

City of Madison, Wisconsin

---

**REPORT OF:** URBAN DESIGN COMMISSION

**PRESENTED:** November 13, 2013

**TITLE:** 425 West Washington Avenue – Mixed-Unit Development in the UMX District Known as “The Washington Plaza.” 4<sup>th</sup> Ald. Dist. (29495)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** November 13, 2013

**ID NUMBER:**

---

Members present were: Richard Wagner\*, Dawn O’Kroley, Melissa Huggins, Lauren Cnare\*, Cliff Goodhart and Tom DeChant.

\*Wagner recused himself on this item. Cnare acted as Chair.

**SUMMARY:**

At its meeting of November 13, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a mixed-use development located at 425 West Washington Avenue. Appearing on behalf of the project were John W. Sutton, the project architect; and Andrew Albright, representing Plan Design, LLC. Sutton noted changes including bringing the columns down, recessed the garage entry, recessed cans centered in each bay on the sides and fronts for a soft light. The plaza has changed with the planters brought forward to the property line (5 x 5), with one on each side of the garage to give a sense of entrance to the plaza. At each column is a 2 x 2 score coming out from the column to emphasize scale. Sutton likened it to a plant with its root system growing out. This makes for a more interesting landscape for people coming by. They were able to take the planters on the side away from the building, giving them an opportunity for more and better bicycle parking. Albright discussed landscaping geared toward verticality and to complement the existing canopy trees. The rooftop plantings will tie in with the ground level plantings while creating a foundation for annuals.

Comments from the Commission were as follows:

- I remember the landscaping concern to engage the façade more with the sidewalk. I think you’ve done that here.
  - Now we really have a plaza to go with the name, “Washington Plaza.”
- All the annuals are on the roof?
  - They also fill in around the trees. What creates an opportunity for the annuals is the small space. Once you get the 5 x 5 planter with a thickness you’re left with about a 3-foot square. If I started putting a ground cover or other perennials it fills in real fast and becomes permanent. In some cases it works really successfully, but if you have an owner who is excited about changing that out seasonally that becomes even more exciting.
- I would suggest that whatever isn’t planted be filled in with mulch. Otherwise you’re looking at mud and dirt. Put a note on the plan.

- I think the garage entrance is greatly improved, and I notice you're enhancing the pavement pattern. But I am concerned about the durability of that column with people coming in and out of there. Is there a raised curb or bollard behind it?
  - I thought about doing a metal base or band that matches color, maybe at the bumper height. I would rather do that than have an external bollard.
- I'm curious about the shape of the planters, why they're square and why the Crabapples are in them.

**ACTION:**

On a motion by Huggins, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion provided that either Richard Slayton or John Harrington be given the opportunity to review and make comments on the landscape plan.