

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 3, 2018

TITLE: 1050 E. Washington Avenue – New Development of an 11-Story Commercial/Retail, Office and Market-Rate Residential Building, in addition to a 4-Story Building Housing the Youth Arts Consortium Located in UDD No. 8 (Lyric Phase 3). 2nd Ald. Dist. (53254)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: October 3, 2018

ID NUMBER:

Members present: Richard Wagner, Chair; Lois Braun-Oddo, Christian Harper, Cliff Goodhart* and Michael Rosenblum.

*Goodhart recused.

SUMMARY:

At its meeting of October 3, 2018, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development located at 1050 E. Washington Avenue. Registered in support of the project were Paul Raisleger, representing Stone House Development, and Jillian Bradbury.

The applicant presented site context and a building program review for a mixed-use development. They have met with the neighborhood group three times, once with the steering committee and a couple of times with Ald. Zellers. Eight floors are allowed, bonus stories can be requested by meeting exemplary design. Similar to the Lyric Phase 1 the building would have commercial on the first floor, two floors of office space, a 300 car parking ramp nestled in between the developments with shared parking opportunities, a through block pedestrian/bicycle connection and where possible, corner pockets that provide a greater setback of the tower building to provide for outdoor spaces. They are working with City staff to meet the ordinance requirements for the 11th floor common space. The building would contain approximately 126 residential units. The Mifflin Street side would house a youth arts center in a partnership with the Madison Children’s Choir and Children’s Theater offering classrooms, offices and performance/practice spaces, and an approximately 250 seat performance space in the middle where the raised roof is located, set back from the street. This amenity would not offer nighttime performances. The back (Mifflin) side facing the youth arts center would have a more playful design. The landscape design is being worked on, as well as the scale and building materials. The main access to the parking ramp is off of Ingersoll Street, maintaining the alley for a right-in off East Washington Avenue or a right-out. An 8-foot sidewalk from East Washington Avenue through to Mifflin Street offers pedestrian access, with possible improvements to make it more of an amenity (greenspace, artwork). Brick from the Lyric Phase 2 will be incorporated into Phase 3, as well as panels between the masonry elements. Building materials would be brick to match Phase 1, primarily glass above, zinc metal panel and tan brick. The youth arts

center side has a combination of glass below and a panelized product with texture, red zinc panel that forms the unifying element, and glass and metal panel facing north.

The Commission discussed the following:

- Make sure there is a place for the cars to pause coming out of the ramp before reaching the sidewalk. There are a lot of children using this sidewalk. Visibility and lighting will be very important.
 - Much like you see at schools the arts center may have staff to help with drop-off and pick-up. We are working with Traffic Engineering to further the traffic considerations in this area.
- Add some green to the parking structure facing Ingersoll Street to help buffer the sidewalk.
- This is a very attractive building.

ACTION:

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