

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 18, 2018

TITLE: 1314, 1318, 1326 East Washington Avenue
– New Development of a Mixed-Use
Building Containing Ground Floor
Veterans Service Provider with 59
Apartments Above Located in UDD No. 8.
2nd Ald. Dist. (52084) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: July 18, 2018 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Lois Braun-Oddo, Tom DeChant, Christian Harper and Amanda Hall.

SUMMARY:

At its meeting of July 18, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development of a mixed-use building located at 1314, 1318, 1326 East Washington Avenue in UDD No. 8. Registered in support of the project were Nicole Solheim and Mark Smith, both representing Gorman & Co. Registered neither in support nor opposition was Shawn Kapper.

The applicant went through the RFP process, held 3 neighborhood meetings and has submitted a land use application. The project would contain 59 units targeting veteran families. They have applied for City and County funds. They will be resubmitting most of the building information and architectural information, and would appreciate feedback on location, height, massing, and orientation. They are looking at final approval into next year – still waiting on funding. Split between initial and final. The site plan references the existing layout, with an existing house to the west and daycare behind. They gave a review of floor plans, showing proposed lower parking level in a U-shaped layout. A shadow study of the spring/fall equinox was shared. Could do more shadow studies if critical. They are proposing outdoor space for play and gardens for residents.

Review of perspective drawings in set. Showed overlay of potential for future development depending on what zoning would allow. At the moment, both sides have the maximum allowable 8 stories. Do we assume this will remain a small scale block or do we assume it will all be built out? Not abandoning the residential scale. A 3D view of the existing context with new the development makes this appear large in scale. However, future plans of East Washington Avenue show they will not exceed 66 feet. Not asking for a variance or additional stories.

Public comment was shared from a Tenney-Lapham area resident. 1322 East Mifflin Street, across from nursery center. Rent office space. Park in garage. Here today to express concern and husband’s concern regarding height and massing in this neighborhood block. Two historic buildings sit near the site. Across the street is Shop Bop with a lower profile. We hope the design complements these structures rather than over power. The Marling – reflects more in size what is appropriate and blends in with historic buildings. The sheer bulk of the

proposed building is an issue for our neighbors. Marling is 4 with lower levels setback. There have been other developments near block, Stone Creek at 4 stories and Breese Stevens at 3 stories. Larger buildings are closer to the Capitol. We've shared this at the neighborhood meeting. Putting many units on a small footprint doesn't match the style of this neighborhood. Suggest lower, smaller structure. Concerns about this being next to a nursery center and being so tall, shadow inducing. Asked for a full shadow study. Going to be my reality. Going to have shadow now.

Comments and questions from the Commission were as follows:

- When you come back, confirm sequencing on shadow study. Is it going to shade the play area? These studies are hard to read.
 - Yes, we can bring that back. Can bring more slides.
- Are you saying parking between Pasqual's and the project will belong to this project?
 - No, we do not have control of that lot.
- Note – Along East Washington Avenue, make sure to leave space for trees on City property and your property.
 - Adhering to 15' setback.
- Also, need to have double tree line. More of a boulevard.
 - We don't see it as an issue.
- Review your current setbacks.
 - 15' front, 20' back, 6' side. First floor is ramp down to parking.
- In the easement in back/setback – what is that area?
 - Rear of lot is 20-feet of intended greenspace. Could be a dog walk or play area for kids. Don't anticipate it will be occupied.
- Your design is going to impact how that back 20' is used. May require fencing along the Pasqual's side. Strong landscaping feature might be helpful. More of a greenspace amenity rather than an entry.
- Service parking will create a heat island – add a tree near trash enclosure and in greenspace. Both sides would be ideal.
 - Not wedded to trash enclosure – we'd like to see that go away. May get integrated into building or back parking.
- That would be good.
 - We'd like to do more of a landscape element.
- Do you need all the parking below the building? If it were an occupied space with windows, makes back green area an observed space.
 - These are 2 & 3 bedroom apartments. We have a good amount of parking, but sensitive to it. 90 spots right now. Need spaces for residents and staff. We'll lose stalls for mechanical and bike parking. We will look at parking layout. On average we need 1.5 to 1.6 stalls for residents.
- Noticed 6' high chain link fence around recreational area. Is there a better option? Reconsider.
 - We can take a look at that.
- Size of units – targeted to veteran families?
 - Yes, outdoor areas and tot rooms and community rooms.
- Is there roof access for residents?
 - No.
- What is plan for plaza?
 - Shown as balconies for units facing. Didn't want to make a gathering space for neighborhood. Treatment is undetermined. Should be nicer than membrane roof. We don't want people to occupy.

- Regarding parking, one of main draws of this location is access to transportation. 3 bedrooms might have 2 cars – imagine there may be some without a car. Take into account. Do you think parking will go down more?
 - Carbon at Union Corners we thought same, but have people parking on street and long waiting list. We are more conservative here.
- Go back to renderings for a minute. Consider primary horizontal lines. One story base feels awkward – if outdoor living spaces on second floor, outdoor areas, raise parapet.
 - We could pick up some lines from existing structures around the site.

ACTION:

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