



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 601 Bay View
Application Type: Residential Building Complex
Final Approval is requested
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 is seeking final approval 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 informational presentations for the project on October 30, 2019, and January 29, 2020
- The Plan Commission is scheduled to review this project on May 11, 2020

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) which 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, 2019 and January 29, 2020 Informational Presentations, 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 30th 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.

UDC comments from the January 29, 2020 Informational Presentation:

- Refer to 1/29/20 presentation files. It looks much better (than what was submitted), 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.
- 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.
- 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.