

502 & 510 West Washington Avenue Redevelopment

Urban Design Commission Meeting

July 1, 2020

Presenters:

David Keller

Brian Reed

Jordan Teichen

Doug Hursh

Introduction

Site Context

Landscape

Exterior Design

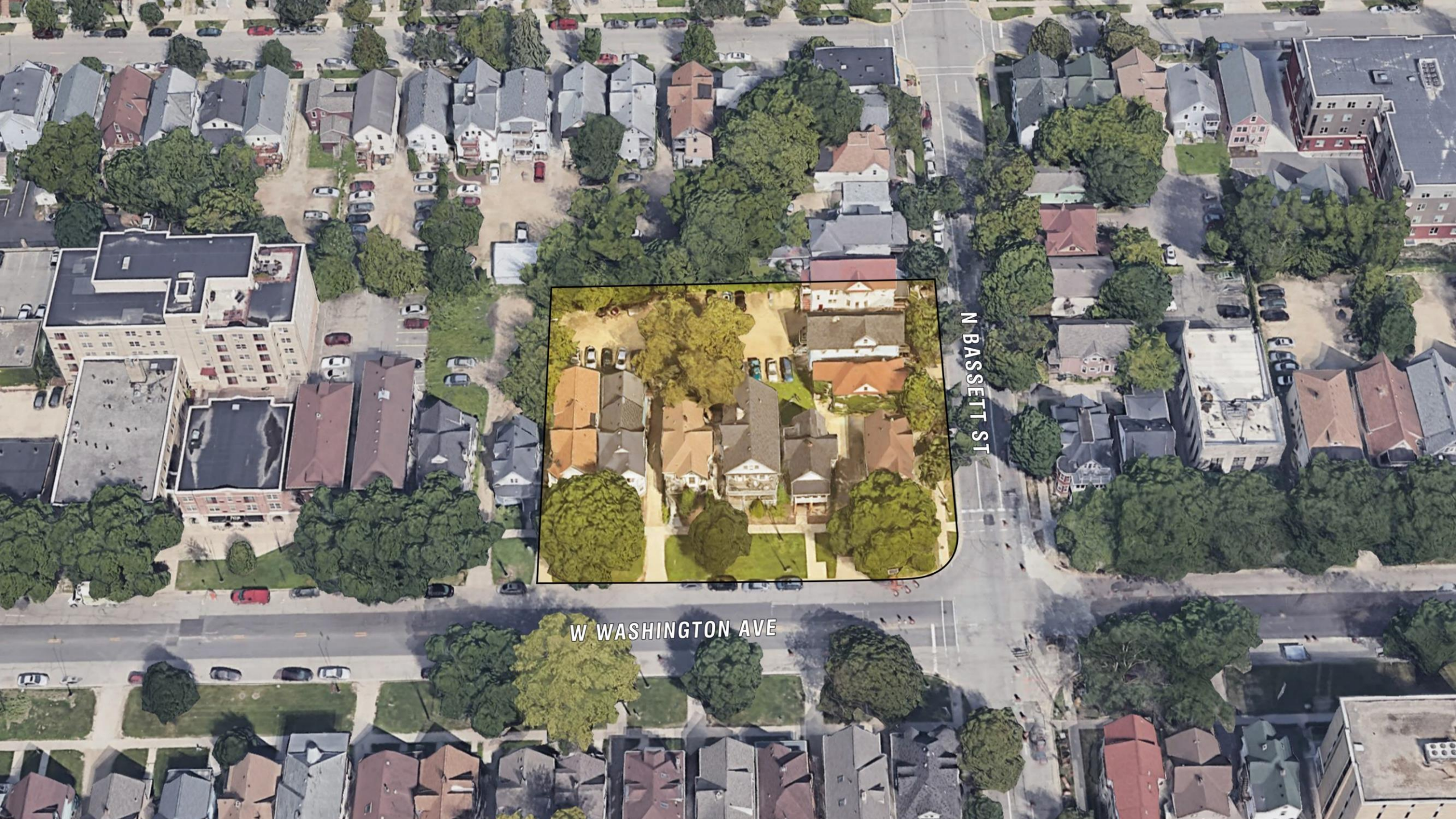
**Potter
Lawson**

Success by Design



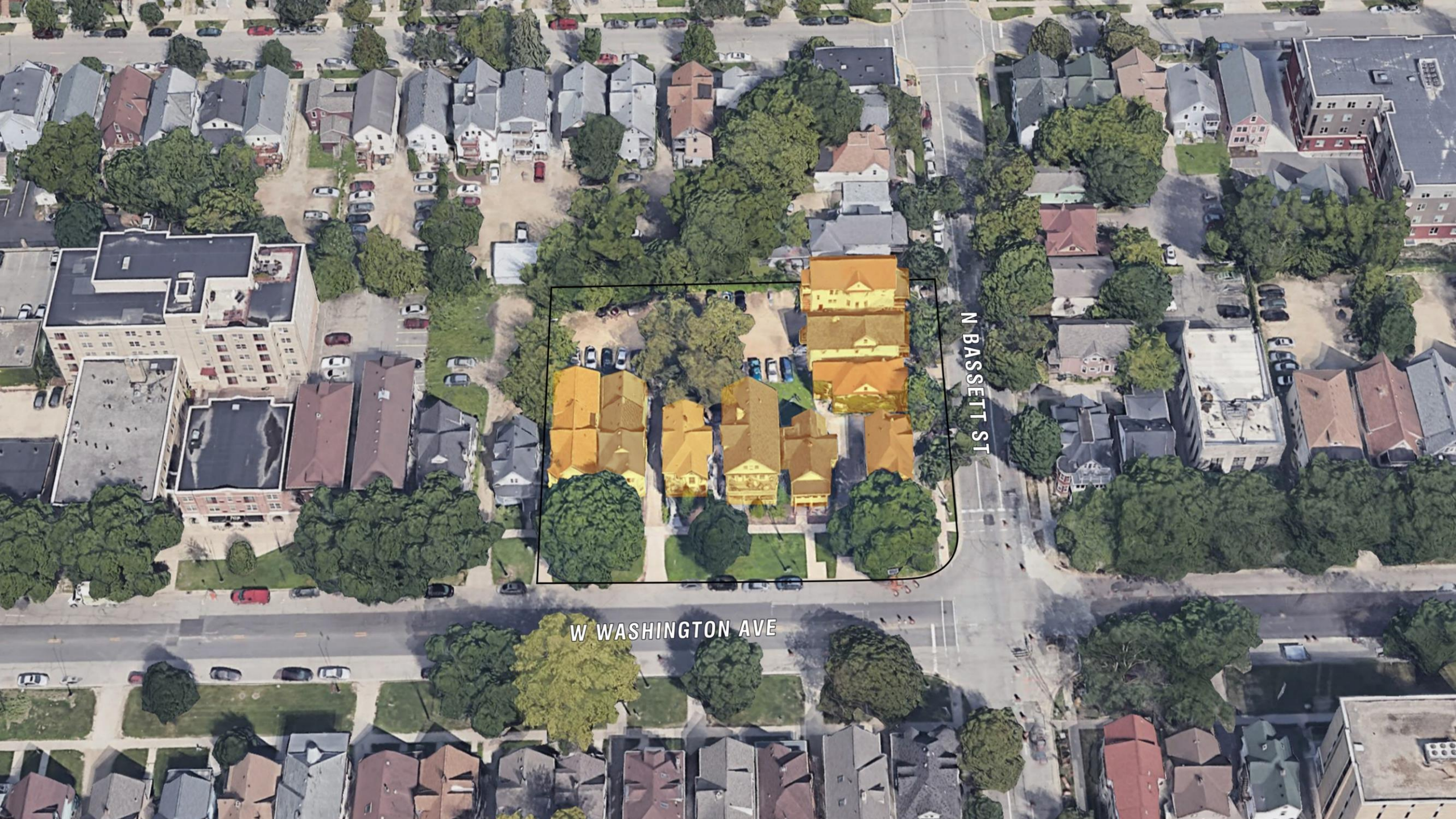
W WASHINGTON AVE

N BASSETT ST



N BASSETT ST

W WASHINGTON AVE



N BASSETT ST

W WASHINGTON AVE



Westernmost terrace tree along West Washington Avenue



Westernmost terrace tree along West Washington Avenue

View at intersection of West Washington Ave and North Bassett Street



Street tree to be saved

View along N Bassett Street

Zoning - Mifflandia Plan

Zoning:

Planning & Zoning Departments recommended the project be rezoned to a Planned Development (PD) so that the project can more closely follow the adopted Mifflandia Plan.

