

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 17, 2016

TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2nd Ald. Dist. (32089)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 17, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, John Harrington, Dawn O’Kroley and Richard Slayton.

SUMMARY:

At its meeting of August 17, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of design progression changes to 802, 854 East Washington Avenue. Appearing on behalf of the project was Kyle Dumbleton, representing Gebhardt Development.

A roof deck was approved on the third floor with only one door, but it is large enough that it requires two. The second door would meet the building code requirements. A gas fireplace is proposed with a precast concrete cap and some grills. Similarly, on the 11th floor a fireplace addition is proposed in the outdoor space. It is also proposed to extend the railing out to the periphery of the space to take full advantage, where right now the railing is on top of transfer beams. Further discussion with the Fire Department for the Phase 2 tower determined that a hatch at the top of the stairwell and guardrail are necessary. The last item involves the relocation and redesign of the urban farm which is on the 5th floor of the parking structure. The area was structurally designed closer to the north, however upon further discussion with the engineer it was actually designed to be in another location. It will ultimately give it better solar exposure.

Comments and questions from the Commission were as follows:

- How much space are you making usable by moving the guardrails?
 - About 10 feet around the seating areas.
- On the Fire Department guardrail, paint it dark gray or some other color, but not bright yellow.
- The illustration that shows the older rooftop garden and the guardrail doesn’t appear to have a kick plate; it will have something more solid at the base though?
 - There’s a parapet there.

ACTION:

On a motion by Braun-Oddo, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (3-2) with Slayton and Harrington voting no.