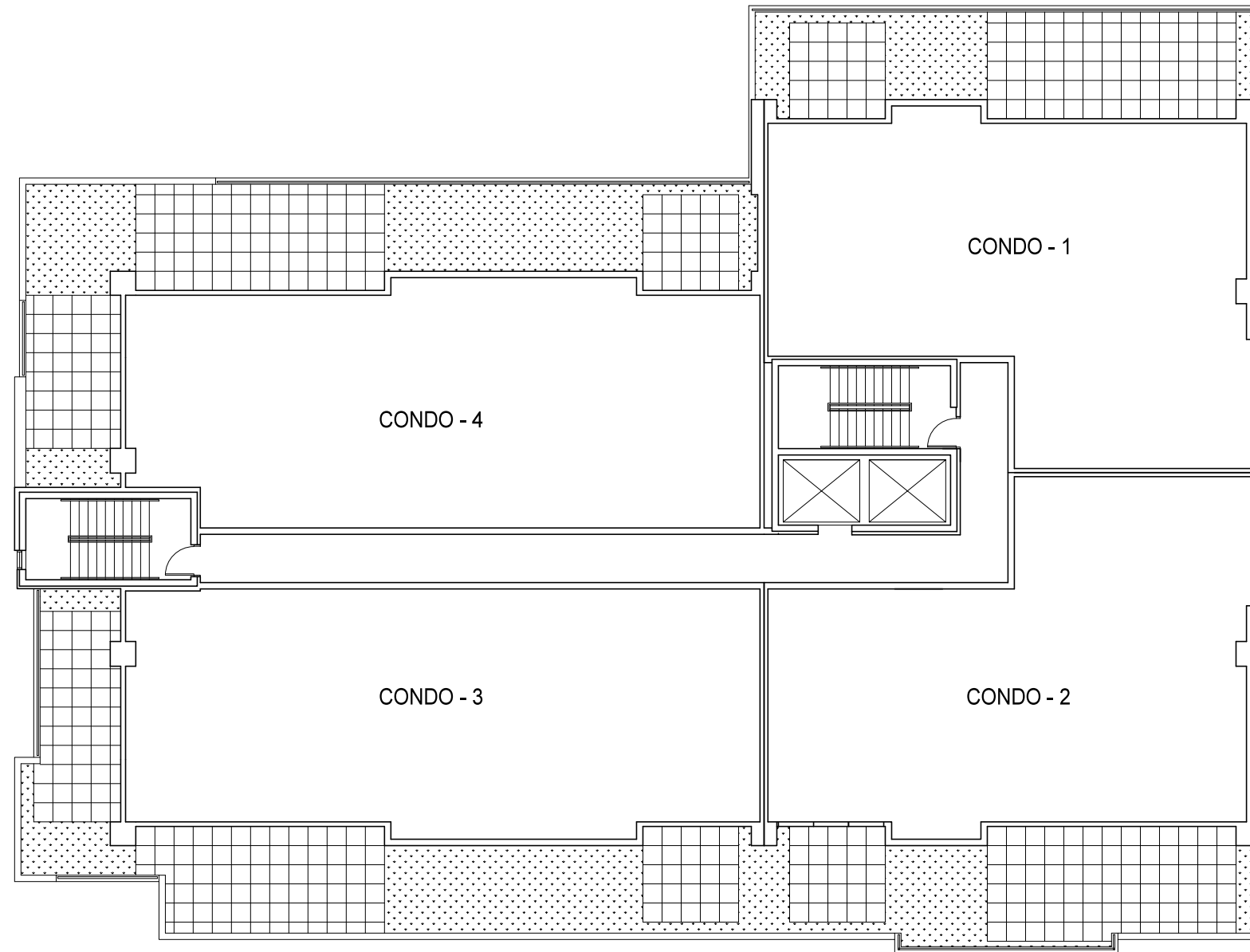


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LEVEL 4
10,572 GSF
13 UNITS



LEVEL 5

7,944 GSF

4 UNITS

15002.00

Level 5 Plan

1605 MONROE STREET
Scale: 1/16" = 1' - 0"

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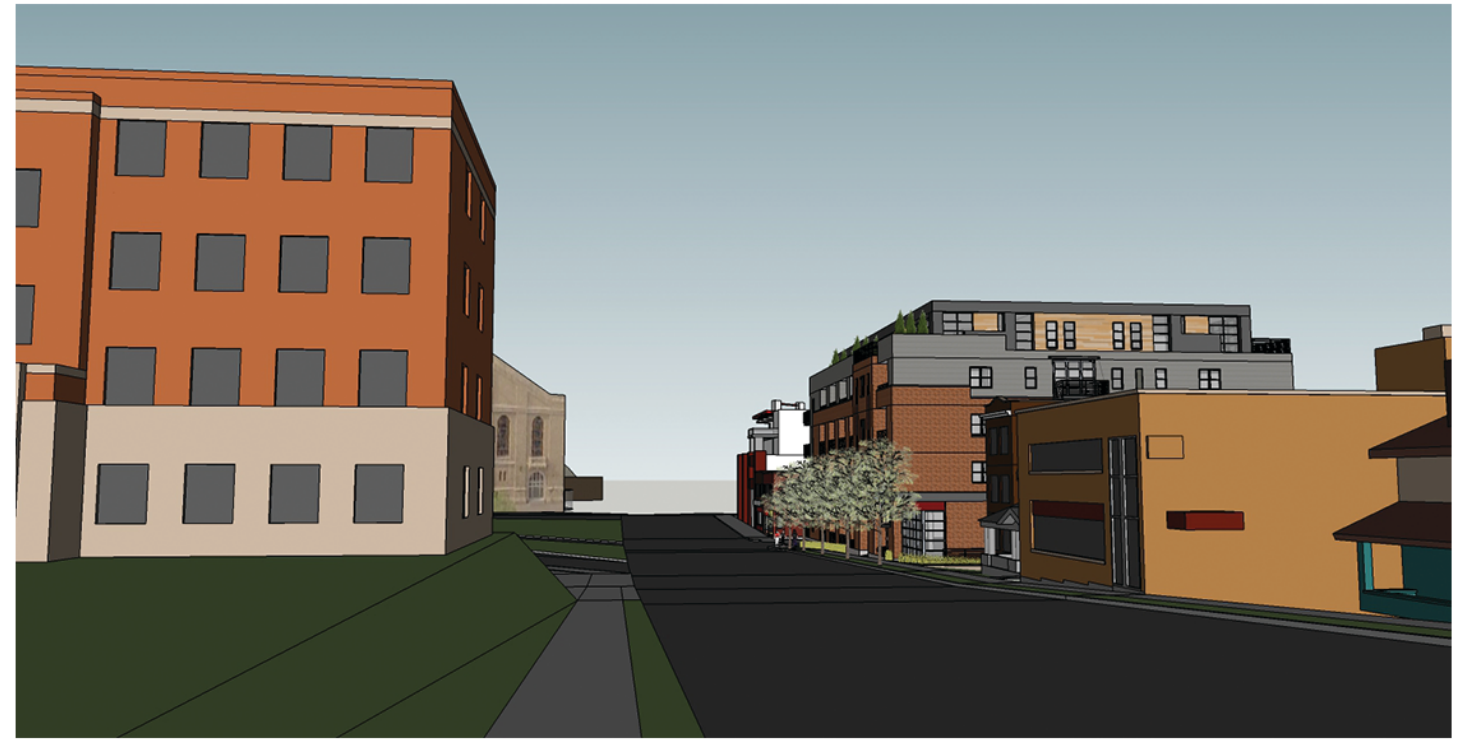
View from Intersection of Monroe & Regent



View from Park (North)



View from Breese Terrace



View from Monroe Street to East

15002.00

Proposed Building Images

1605 Monroe Street
Scale: NTS

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View from Intersection of Monroe & Breese



View from Monroe Street to Entry



View from South (Bird's Eye)



View from Alley (South)

15002.00

Proposed Building Images

1605 Monroe Street
Scale: NTS

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View from East (Bird's Eye)



View from Alley to West



View from Oakland to North

15002.00

Proposed Building Images

1605 Monroe Street

Scale: NTS

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