Requires:

- Land Use Submittal
- Urban Design Review
- Plan Commission Approval
- Common Council Approval

Allowable Stories: 6 (4+2 stepped back)

Setbacks

West Washington Ave	20'
North Bassett St	10'
Rear Yard	10'
Side Yard	5'

5th and 6th Floor Step-backs

West Washington Ave:	30'
North Bassett St	10'
Rear	10'
Side	10'

Meeting Mifflandia

Land Use and Transportation

Mixed use on West Washington Avenue
Maximum Building Heights (4 + 2)
Utilize Setbacks and Step-backs
Public to Semi Public transition space
Access to transit – Bus Stop at front door
Reduction of curb cuts and fewer driveways

Neighborhood and Housing

Improves quality of the housing stock
Maintains W. Washington Tree Canopy
Senior friendly rental housing

Culture and Character

No historic buildings removed
Porches
Semi Public transition area
Neighborhood based commercial space

Green and Resilient

Green Roofs
Solar & EVP Ready
Energy Savings Advanced HVAC systems
\$300,000 towards the creation of new neighborhood park

Economic Opportunity

Small business opportunities
Increased density/support additional neighborhood services
Walkability to employment, daily needs, outdoor recreation

Effective Government

\$20 million in new tax base at no additional city infrastructure cost
Supports future Bus Rapid Transit

Urban Design Guidelines

UDC approval required
Quality Architecture and Materials
Activate Street Level

Project Information

Units 94 to 103

Parking stalls 98

Bike stalls 113

Unit Types

Studios 16

One Bedrooms 52

Two Bedrooms 24

Three Bedrooms 2

Building height 74'

