

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 26, 2016

TITLE: 810 East Washington Avenue – Galaxie
Phase 3: Starliner Condominiums and
Lofts. 2nd Ald. Dist. (44542)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 26, 2016

ID NUMBER:

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

SUMMARY:

At its meeting of October 26, 2016, the Urban Design Commission **GRANTED INITIAL APPROVAL** of Phase 3 of The Galaxie for the Starliner Condominiums and Lofts located at 810 East Washington Avenue. Appearing on behalf of the project were Kyle Dumbleton, representing Midwest Modern, LLC; Lee Christensen and Suzanne Vincent, both representing Gebhardt Development.

Changes to the project include a reduction of the overhang on the first floor, square footage was added to the first floor units to make them more marketable, two-story units were changed and balconies were added to all the units. Trees along East Washington Avenue will be planted. Starting at the top, they have kept the dark color on the fascia, extended the overhang to create the horizontal read, and reorganized the windows to get a better rhythm across the top of the building. The wood material has been extended to fill the plane so it’s not such a rough transition. A lighter gray color moved to the middle of the building, and they are introducing a smooth panel in mother-of-pearl for the top. Aluminum break metal has been added between some of the windows to allow them to read as a ribbon window. There is an already established theme for the landscape plan, but it has been simplified for this smaller scale space. Some of the planter locations in the plaza were tweaked, and a transformer was relocated.

Comments and questions from the Commission were as follows:

- As these design iterations are occurring the building is getting very, very flat. The East Washington Avenue façade is far flatter than I imagined this group would have approved when those drawings came through. I’m concerned again now seeing the white panel and light gray panel at what I assume is zero change in plane.

o There’s about 1-foot to 1 ½-foot difference in plane here.

At all locations where we see white versus gray?

The white within the gray here will be just a couple of inches. This gray overhangs the wood 2-foot and then the top is stepped back another foot.

- Last time we were looking at what we had previously approved, which we thought had some strong architectural interest. What we got has lost that interest; in some ways what this is sort of tried to recapture interest but I don't think it did in any sense. The elements that made that work are not really in the elements of this new design. In some ways what we had last time was better than what we got this time.
- In the drive aisle, what is the lighting? I see dark panels on both sides and it's very daunting.
 - During the daytime this should get quite of a bit of light penetration.
 I'm mostly concerned about nighttime. Especially pedestrians making their way from one side of the property to the other, bikes in that aisle.

Having walked around the site quite a bit I tend to think this is a lot more usable for cars, pedestrians will probably use the sidewalk. We don't currently have anything planned here for lighting.

 If there's an opportunity to not make it look like a dark scary alley in a very pedestrian neighborhood. The parking structure will definitely have lighting.
- On Mifflin, on that fourth story, either change the rhythm of the windows, or add more windows because it is so far from pedestrians. Make it darker so it recedes a little bit, it looks really flat. Is there a way to make it recede, whether it's spandrel or the siding.
 - We could look at a darker metal in between the windows.
- I'm concerned about the Amalanchers performing the way they should in an urban setting. Against a light gray background they're just not going to stand out.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-2) with O'Kroley and Carter voting no. The motion provided for the applicant to return with more openness much more in character with the originally approved plans, specifically for the fourth floor.