

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** August 8, 2018

TITLE: 1954 East Washington Avenue – New
Development and Alteration to an Existing
Development for The Avenue, Options in
Community Living, and Graaskamp Park.
12th Ald. Dist. (52598)

REFERRED:
REREFERRED:
REPORTED BACK:

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

DATED: August 8, 2018 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Rafeeq Asad, Cliff Goodhart, Michael Rosenblum, Christian Harper and Tom DeChant.

SUMMARY:

At its meeting of August 8, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development and alteration to an existing development located at 1954 East Washington Avenue. Registered in support of the project were Randy Bruce, Kevin Burow and Lorrie Heinemann, representing Madison Development Corporation; and Anne Morrison. Registered in opposition but not wishing to speak was Sheri Rein. Registered neither in support nor opposition and wishing to speak was David Taylor, representing the Emerson East Neighborhood Association.

Burrow reviewed the history of the project at the corner of Second Street and East Washington Avenue. What was originally a hospital was turned into apartments. The existing Grasskamp Park that was developed in the late 1960s would be moved and overhauled to make it more accessible. Their contribution is keeping Grasskamp Park as a community space. They are putting a small manager's office inside one of the buildings and putting the MDC leasing office in the larger building. They are proposing a 2-phased development with a 4-story building on East Washington Avenue and townhouses on the Mifflin Street side. Concept Plan A shows 27 units off of East Washington with Phase 2 a year later to include removal of the office building and the addition of 2 townhouse buildings. He shared a photo of Mifflander, completed in 2017 as a 4-story building with brick and metal panel as an overall design intent. The backside of property on Mifflin shows townhouse style images.

Public Comment:

David Taylor spoke as a resident of the neighborhood. The neighborhood has concerns, information on the conceptual site plan has been limited. We can only speak in broad terms at this time. An increase of density, height and size means an increase in parking and traffic, increase in noise and light pollution, limited setbacks, and an increase police calls. The neighborhood supports the mission, but this will affect all neighborhood residents. Any further development should be done in spirit of 2018 neighborhood plan.

Bruce followed up by saying they have been working primarily on the site plan. They looked at placing townhomes in different locations. The issue is has to do with driveway location, no aligning with the street intersection. Leaving park where it is works with the houses. They've studied parking quite a bit; the existing office building has a high demand for parking, the proposed parking will be less.

Comments from the Commission were as follows:

- Consider providing an interior community space for the residents.
- Preferable design solution would reflect the town home style for all buildings
- Consider taking the neighbors on a bus tour of existing similar town house projects.
- Alleviate the neighborhood concerns. Give it a sense of place.
- Need to make sure that there is that engagement with the community.
- Do not put any utilities on the front of the building.
- If the neighborhood really liked the corner park versus a pocket park, I'd be inclined to listen to your neighbors on that one.

ACTION:

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