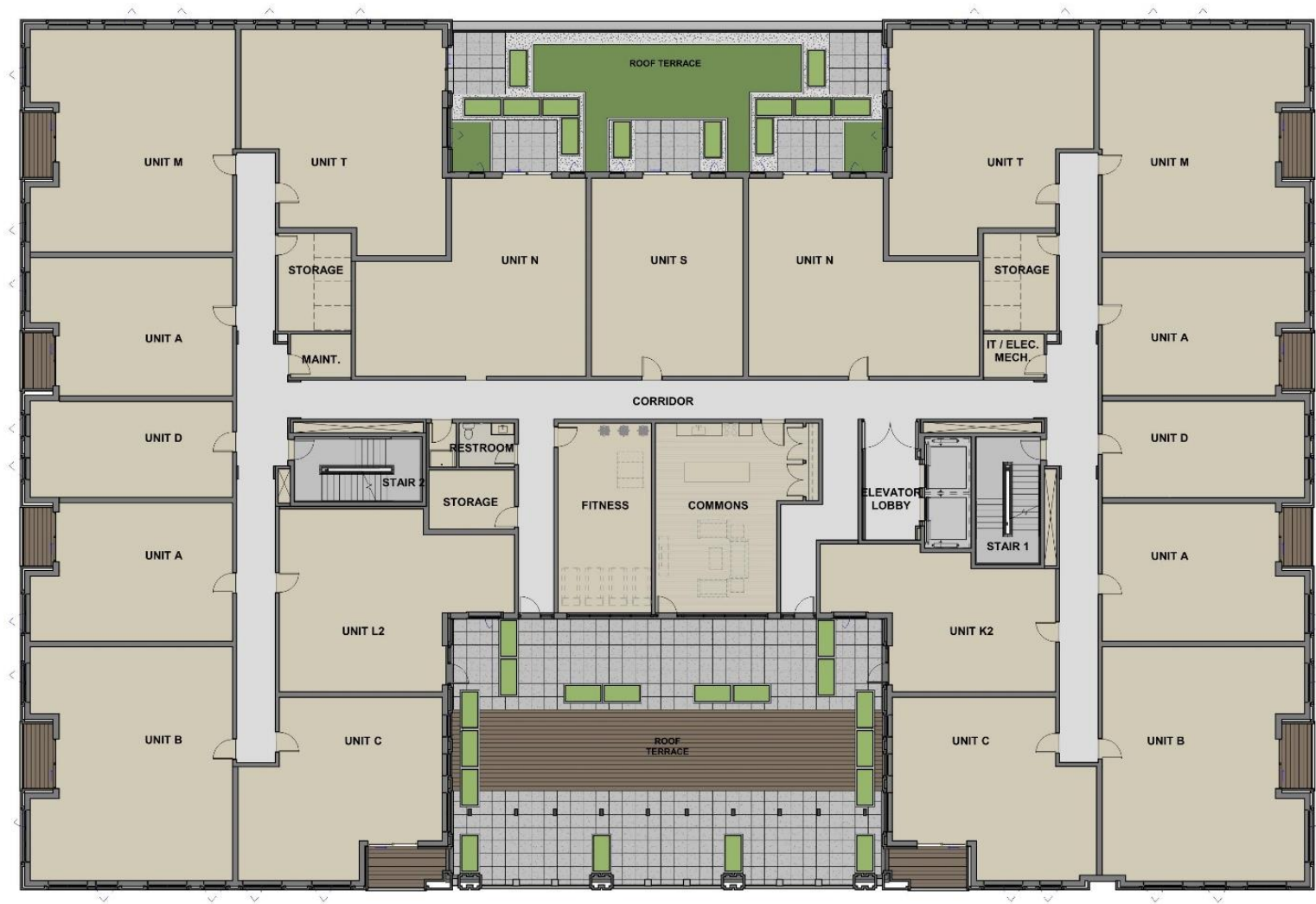




W WASHINGTON AVE

N BASSETT ST

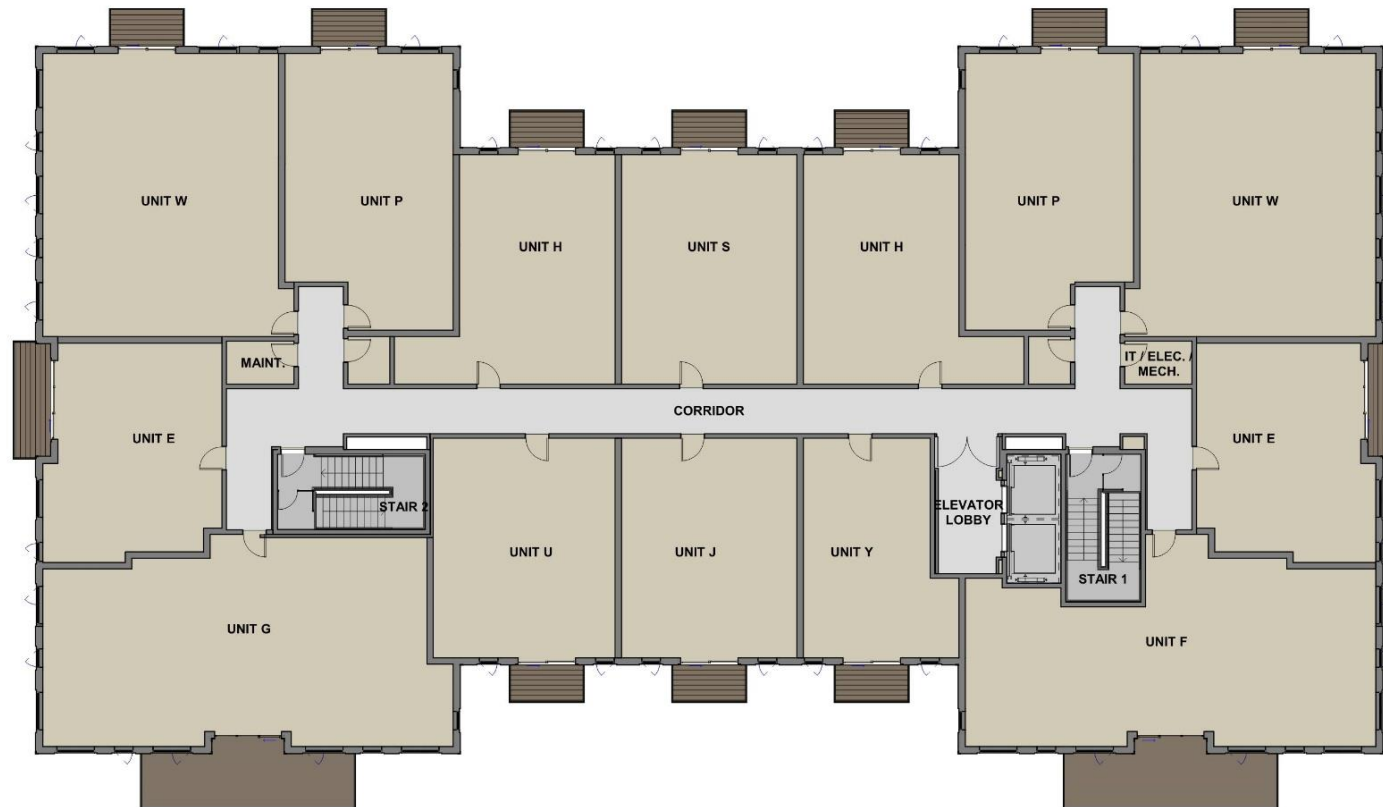




Second Floor Plan



Fifth Floor Plan



Sixth Floor Plan

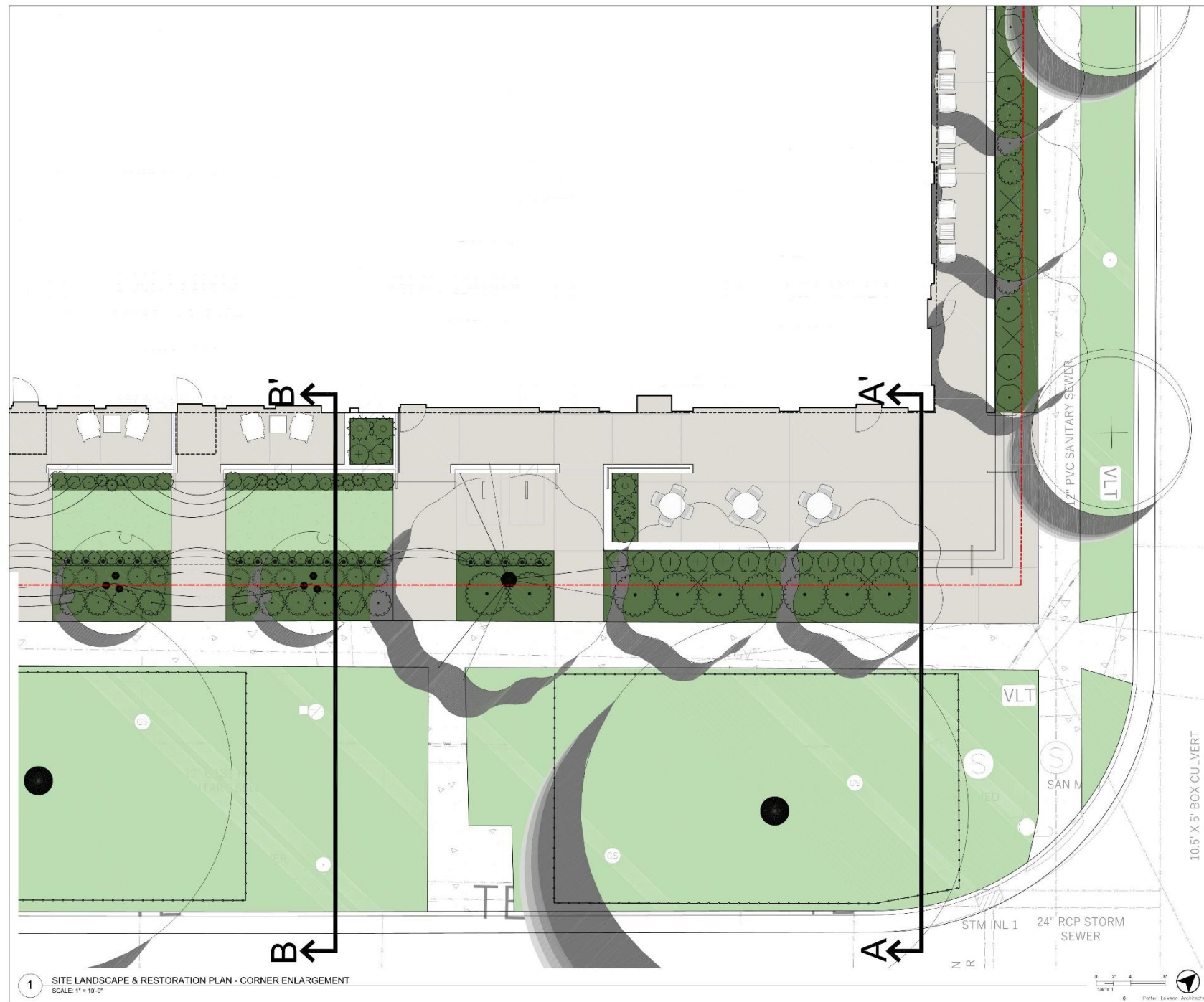


Alina Moline
5/20/2020

500 West Washington
Development
Keller Real Estate Group
502 West Washington Avenue
Madison, WI

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SITE LANDSCAPE & RESTORATION PLAN CORNER ENLAREMENT



PUBLIC ZONE

The Public Zone is comprised of the terrace and sidewalk located within the public right-of-way.

