

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 30, 2019

TITLE: 601 Bay View – Redevelopment of the Bayview Townhouses to Include 130 Total Units, On-Site Parking and a Community Green. 13th Ald. Dist. (57763)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: October 30, 2019

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Rafeeq Asad, Christian Harper, Craig Weisensel, Jessica Klehr, Shane Bernau* and Syed Abbas.

*Bernau recused

SUMMARY:

At its meeting of October 30, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the redevelopment of the Bayview Townhouses located at 601 Bay View Drive. Registered and speaking in support were Kevin Burow, representing Knothe & Bruce Architects, LLC; Scott Kwiecinski, representing Horizon Development Group, Inc.; and Tom Rogers, representing Smith Group. Registered in support and available to answer questions was Alexis London. Burow reviewed the project history, including the existing 102-unit housing development on the site that contains a lot of history, culture, and some residents who have been there for 20+ years. There have been multiple staff and neighborhood meetings for this tax credit project with many elements of the site plan reflecting their feedback, including the interior greenspace. The goal of the redevelopment is to keep families on site for many generations by increasing the unit count to 130 and making the units more accessible as the population ages. Existing layout versus a new proposed layout was shown to create a strong central space with buildings pushed out to the urban edge. The master plan was developed over a number of years while the team worked very closely with the residents and City staff to create a sense of place while modernizing the housing around it. Bayview held over 20 meetings with residents and distributed surveys. A lot of the design elements in the site plan are reflective of all that input and trying to hold the interior greenspace as a safe place for the children. The site will transition from a public zones of two very busy streets to a more private zone with a heart or center and a series of smaller spaces around it. Indoor/outdoor relationships are important with a lot of residents doing gardening, a strong sense of family and your neighbors watching over the kids, and the community center. An access corridor will be integrated from north (one-way) to south (two-way) with centralized parking that can serve visitors and residents. In terms of phasing the development, an approximate 42 to 48-unit building will be constructed on the current landscaped corner/parking lot, once that is completed and families are moved in, they will remove the other two corners of the triangle to make room for further development. Phase 2 will create the larger apartment building on the southwest corner, the community center which shares an underground parking deck, and the 14-unit townhomes lining the north side. Once that is complete, the next phase of development continues townhomes along Regent Street and one introduced along W. Washington Avenue, then the final building will

be removed. As residents settle back in they will integrate art into their community and customize this neighborhood.

The Commission discussed the following:

- Where do the townhouses and other residents park if not in the one below grade level?
 - We have surface lots on the two sides of the site. The residents in the apartment buildings may or may not have their own vehicles and can share parking between buildings. We may ask for a reduction in parking, currently it is a 1 to 1 ratio but with the community center on the site, only 60% of our residents use parking on the site. There are so many seniors who don't have vehicles, as well as individuals who don't have licenses.
 - We're shooting for 1:1 but it doesn't exactly align with where buildings are.
- Street parking is only on W. Washington Avenue?
 - Yes, there will also be parking on the south portion of the new north-south building.
- There's a lot of cars on W. Washington Avenue.
 - That's where the City puts a lot of cars that they tow from other streets.
- Where is the bus stop?
 - On the other side of W. Washington Avenue and on Regent Street, right across from the glass flared building. There's another bus stop near Brittingham Tower, there are about 8 bus stops surrounding the triangle.
- On the overall site layout, I like how you broke it up with the massing and view corridors, it's very successful. Managing parking on an overall site, congratulations if you can do that while reducing the amount of parking. I applaud you.
- Are there currently garden beds?
 - Currently there are about 34 plots on CDA's property. I'm assuming they will continue some but they are planning to redevelop their properties as well. Bayview residents are huge gardeners, also urban agriculture for kids/teens.
- It's nice to see them right there in the center. I love the funky basketball court design.
- Are there internal streets? If ADA is a priority, how do they get picked up?
 - The community center will be a central hub as a new north-south connector street. We're creating an entry and plaza in front that will be fully accessible, a key point for taxis to come or medical vehicles.
- I like the plan but my only concern is for the elderly, it seems a hassle to go from a townhouse all the way to the parking lot. I like the greenspace and open space.
 - Intentionally there are two surface parking areas that split the site, so if you're closer to that one maybe there's better accessibility by having a pick-up at that location too.
 - The distance you have to walk today for pick-up is very similar, we're not increasing that distance.
- The entrances now are covered and protected. I wonder if they really invite sitting and spending time there, maybe a railing or low wall. If you're doing to do porches, make them even bigger so they're shared and people can really spend time on them. Right now they look like pass-through spaces.
 - We're trying to do from public to private but there is a lot of community interaction between residents and neighbors.
 - We have some smaller communal interaction spaces where groups regularly get together, and we've allocated spaces for that to continue to happen. There's the big gathering zone but also smaller spaces too.
- You have a predominance of townhouses that are two-story direct entrance, how does that address concerns about mobility and stairs?

- Some of them will have first floor bedrooms.
- This is a real unique site with a unique clientele. The building forms look like something I'd see on the far west or east side. I don't see anything unique about this neighborhood, clientele or history in these building forms (early massing).
 - We are determined to make them reflect the history of this site.

ACTION:

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