

Marling Lumber Site

Summary of Compliance with UDD 8 Requirements and City Plans

Urban Design District No. 8 Requirements

1. *Building Height*
 - a) The proposed building height of 4 stories complies with the District requirements both along East Washington Avenue and East Main Street, meeting the minimum required height and not exceeding the maximum permitted height.
 - b) The proposed street level façade height of 4 stories along East Washington Avenue, 2 stories along East Main Street and 3 stories along the Yahara River are in compliance with District requirements.
2. *Building Location and Orientation*
 - a) The Project addresses both East Washington Avenue and East Main Street. Commercial and residential entrances face these primary streets. The building heights and setbacks comply with the District requirements applicable to the site.
 - b) Project walkways adequately connect to public sidewalks and paths.
 - c) The primary corner of East Washington and the Yahara River bike path is visually enhanced with commercial uses utilizing commercial storefront glazing, canopies and an anticipated outdoor dining area which increases pedestrian character.
3. *Setbacks*
 - a) Proposed setbacks of 15 feet along East Washington Avenue and between 5-20 feet along East Main Street are in compliance with District requirements.
4. *Parking and Service Areas; Circulation*
 - a) The off-street parking and service areas adequately address the City requirements for visual screening, lighting, and tree islands. (Note the parking ramp does not abut either East Washington or East Main. The East Main façade of the garage has been screened to match the

building architecture and the East Washington side of the ramp is behind another lot that abuts East Washington).

- b) Service entries, such as to the trash collection room, are obscured from direct street view.
- c) All garage entry drives are perpendicular to the respective connecting street.
- d) A loading zone (for residential move-ins) is being provided off-street at the East Washington Avenue driveway. This loading zone doesn't impede pedestrian movement along East Washington Avenue.
- e) Ample bicycle parking will be provided throughout the Project for resident use and near the commercial locations for temporary bicycle parking.

5. *Landscaping and Open Space*

- a) Landscaping along East Washington Avenue and East Main Street will contain canopy trees and plantings appropriate for an urban project. Street furniture such as benches, bike racks and trash receptacles will be provided.
- b) At the corner of East Washington and the Yahara River bike path, a private cafe zone will be created along with other creative landscaping solutions that address the unique site characteristic of the exposed retaining wall that is part of the Yahara River/East Washington bridge.
- c) The Project will contain 3 courtyards, and 1 shared plaza along the Yahara River which will be open to the public. The courtyards will contain landscaping in the form of trees, shrubs and seasonal color. The courtyards will also contain other amenity features such as a pool, shade structures, lounge furniture and outdoor grilling stations.
- d) The open court that opens to the Yahara River is intended to be a public amenity by connecting to the already established Yahara River bike path.
- e) Approximately 95% of the apartment units have private balconies that are a minimum size of 4'6"x 8'-0".

6. *Site Lighting and Furnishings*

- a) The Project will have architectural accent lighting at the primary corners. It will also have appropriate lighting at the residential and commercial entries. Commercial spaces will have illuminated signage.
- b) Garage rooftop lighting will be full cut-off fixtures.

7. *Building Massing and Articulation*

- a) The building mass respects and compliments views identified on the Views and Vista Map in the Downtown Plan.
- b) The Project has unique (primary) design elements on the first floor facing East Washington. A secondary design element from levels two through four establish the residential architectural character that is unique from the lower commercial level. Architectural details establishing the Project's character continue on secondary (less visible) elevations.
- c) The corner of East Washington Avenue and the Yahara River contains a raised clearstory tower element that defines the primary corner of the project and creates a focal point.
- d) The commercial and residential uses have floor elevations that properly respond to the existing grades of the Project's site. There is no finished floor that is more than 3'-0" above grade.
- e) The ground level of the commercial areas facing East Washington Avenue and the Yahara River have increased visual interest by way of storefront glazing, canopies, signage and landscape features.
- f) Balconies do not extend over the right-of-way on East Washington Avenue and East Main Street.
- g) Visual termination at the top of the building will occur with a cornice element that is applied to the parapet walls.
- h) Rooftop equipment will be screened with parapet walls or vegetation.

8. *Materials and Colors*

- a) Transparency percentages meet or exceed the District requirements at both commercial and residential uses.
- b) High quality, durable, low maintenance exterior building materials are being used including brick, cementitious siding, metal wall panel and storefront glazing.
- c) Colors and building textures are consistent with surrounding properties and are typical for urban projects.

