

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** July 17, 2019

TITLE: 630 E. Washington Avenue –  
Redevelopment of the Salvation Army  
Campus to Include Homeless Shelter with  
Support Services, Apartment Complex and  
Underground Parking in UDD No. 8. 2<sup>nd</sup>  
Ald. Dist. (56474)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

DATED: July 17, 2019

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Jessica Klehr, Rafeeq Asad, Tom DeChant, Christian Harper and Syed Abbas.

**SUMMARY:**

At its meeting of July 17, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the redevelopment of the Salvation Army campus located at 630 E. Washington Avenue. Registered in support of the project were Leah Teske and Marc Ott, both representing JLA Architects; Major Andrew Shiels, representing The Salvation Army; and Sara White. Registered in opposition were Darlene Butler, Joey Hoey and Richard Freihoefer. Registered neither in support nor opposition and wishing to speak was Patty Prime. The current building is well beyond its usefulness, tearing it down would create a small campus to allow for a gymnasium, a chapel, a community room and a 3-story building. The proposed site plan would place the building at the corner of E. Washington Avenue and Blount Street where there is currently parking. They have met with the neighborhood, staff and a DAT meeting. The main entry for the shelter would be off the courtyard on Blount Street with a second entry off of E. Washington Avenue. Lower level parking would be accessed off Mifflin Street. The two buildings would be connected at the first floor level. The shelter along E. Washington would be 4-5 stories and have a medical clinic to serve the residents. A new parking lot with 18 stalls for visitors would be in roughly the same location. They have pushed the mass up to the street with four stories of the shelter going up on E. Washington and the corner at 5-stories.

**Public Comment:**

Richard Freihoefer feels this will ruin the neighborhood if they are allowed to develop. Over 100 people attended a neighborhood meeting where they told the Salvation Army they don't want this. The Salvation Army has been a terrible neighbor for decades. They've had a chance to be good neighbors and now want more. The neighborhood has 25 shelters within a stone's throw of his house. This neighborhood has done their part and cannot take any more shelters. They are overwhelmed between the Beacon and Salvation Army. Why is this concentrated on prime real estate, we need the taxes to support good things.

Patty Prime spoke as President of the Tenney-Lapham Neighborhood Association. They have held a steering committee meeting and a neighborhood meeting but have not had the time to comment on design elements yet.

Joey Hoey spoke as a neighborhood resident who lives on E. Washington Avenue, noting the Commission's role to "encourage the protection of economic values and properties." He walks to work past this site every day, everything about it is unfortunate. The Salvation Army has shown they cannot do this, he calls at least once a week but they don't do anything about it. Last Friday there was a group of about 12 people who were yelling, and swearing and it looked like it was going to escalate. A young woman was pushing her baby, she crossed the road and went around. He called Salvation Army and was told because they weren't on their property they couldn't do anything, he called the police instead. To increase the capacity does not make sense. They have to show they can grow into the task and not hurt the neighborhood.

The Commission discussed the following:

- Question for the neighborhood association president: you are aware of the situation, what is your stance on the neighborhood?
  - I cannot represent the Tenney-Lapham Neighborhood Council without a vote. As the President of the neighborhood I've been meeting 3-4 times per year with Salvation Army staff for the last two years, along with neighbors and police to review what situations have arisen in that area. There have been problems. The feedback from the neighborhood was primarily about the security, similar to what you've heard tonight. Somehow securing the neighborhood. Some of the issues are with the vacant lot adjacent to the current Salvation Army because that's not controlled by them. The neighborhood is wanting to know how to work more closely with the Salvation Army and the City to resolve these issues. She totally supports electric car stations.
- The underground parking in the three story apartment building, there has been standing water over the curbs after short rain falls at that intersection. Is underground parking really going to work here?
  - We're aware of the issues on the Isthmus and our team has done a lot of work in this area. We've made our client aware of the cost implications for managing potential water.
- All the buildings in the area have surface parking that goes up so it's not really underground.
- If you're bringing the building right up to the street that's not going to work with our requirement for double rows of trees.
  - We do have two rows of trees there.
- What is the population of children?
  - It will still be single women's shelter and there is an element for families. We're still working through that final room number, anywhere between 35-40 rooms for families. The average size of a family is four.
- So if you're making 40 units that's going to be 80 kids.
- The courtyard seems like an obvious place to create an enclosed greenspace for the kids. It could be observable from the front office.
  - The site master plan has a playground in the corner of the gym and the building. There is also a full sized gymnasium.
- We're not going to be the final decision makers on the land use approval, but apparently you have a lot of work to do. From a design standpoint, coming back I'd like to see what the strategy is with a site plan like this to provide adequate security. I can see lots of little places where you can hide from plain view. It's particularly important in your struggle to maintain control and regain the trust of the neighborhood, that you can demonstrate to us how this site and site plan supports your particular needs.
  - This is a very basic site massing and layout. It's not just that we want the Salvation Army to serve more people, that facility is a concrete bunker box. There are very few windows, even if they weren't going to increase their numbers they need a new building. There's no indoor space

for them, the goal of this facility is to provide internal programs on every floor to give them opportunities to do things inside. Some of these issues can be taken inside.

- I want to reinforce. You're not just a building you're a building with a very clear special function. Because of that there is some research and information about how these kinds of facilities meet their needs, the optimal size, context for us is not just pictures of surrounding buildings, it's context of how these kinds of things can work. Presenting this as simply a building is not satisfactory.
  - We can do that in future presentations. We're taking this seriously. We've visited other cities to see how they have handled these situations and become successful.
- Put in a nod to that corner on Mifflin and Blount where it's across the street from houses. They're a much smaller scale than a 3-story apartment building.
- City Market is adjacent and has potential for design relationships.
- What is proposed for parking in the larger building?
  - 60 or so parking stalls. The thought is that a portion of that, those 26 stalls to the north might be public type stalls, with the 40 or so stalls that run along E. Washington would be employee with security.

**ACTION:**

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