

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 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: April 29, 2020

ID NUMBER:

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

SUMMARY:

At its meeting of April 29, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of redevelopment of the Bayview Townhouses located at 601 Bay View. Registered and speaking in support were Scott Kwiecinski, representing Horizon Development Group; Kevin Burow, representing Knothe & Bruce Architects; Tom Rogers, Chris Socha, and Alexis London. Registered in support but not wishing to speak was Ed Kuharski. The team presented updates to the plans including a cleaned up circulation around the central green and community gardens, creating good edges and circulation movements. Gentle mounding has helped shape areas as the site is generally flat with buildings along the south edge raised up, where buildings on the north are at grade to create accessible entries. Permeable pavers in the parking lot will decrease the amount of impervious surface. The planting plan focuses on short grasses, fescue and providing year-round color by creating unique and different settings for residents, blending well with other customized community plantings that are there. The plan is well dispersed and diverse.

Socha focused on the community center aspect of the plan, noting it serves as the social heart of the entire complex and reaches out to the community at large, as the geographic heart of the Bay View community. It is challenged by being a four-sided building responding to unique conditions. It is split into two masses, west and east with the western portion housing the administrative wing of the Bay View complex. The entrance has a visible canopy to acknowledge that it is a public entrance. The one-story eastern side of the building houses the pavilion/meeting room, a major kitchen space/gathering spot, bathrooms and a children's programming space. The southern piece is the senior realm, having eyes on the street and purview over the green. The rooftop deck straddles the building north to south. Sustainability aspects include photovoltaics and a green roof. Clerestory windows let light into the art rooms, and a unique butterfly roof lets ample daylight into the space. All of this is surrounded by an arcade that defines an outdoor porch. On the west elevation facing Braxton you can see the brick volume. Burow discussed the architecture and floor plans of the seven apartments and 8 townhomes containing mix of 1, 2 and 3-bedroom units. He shared the overall layout and break down of scale. Building materials include masonry and lap siding with small accent panel along the parapet, with great effort to differentiate each townhome with color. There will be space on buildings for artwork. Each residential unit will

have a balcony or patio, creating a contiguous element by tying the second floor balconies to create a colonnade effect. Some below grade parking will go under the community center. Fruit trees are part of the landscape plan, and each unit will have their own gardening plots/space. London commented on the efforts of the residents and staff who formed the Design Justice Committee, whose work led to some of the main features in the architecture like the front porches, color differentiation, natural light and big windows, and garden plots. She stressed the importance of placemaking as a part of their mission that also includes art and culture and creating spaces that promote well-being. Currently there are 6-7 specifically designated art spaces on the project, either community based practice art, or artwork commissioned by regional artists who will work with residents. They have dedicated a lot of space to gardening and growing food, and integrated formal and informal gathering spaces with the goal of getting people outside, talking to each other to break down barriers and promote general health and well-being.

Ald. Evers, District 13: I am so totally impressed with the process this project has undergone. The amount of sounding, really letting the residents of Bay View have their voices expressed and the intentionality that communication took place, it's a template perhaps other developers should explore. Really investing in resident and community engagement really does result in a better product. This project is distinctive, it will be a hallmark, demonstrative. People who drive past will notice and see the beauty. The individual units aren't cookie cutter, there's individuality expressed. The work that's been done on sustainability, greenspace, in many ways I see this project as a good step forward in undoing the tragedy of the past with Greenbush. There's a real opportunity for Madison to put its thumbprint on the Triangle in a good way. I encourage you all to embrace this, the quality of this project is unparalleled in my mind.

The Commission discussed the following:

- Appreciate the detailed presentation.
- The mosaic art walls, what is the material behind there?
 - The building will be enclosed and clad with siding material behind with intention of it being covered up with artwork.
- With the gables, downspouts, especially with all the different colors, that's going to be one element to pay a lot of attention to, especially at corners. Otherwise I think you guys did a tremendous job.
- All of that lap siding is a cement board product?
 - Yes composite siding material, leaning toward wood siding.
- I didn't see a whole lot of bike parking. With all the kids in this community, to keep them from locking them to porches, etc. will you be able to add additional bike racks closer to residents' front doors?
 - Yes we would be able to incorporate that.
 - In addition to the bike parking our play structures aren't shown yet. SmithGroup has done a great job of where bike parking will be, I know some will be underground with a considerable amount scattered around the site.
 - There are about 70 scattered with the balance underground, 80 or so additional underground. We tried to balance putting spots in the center where we expect kids to go, and then additional locations somewhat in from the street.
- I will echo Ald. Evers. It's an incredible design, so much attention to detail and the design has so much good features. Engagement, that's the thing, how you can engage them with the land, the earth, the green, art making, veggie gardens. I really like how much thought went into this project and hope other developers use this as an example moving forward. I like the overall design and how much better it is having engaged the neighbors.

ACTION:

On a motion by Braun-Oddo, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).