City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION PRESENTED: January 8, 2014

TITLE: North 800 Block East Washington Avenue **REFERRED**:

(Block 143) – New Construction in UDD No. 8. 2nd Ald. Dist. (32712) **REREFERRED:**

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary ADOPTED: POF:

DATED: January 8, 2014 **ID NUMBER:**

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

SUMMARY:

At its meeting of January 8, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction in UDD No. 5 located in the North 800 Block of East Washington Avenue. Appearing on behalf of the project was Christopher Gosch, representing Gebhardt Development. Gosch presented changes to the overall composition of the project. They had previously proposed to build to the Capitol Height Limit; subsequent meetings with the County and the Airport have not been fruitful, so they are scaling the building down to the County height limit. They are still requesting additional height (13-14%). It will be equivalent to The Constellation next door. They need approximately 12-14-feet on Paterson Street to provide some additional turn lanes, which compacted their commercial space a bit along East Washington Avenue. They are providing a smaller retail space along Paterson Street. There were concerns that the façade along East Washington Avenue was too linear and needed breaking up. As they started working through they identified ways to break up the elevation and bring some vertical elements down to the street level, while providing variation in the retail spaces. They are in the final renderings to have the grocery store aspect wrapped up. The materials are limited to four: limestone panel accent, brick and then two kinds of insulated metal panel. They are looking at a ceramic metal panel for portions of the commercial and the bulk of the residential. A rooftop terrace is proposed on the Paterson Street side with a view of Breese Stevens Field. They are adding one retail element above the grocery store that would front The Constellation on Livingston Street.

Staff requested that when the team returns for approvals that they present a site plan view of the base of the building against the tower elements and identify the setbacks and reliefs from the different façades.

Comments and questions from the Commission were as follows:

- Is there a phasing in terms of the condominiums or is everything going all at once?
 - We will have the grocery store, this portion of parking and the tower and then we'll be working our way around.

- My only concern is on Livingston. The energy the project will bring is fantastic. Losing that symmetry of having retail across from each other hurts both this side of the block and The Constellation's side (street level). The upper level will help now that you have some life up there. Something to activate that.
 - o The grocery store is amenable to looking at maybe having their bakery over here with a separate entrance, or a separate flower shop area, something to break that up.
- I think the composition from East Washington Avenue looks much better than it did before.

ACTION:

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