



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 601 Bay View
Application Type: Residential Building Complex – Informational Presentation
Legistar File ID # [57763](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Scott Kwiecinski, Horizon Development Corp./Kevin Burow, Knothe & Bruce Architects, LLC/Alexis London, Bayview Foundation, Inc.

Project Description: The applicant proposes to demolish the existing 102-unit housing community to construct a new 130-unit Residential Building Complex with a variety of amenities. This development has received a funding award from the City’s Affordable Housing Initiative Fund.

Project Schedule:

The development team is planning to submit a Land Use and UDC application later this year.

Approval Standards:

The UDC is an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c). Section 33.24(4)(c), Residential Building Complexes, states: “The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission.”

Summary of Design Considerations and Recommendations

The project falls within the boundaries of the newly adopted [Triangle Monona Bay Neighborhood Plan](#), with specific references to this site on P. 31-32 (attached.) The plan provides detailed recommendations for this site.

Planning staff recommends that the UDC review and provide feedback based on the the proposed site plan, massing, scale, and landscaping and how they relate to the Triangle Monona Bay Neighborhood Plan, specific references below.

- Create an iconic gateway apartment building at the corner of West Washington Avenue/Regent Street that complements and enhances the character and context of the neighborhood and maintains Capitol view shed.
- Add a new narrow north-south street from Regent to West Washington.
- Locate buildings along Regent and West Washington with front doors & windows oriented toward the sidewalks and the street.
- Include a new community center with front door & windows fronting the new street and sidewalk
- Provide underground parking to the fullest extent possible.
- Provide smaller private pathways that interconnect the site.
- Incorporate a central green space, garden, and play area.
- Review how the development responds to and integrates with adjacent properties, including the existing residential neighborhoods and public housing (soon to be redeveloped) to the west.