

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 18, 2015

TITLE: 1000 East Washington Avenue – New
Development in UDD No. 8. 6th Ald. Dist.
(40049)

REFERRED:

REREFERRED:

REPORTED BACK:

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ADOPTED:

POF:

DATED: November 18, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Tom DeChant, Sheri Carter, Lois Braun-Oddo and Michael Rosenblum.

SUMMARY:

At its meeting of November 18, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new development in UDD No. 8 located at 1000 East Washington Avenue. Appearing on behalf of the project were Helen Bradbury, Ken Saiki, representing Ken Saiki Design; Paul Raisleger and Richard Arnesen, both representing Stone House Development.

Applicant presentation: The project consists of an 11-story tower on the East Washington frontage with retail/commercial on the first floor, and seven floors of market-rate apartments and a community room. In the middle will be a parking ramp with about 358 stalls, which will be wrapped with Section 42 affordable housing. The team bought the block (without the product site), but continue to have discussions with the owner of the service station about having them move into their building. They have met with the Tenney-Lapham Neighborhood on two occasions to get their feedback, which is reflected in the design. The other half of the block would be developed in a similar fashion. The corner is now more transparent. Some of the materials would be manufactured smooth stone in the same color palette as Breese Stevens, masonry and metal panels on the upper part of the tower. The balconies on the lower floors are fully outward, the top floors are ½ in and ½ out. High impact stucco is proposed on the returns of the balconies, which can be painted over time. They are considering some amount of EIFS to allow for color that can be easily changed. They are still working on the window sizes; the idea is that the townhomes all have individual entries that will be broken up with the metal top and sets back because they have a 30-degree setback to accommodate. There is a bus stop at the corner that would prevent a double row of trees in that area, and it is questionable whether or not there is enough growing space for canopy trees in double rows at this location. The Chair noted that a double row of trees was a design element for the whole avenue to try and make it more of a boulevard. Bicycle stalls are distributed around the site where they think they will see the most demand. Landscaping will reflect the commercial or residential aspects of the building in different locations throughout the site. Plantings will screen the main activity space from the commercial aspects, and a rooftop garden with planters is proposed. There is a commercial tenant interested in 5,000 square feet of space on the first floor but they require some secrecy as they develop prototypes. This building would be in UDD No. 8 and requires transparent glass; examples were shown with the

possibility of 60% glass with the rest solid surface, or something in a translucent material. If you were to walk up to the window you wouldn't be able to see exactly what is going on inside, but you would see light and activity.

Comments and questions from the Commission were as follows:

- We sort of have an idea of what we want East Washington Avenue to look like as a boulevard. Mifflin is a bike boulevard and I don't know that we've given any thought to how that as a space should interact more with what's going on with plantings and how greenspace should interact with a different kind of a street. Put your thinking cap on for that, not just necessarily for this project.
- Working with Forestry on what the restrictions are, trying to create this north-south landscape to accentuate crossing East Washington Avenue, to try to get any continuity in landscaping.
- You're helping shape this neighborhood and how this is going to be.
- The Transportation Master Plan is addressing different street typologies, but getting to that level of aesthetics, I don't think they're having that discussion.
- But that ought to be a part of our design discussions as a City.
- I'm OK with the EIFS in those recesses because I do like the opportunity to be able to add some color and maybe even change it if it becomes dated, but I also want to address the larger windows you had on the residential side. While it is good to have a lot of natural light coming into a space, my caution would be there isn't then a realistic livable space layout that has a wall for a bed or dresser. If you walk by the Constellation you can see their furniture is up against the windows and really detracts from the building.
- I would encourage as much natural light as possible.
 - From a practical standpoint, given the fact that children will be living in those units, possibly with blinds, we chose this size.
- There is something nice and light about the façade. In one sense it might feel too repetitive but you have a whole other elevation that's just so rich. Maybe there's some softening that could be done so it's not as repetitive. And it's a long lot.
- The lightness or transparency of that is so successful about that façade, and your opening to the greenspace. I wish more of that could happen on the tower, maybe not literally but that sense of lightness and transparency.
- This masonry that kind of floats on the first floor is very nice, your canopy may not be necessary all the time. The masonry itself creates a kind of canopy, you may not need that second level, unless it defines an outdoor eating space.
- I almost expected to read this horizontal cap coming down and under-screening it at the entry. That kind of surprised me as a masonry piece. I almost expected it to hit the ground.
- The masonry element is heavy in there. I don't know what the solution is.
- From the outdoor seating aspect I like the canopy. You can extend the season by having heaters under that.
- It brings some pedestrian scale to it.
- Do we have projecting balconies anywhere else on East Washington?
 - Yes the Galaxie has those.
 - In this section they all are hung on the outside of the building, but we have this lighter Champagne panel that creates vertical slots and then up at the top they're half in/half out. We're trying to use it as a design opportunity.
- Where your balconies are fully recessed you have an opportunity to get some more horizontal reads rather than such a strong vertical read. It's something to play with.

- There was a 1-story community center that applied a translucent panel but they put the letters of the name of the building over the top of it, so it almost was a signage piece that didn't look like a closed off building.
 - It could be a display window for the company.
- I'd prefer to see as much real glass as we can.
 - We'll come up with a couple of examples and see what works best.
- "Windows on the ground floor shall be transparent and unobstructed and shall not be darkly tinted, colored or have a mirrored finish." That is a requirement, not a guideline.
- Is there a requirement about the treatment on the interior?
- They have things like leaf patterns such that you can't really see what's behind it, it's not just translucent. Martin Glass will show you all kinds of things that will make it so it's not visible but it's still clear glass.
- Is there an opportunity for art glass? An artistic expression?
- The way that the language and requirement is written, you go from 60% commercial retail to 40% for office and other non-retail buildings. You have a lower fenestration. And then it also doesn't specify necessarily the location so there might be some creative ways to look at that.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.