

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 1, 2016

TITLE: 802, 854 East Washington Avenue (800 North Block) – Mixed-Use Development with Commercial (Including a Grocery Store), Office and Residential Components in UDD No. 8. 2<sup>nd</sup> Ald. Dist. (32089)

REFERRED:

REREFERRED:

\*Modifications to Previously Approved Plans for Phase II\*

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 1, 2016

ID NUMBER:

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

**SUMMARY:**

At its meeting of June 1, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of modifications to an approved development located at 802, 854 East Washington Avenue. Appearing on behalf of the project were Kyle Dumbleton and Lee Christensen, representing Gebhardt Development. Dumbleton reviewed changes to Phase II:

- Two balconies are proposed at the separation between Phase 1 and Phase 2 to serve the transition between the two phases.
- The approved commercial fenestration has been redesigned to allow for better, more easily built-out spaces for the tenants. A similar pattern module is being used with anodized metal between each 8-foot section.
- The addition of mechanical louvers. Within the courtyard a larger louver will help ventilate the transformer. Enclosing the parking garage means they can no longer ventilate the transformer through the garage. On the tower the smaller louvers would ventilate the dryers in the units. A few other locations around the base of the commercial area within the façade for potential exhaust locations for future commercial tenants. The louvers would match the existing exterior colors.
- Relocation of some entry doors to the commercial area. Due to grading with the addition of a turn lane on Paterson Street, the doors are turning towards the Paterson side while eliminating the door on East Washington Avenue.
- Previously submitted brick material is changed to limestone.

Comments and questions from the Commission were as follows:

- It’s hard to evaluate the louvers with what we have here.

- I liked the modular brick as a way to differentiate the commercial base.
  - The thought was to make a more streamlined read.
- If it went from masonry pier to masonry pier that would be more consistent.
- On East Washington Avenue where you're adding balconies closest to the grocery store, the balconies make a nice addition but look at that soffit detail and fascia detail. If it's not reading as an extension of the adjacent fascia, I would look at detailing that for a change in plane, some relief of how those two buildings meet.
- I would look at having the horizontal portion of Phase 2 positioned "proud" rather than pulled back the 1 ½-inches.

**ACTION:**

On a motion by Goodhart, seconded by O'Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- With the exception of #5, which is to maintain the use of modular brick as was previously approved, and the extension of the louvers as discussed.
- Study the soffit at the additional balcony, along with the horizontal elements.