



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 UDC received an informational presentation for the project on October 30, 2019

### 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

Planning staff recommends that the UDC review and provide feedback based on the October 30<sup>th</sup> Informational Presentation as well as how the updated proposal relates to the [Triangle Monona Bay Neighborhood Plan](#).

### Triangle Monona Bay Neighborhood Plan detailed recommendations for this site:

- 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 and incorporate a central green space.
- Review how the development responds to and integrates with adjacent properties.

### UDC Comments from the October 30<sup>th</sup> Informational Presentation:

- Overall site layout is very successful. Congratulations on reducing amount of parking
- Provide more detail on site ADA accessibility and general access to parking lot for residents
- The entrances are now covered and protected – consider railing or low wall. If doing porches, consider making them even bigger so they’re shared and people spend time on them.
- This is a unique site with unique clientele. I don’t see anything unique about these building forms.