

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 7, 2013

TITLE: 901 East Washington Avenue – New Construction of a 5-Story Addition to the Klueter Grocery Warehouse and Parking Facilities in UDD No. 8. 6th Ald. Dist. (31109)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 7, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, Melissa Huggins, Henry Lufler, Tom DeChant and Cliff Goodhart.

SUMMARY:

At its meeting of August 7, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction located at 901 East Washington Avenue. Appearing on behalf of the project were Curt Brink, Michael Schmidt, representing Henneman Engineering; Steve Harms, representing Archipelago Village, LLC; George Austin and Nathan Wautier. Schmidt presented plans for the old Mautz Paint building site. This site is part of the East Washington BUILD District, as well as Urban Design District No. 8. There are three environmental clean-up sites on this block. Future development could include lower level structured parking underneath the entire site. There are no other plans for the rest of the site other than to be building pad ready, so this is setting the stage for the first set of development on this site. The existing Klueter building would be rehabbed with the brick being in somewhat good condition. All the windows would be replaced with a very similar appearing window that is more energy efficient. On the backside the intent is to demolish the metal building, strip the metal siding off and have the addition wrap around contiguous to the old brick. The main entrance comes from East Washington Avenue. A rooftop space is being considered as a tenant amenity. Staff noted that the East Washington BUILD Plan envisioned that over time surface parking would be replaced with structured parking, while at the same time it does not prohibit surface parking. This parcel is largely impervious, the suggestion that adherence that exact precepts of the UDD would be required, but this addition is adjacent to the Klueter building where no other development is occurring; looking at surface parking as short-term is feasible as long as no additional drive entries will be included. The other issue is when new development does occur, that development will have to be succinct with the requirements of the district.

George Austin spoke in support of the project as a representative of Starting Block Madison, whose goal is to create a centralized location for things like short-term leases, co-working spaces and flex spaces for early stage start-ups. This block will be developed and transition over time and this is a prime site for beginning this build-out. He would like to see a transition plan that would allow the necessary accessory parking and then grow the site, focusing on employment.

Comments and questions from the Commission were as follows:

- Circulation-wise, it's not as efficient. You've got that central aisle coming through, you could have bays going north and south. It makes for a more logical use of the space when you're driving through there.
- It would be great to see something in this building. In very sharp contrast to this masonry anchor you could incorporate metal and glass, you could have a lot of fun with it.
- I'm curious if you have the parking depressed within and left enough of a footprint on a side (Paterson or Main), what if the next building is built and the full site is developed?
 - That's always been an issue. We've looked at it as though there will be a building on the corner, farther for parking below but tied in. How do we deal with the unknown of the future?
- You put the parking on Main Street, but if Main Street is the most likely to be developed before East Washington because of the height issues, why not put the parking on East Washington?
- That's what I thought, because otherwise where will you put the parking during construction?

ACTION:

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

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 901 East Washington Avenue

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | - | 8 | - | - | - | - | - | - |
| | 5 | - | - | - | - | - | - | 5 |
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General Comments:

- Great building with a brilliant addition!
- Great news for Klueter building! Lots of options on site/parking.