

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 29, 2020

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: January 29, 2020

ID NUMBER:

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

*Bernau recused himself on this item.

SUMMARY:

At its meeting of January 29, 2020, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the redevelopment of the Bayview Townhouses located at 601 Bay View. Registered and speaking in support were Kevin Burow, representing Knothe & Bruce Architects, LLC; Chris Socha, representing Kubala Washatko Architects; and Scott Kwiecinski.

Burow presented the site plan, with changes to the configuration and layout of the community center, after in depth discussions based on multiple meetings working with the Bay View community on the appropriateness and location of the buildings, scale, adjacencies and how to weave the overall architecture with the life and activity that takes place within this very unique community. The only minor revision is in the community area, and they have maintained the greenspace. Socha discussed the design of the community center, reviewed floor plans and 3D views of the schematic design. During the master planning phase it became clear to them that the community center is the heart of the site. This needs to be a place to centrally serve the Bay View community while reaching out to Madison. It's a four-sided building trying to address unique conditions all around it. There are three primary features: the administrative heart of Bay View, the children and classrooms of varying ages, the elderly and where people gather. It has gone from a square shape to two-stories with approximately 11,000 square feet (single story with double floor heights). He reviewed building programming and layout, with aspects that move from inside to outside spaces. The middle serves as a kitchen area, the area to the south serves as a round for the elderly; with playgrounds to the south this area serves the young and the old and keeps "eyes on the street." To the east is the administrative wing of the building, making a clear connection through the entry in the middle. A canopy will extend all the way to the sidewalk to announce the public entry. There are very public features along the north portion of the building. Stairs take you up to the educational level and also has access to a rooftop to the east. The pavilion has a butterfly like volume to reflect the uniqueness and specialty that is Bay View. They are seeking to give enough contrast to this building to clearly make it the focal point of the community. There was a great deal of time and investment spent by Bay View and their community to create a "design justice group," to get a sense of the desires and needs of the community, and what the architecture should achieve. The key values are home (some have lived here for over 30 years), a strong sense of

community, to their neighbors and to the earth, a sense of ownership and neighborhood pride, creating a sense of beauty where residents can express themselves and their culture and homes and community spaces that elevate their spirit and give them a sense of self-worth. Basic ornamentation and articulation on the buildings will allow residents to make them their own, gardens spaces in the front will provide varying designs and community gathering. The townhome designs are two-stories with their own front porches and entries. They are deliberately placing areas throughout for artwork. The two larger apartment buildings (3-story and 4-story) are an important corner element at Regent Street that will use color while hinting to the brick on other buildings. Each of those units will also have large porches for first floor units and highlighted public entries.

The Commission discussed the following:

- I'm so glad this looks different from what is in front of us.
 - It's been an evolution that is not stopping. We're constantly working within the residents and ownership group to create a unique design.
- Stay away from the packet design and go toward what is showing on the slides here. It looks much better, much more happy. I like the community center but I don't see the connection. Maybe material can tie it in, it should at least fit some way. I like the building on its own.
 - We feel we can and we're starting to introduce that with the heavy timber.
- I think this is a really exciting project and I like it. It's a little too seaside, this is more urban.
- I love the colors, most of the projects we see are not bright, and use three basic shades that play well together. This reflects the community spirit, it's fantastic. So many of these places are getting better, but I look at huge apartment complexes from the 80s and 90s around Madison, I don't know how people find a way around. Color is the most cheerful way to activate it, it's fun and engaging, I think the overall community of Madison will be happy to see more colorful projects in these multi-family spaces.
- Nothing wrong with color. Somehow the proportions look really nice on every façade, nothing looks too blank, nice human scale to it. It is downtown Madison, it's not a residential district, so maybe when you're working on the porch roofs here, not only is that an opportunity to tie in with the community center but to urbanize it a little bit more. It's on West Wash, not a quiet residential street. I think it's really exciting and successful. The shape of the community center with the solar panels is right on.
- When you come back if you would share some perspectives, what that space actually feels like.
- I know there is pressure to go fast, and I appreciate you taking the time for residents to learn their culture and look to improve the site. That's a lot of work and I can tell you've taken a lot of time to understand how they function, what their culture is and how to make it fit. That will lead to a long-term sustainable development.

Lexi (Executive Director) would like to hear the Commission talk about the relationship between the townhouses and apartment buildings as that has been a bit of a struggle for some residents. The Chair reiterated his request for other views showing those relationships when the applicant returns for a formal approval.

ACTION:

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