

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 4, 2015

TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including Grocery Store), Office and Residential Components in UDD No. 8. 2nd Ald. Dist. (32089)
Design Progression from Project as Originally Approved

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 4, 2015

ID NUMBER:

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

SUMMARY:

At its meeting of November 4, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of the design progression from the project as originally approved located at 802, 854 East Washington Avenue (800 North Block) for a mixed-use development with commercial, office and residential components in UDD No. 8. Appearing on behalf of the project were Christopher Gosch and Kyle Dumbleton, both representing Gebhardt Development.

Gosch reviewed changes to the plans. Additional doors and windows were requested by tenants on the East Mifflin elevation on the 3rd floor in the alleyway, owner request to add another window along East Washington Avenue, tenant requests for modifications to the window spacing along East Washington, expansion of windows on the Livingston Street side. Overall the building lost about 5% of glazing on the Livingston Street side. A proposed green wall should be successful with vinery and some fruits. Originally a single standing metal panel was proposed but there were problems sourcing that; they are requesting approval for a composite substitute at the grocery store level (samples were provided). They are requesting a 12 square foot planter be used on the corner in front of the grocery store entry; from the edge of the sidewalk to the planter is about 9-feet. They kept two Ash trees and relocated on to Livingston Street. The stone turned out to be very dark in the variation of sunlight versus shade.

Comments and questions from the Commission were as follows:

- On East Washington, I look at the masonry at the first floor of the grocery store, there was almost a second overlay level of composite, there was a definite breaking up of that façade into a couple of different experiences, is that still occurring?

- Yes. We have a 6-foot band there with a window below, we're still accomplishing that with an aluminum canopy but it's not going to be a solid so light will come in with solid glass behind there.

If there is a way to get some variation on that East Washington façade, by the second kind of level of what you're applying to break up the read as one big horizontal. To have some element in there that breaks that up vertically.

- This door frame is so visually impactful on the elevation. Is there a less bold read that would work? Even if you had to have that, take it all the way up. It'll keep it from looking like it wasn't thought-out.
- On these beautiful little volumes that you have, are those corners and surround piece the same or are they switching out?
 - We just could not find a source for these panels.Hopefully that change in plane is enough.

ACTION:

On a motion by Braun-Oddo, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion encouraged the applicant look at breaking up the long horizontal façade on East Washington Avenue, that can return to staff as the design progression continues.