

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 9, 2022

TITLE: 630 E. Washington Avenue -
Redevelopment of the Salvation Army
Campus to Include Homeless Shelter with
Support Services, Apartment Complex and
Underground Parking in UDD No. 8. 2nd
Ald. Dist. (56474)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Jessica Vaughn, Secretary

ADOPTED:

POF:

DATED: March 9, 2022

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Tom DeChant, Jessica Klehr, Shane Bernau, Rafeeq Asad*, Lois Braun-Oddo, Russell Knudson and Christian Harper.

*Asad recused himself on this item.

SUMMARY:

At its meeting of March 9, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of redevelopment of the Salvation Army campus located at 630 E. Washington Avenue in UDD No. 8. Registered and speaking in support was Marc Ott, representing the Salvation Army. Registered in support and available to answer questions were Bob Klebba, Melissa Sorensen, John Kastner, Andrew Sheils and Joseph Lee.

Ott presented the updated plans for the Salvation Army shelter building and supportive housing apartment building. The apartment has received WHEDA awarded funding, with construction commencing this summer as Phase 1; fundraising efforts are ongoing for the shelter. The site plan remains the same with added detail, specifically on E. Washington Avenue for future reconstruction in this area. The landscaping and gating tie into the condominium project next door to address concerns about loitering and security.

The Commission discussed the following:

- I have concerns with regard to how some of the different materials transition to one another, specifically the area where the brick steps down and goes horizontal back to the corner element. You’ve got a window jamb with brick on one side and some kind of siding on the other; in reality, even with trim and some expert carpentry, that’s going to be awkward at the very best. Suggest you take the brick all along the first floor instead of trying to bring it up and down like that.
- Having this fence on the E. Mifflin Street side is a lot more welcoming while providing a more residential feel and a privacy zone, this is more welcoming.
- The details carried throughout are working well with the dark banding around fields of lighter material. It feels cohesive through the site, but I’m struggling with a sense of scale and detail. I’m not quite sure if it’s cohesive to have the railing on Blount Street vs. all the detailing on E. Washington Avenue, right now they’re different languages.
- The trellis on the roof, is that still there and what scale is it at this point? I forgot its purpose.

- That is the mechanical screening penthouse on the roof, with the trellis as an architectural flair element to add interest for what's not viewed from the street. The designers felt strongly that it's a nice element.
- Very nice project. The composite panel siding on the transitional housing building, is it a shiny material?
 - That is just the rendering effect. It is a standard fiber cement lap siding pressed with wood grain texture, pretty traditional in that off-white color.
- I'm happy to see infill of a tired urban site with lots of surface parking. In general I liked the rhythm of the raised planters moving along the streetscape of E. Washington Avenue, but they could be placed to create more of a porch-like condition rather than flat hardscape; the street is so busy with vehicular traffic, it could use a little lift and separation. Instead of keeping it flat with stairs and a ramp, consider repositioning some of those to bring that entry court a little bit higher off the street.
- You have your double trees set back on your side of the property line, but if it's accurate it looks like there's more street trees than what you're adding to on your side. It feels like you could add more trees to reinforce the vision of this double alley into downtown Madison.
- The trellis feels odd in this perspective. The other elevation views are fine, for some reason it looked artificially tacked on to the building, maybe it's just this one point of view.
- The west façade of the gymnasium is a pretty big blank wall. Functionally there good reasons to do that, I know it's kind of tight against the existing building to the west, but I believe there is some space there.
- Consider curb stops in those parking stalls to limit those vehicles from crossing over into the sidewalk.
- The gymnasium blank wall composite siding is very tight, which can sometimes lead to mold issues. The team should be very cognizant of that and what that will look like. Excellent point about the condos on E. Mifflin Street, with the transition of materials that is sometimes overlooked while you're creating patterns on the side of a wall, there's going to be a transition point there that will be relevant. You could just bring the metal panel all the way around, it would tidy up that end of the building nicely.
- With regard to the overhang, that could be reduced by half on the rooftop. The perspectives showing what that really looks like from different views kind of illustrates why it's very awkward and doesn't seem to have a purpose.
- Staff noted that there is a code issue in terms of where the height standard transitions, and a code amendment will be necessary for this project to comply.

ACTION:

On a motion by Braun-Oddo, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Goodhart non-voting, Asad recused, and Braun-Oddo, Klehr, Knudson, DeChant, Bernau and Harper voting yes.

The motion included the following:

- Adhering to comments about the transition of materials on the E. Mifflin Street building (should be more horizontal).
- Building materials going all the way around the gymnasium building.
- Reduce the trellis on the roof significantly (almost by ½).
- Relook at planter heights and tree line comments at entry.
- Avoid two materials on the jamb of a single window.
- The Commission acknowledges the future code amendment necessary for the boundary between Blocks 1a and 1b to be revised.