

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 3, 2014

TITLE: 3825 East Washington Avenue – New Development for “Erik’s Bikes, Boards and Skis” in UDD No. 5. 17th Ald. Dist. (36355)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 3, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Melissa Huggins, Cliff Goodhart, Dawn O’Kroley, Richard Slayton and Lauren Cnare.

SUMMARY:

At its meeting of December 3, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development for “Erik’s Bikes, Boards and Skis” in UDD No. 5 at 3825 East Washington Avenue. It’s a very tight site for a multi-use building that will accommodate the client’s need for a rather large trailer to enter and leave the site, as well as bringing in good urban design. The parking lot will accommodate 19 vehicle parking stalls. This area is very much lacking architecture, which left the team with the idea they are bringing an architectural presence to this location that could set the tone for future development. The building materials include warm light gray cast stone, various types of concealed fastener rain screen Nichiha fiber cement panels. They looked carefully at how to landscape such a tight site, using canopy trees that will provide nice coverage without growing over the property line or obstructing vehicular or pedestrian flow. They wish to minimize or eliminate the use of landscape turf particularly along East Washington Avenue, with the potential for sedum mats that are salt tolerant.

Comments and questions from the Commission were as follows:

- Because of the amount of impervious surface area, no new parking space shall be more than 70 feet from a canopy tree at least 3.5 inches in caliper. This is a requirement.
- Are you taking out a street tree?
 - We haven’t covered that ground yet.
- Could you do the outer edge of the truck, which seems to be forcing that much pavement, is that correct?
 - Yes, it’s really the turning radius that drives that. Then you get into the site you start to see that 90 degree turn that drives this width and that width.
- What I’m seeing on two sides is that part of that space, that really the truck doesn’t move. Did you look at these stalls arcing, they could do something like that and it gives you greenspace over here and over here.
 - No, I didn’t.

- I'd like you to look at that. You take away all that extra pavement and you start to reduce the amount of pervious surface, you've got pockets that are substantial enough that you can start to drain water to, it could be a rain garden, it could be really pleasant especially in this desert of asphalt. I think you've got enough room to accommodate the number of stalls you need, a cool design that relates to your roofline, if it doesn't affect the truck.
 - I think that makes a lot of sense.
- Because your site is going to look so nice when it's finished, couldn't you just walk a couple more feet and enter on East Washington Avenue?
 - Great question. We tried so many ways to do it, knowing that would be an interest. We need a 5% slope off the right-of-way, our site slopes about 4-feet from here to here, so we're high here and low here. We've got side entrances here and here, if we bring these to the street, we're going to have to split the floor.
- Can one be on East Washington?
 - Then we're tipping the scales. The way we balance the site is to stay right in the middle, that's going to set our floor height. Then we're bringing these two entries as far forward as we can to maintain the 5-foot slope off the right-of-way. That's really our quandary. We've now got it as far forward as we can get it without having to split the floor plates.
- Considering where the parking is I think you've gone a really good job of bringing it toward the site entrance.
 - I think the two end caps really start to have a strong architectural presence and sign themselves as an end cap very well.
- That's the failure of East Washington Avenue, all the false fronts with other existing developments.

ACTION:

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