9. *Windows and Entrances*

- a) No clear existing window and door pattern exists around the Project. The rhythm shown in the commercial and residential uses is typical and appropriate for an urban project.
- b) At least 40% of the ground floor exterior of the commercial spaces

- will be dedicated to windows.
- c) All windows on the ground floor of the Project will be transparent and unobstructed.
 - d) The commercial and residential entrances will be uniquely defined and clearly discernible to the public from the street.
 - e) Permanent awnings occur along the commercial uses of East Washington Avenue that also provide a base for commercial signage. Awnings are constructed of steel and consistent with other exterior materials and architectural language of the project. Awnings are thin in profile and don't detract from the building's character.

10. *Signage*

- a) Signage is integrated with the Project's architecture.
- b) Colors and low-level lighting will be selected to coordinate with the building façade and enhance the character of the Project.

East Washington Avenue Capitol Gateway Corridor Plan (2008)

- *Protect and Enhance the Iconic View of the Capitol:* The modest height of the proposal preserves a key view shed of the capitol from First Street.
- *Respect and Strengthen Existing Neighborhoods:* The proposal complements the existing housing mix in the neighborhood and respects adjacent single-family residences while introducing some commercial space, amenities and open space/public features to establish a truly activated, engaged mixed-use project complementary to the neighborhood.
- *Firmly Establish the Corridor as an Employment Center Supported by Transit:* The proposal provides much-needed market-rate housing to downtown and near-east side workers and provides direct bus access to the downtown on East Washington Avenue. The proposal will also contain approximately 8,000 to 10,000 square feet of space for commercial uses which will create employment opportunities.
- *Create an Inviting, Vibrant Boulevard Along East Washington Avenue:* The proposal dramatically improves the interaction of East Washington Avenue with the Yahara Parkway and introduces new residential and commercial uses on a historically underutilized, industrial site.
- *Land Use:* The proposal is consistent with the plan's designation of this site primarily for residential and employment uses.
- *Bulk Standards:* The proposal is consistent with the plan's designation of maximum façade heights of: not to exceed 3 stories on East Main Street,

not to exceed 4 stories along the Yahara River, and not to exceed 5 stories on East Washington Avenue.

- *Building Height:* The proposal is consistent with the plan's designation of maximum building heights of not to exceed 4 stories on East Main Street and the Yahara River and not to exceed 6 stories (with 2 "bonus" stories) on East Washington Avenue.
- *Urban Design:* The proposal is consistent with the plan's designation of the site for mixed-use development, with decreasing height on East Main, and utilizing the Yahara Parkway for "entertainment, residential, commercial, and retail uses, with restaurants and outdoor activities connecting to the river parkway activities and trail." The proposal includes creating interconnectivity between the Yahara Parkway and the project's adjacent outdoor spaces.
- *Compatibility:* The proposal is consistent with the plan's recommendations for this site including to "scale buildings compatible with existing residential properties" and to "integrate development with the Yahara Parkway."
- *Corridor:* The proposal is consistent with the plan's recommendation of a 3- to 4-story height limit across East Washington from Burr Jones field and along the Yahara River Corridor.

Yahara Gateway and Parkway Corridor Concept Plan (2014)

- The proposal is consistent with the plan's recommendations for this site, including 3-4 stories of residential on East Main Street, 4-8 stories of mixed use on East Washington Avenue, and a riverside activity area complementing the Yahara Parkway, including landscaping and other outdoor features integrated with the Yahara Parkway.

Yahara River Parkway Master Plan (1998)

- The proposal is consistent with the plan's recommendations of "housing at this site to strengthen the remaining housing in the area," and to complement the existing housing mix in the adjacent neighborhood.



1 East Washington Perspective
Scale: nts

Elevation



1 River Perspective
Scale: nts

Perspective



1 East Main St. Perspective
Scale: nts

Perspective



2 River Elevation
Scale: 1/32" = 1'-0"

Elevation



1 East Washington Elevation
Scale: 1/32" = 1'-0"

Elevation



3 East Main St. Enlarged Elevation
Scale: 1/32" = 1'-0"

Elevation



2 East Main St. Enlarged Elevation
Scale: 1/32" = 1'-0"

Elevation



1 East Main St. Elevation
Scale: 1" = 50'-0"

Elevation

