PLANNING DIVISION STAFF REPORT

April 10, 2019

PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 929 E. Washington Avenue

Application Type: Referral from Plan Commission for new construction in Urban Design District No. 8

Legistar File ID # 54198

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Curt Brink from Archipelago Village and Doug Hursh from Potter Lawson, Madison, WI

Project Description: The proposed new eleven-story mixed-use podium building will be approximately 257,000 sf total, including a new parking structure, 11,000 sf of first level commercial pace, and upper level office space. The new building will be three stories at the street level with eight stories above.

Project History/Schedule:

- The **Urban Design Commission** approved the project on **March 13, 2019**.
- On March 25, 2019, the **Plan Commission** referred this item to the UDC for comment and recommendation.

Approval Standards:
The UDC was an approving body on the development request, which was approved by the UDC on March 13, 2019. The development site is within UDD 8 - block 13a & 13b, which required that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(15). The request also is a demolition permit and conditional use, which allows the Plan Commission to require the applicant submit plans to the Urban Design Commission for advisory comment and recommendation.

Summary of Design Considerations

As allowed by the Zoning Code, the Plan Commission referred the associated demolition permits and the conditional use for the eleven-story building at 929 E. Washington Avenue to a future Plan Commission meeting following an advisory recommendation by the Urban Design Commission. Specifically, UDC was requested to 1) Review a study of the impacts from glare created by the exterior of the proposed building on surrounding properties and 2) Review the design of the project with preservation/retention of 924 E. Main Street. As part of their review of the glare study, staff recommends the UDC consider the following impacts in their recommendation:

1. Playing field for Breese Stevens Field
2. Adjacent high rises and residents
3. Cars driving on E. Washington Avenue