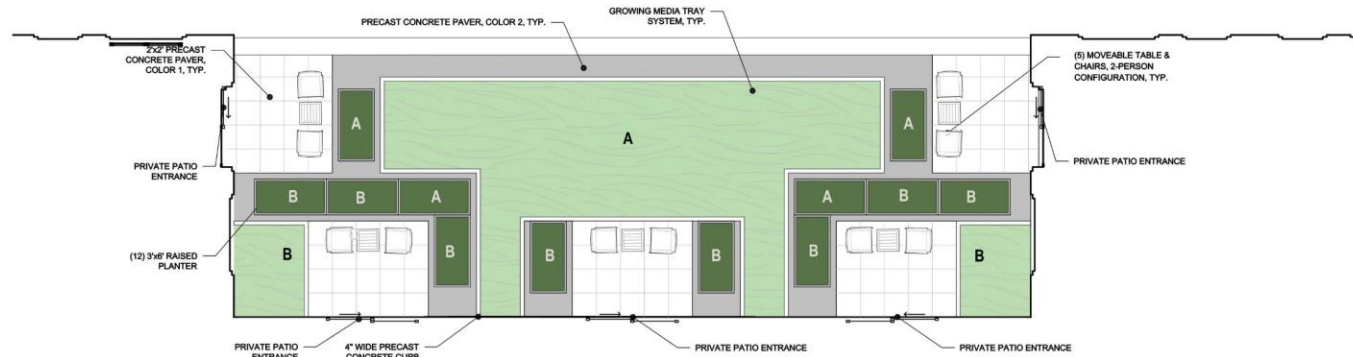
SEMI-PUBLIC ZONE

The Semi-Public Zone guides the materials and elements in the area immediately adjacent to the right-of-way.

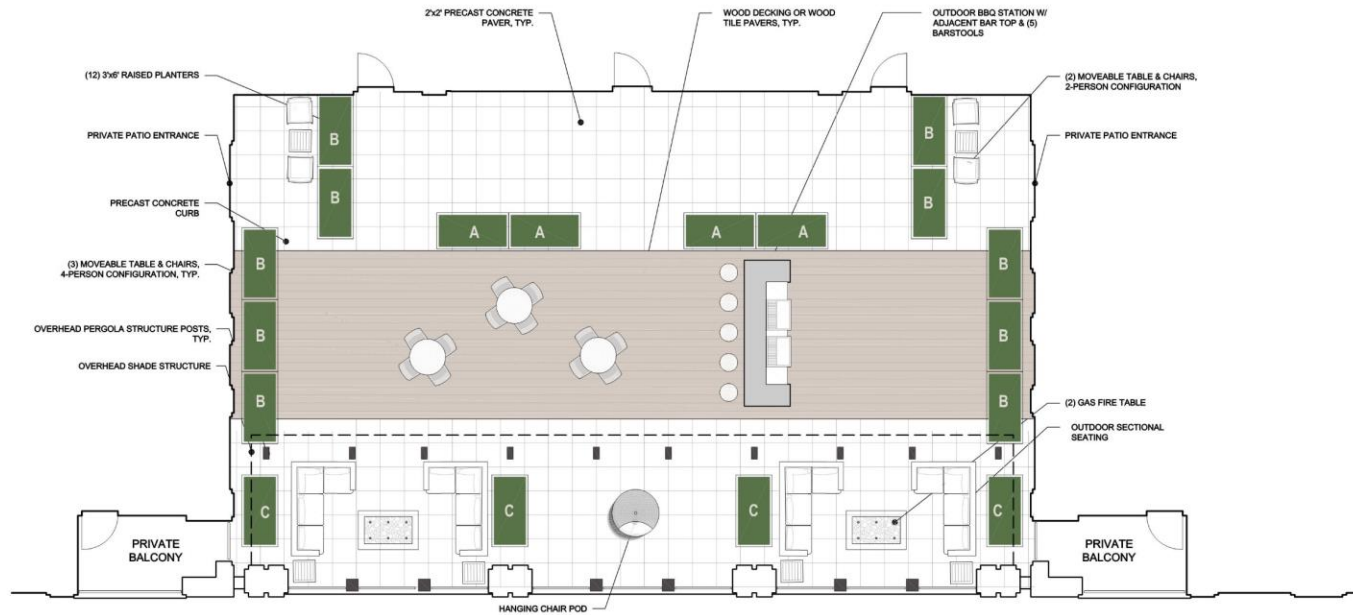


1. Wide terrace along West Washington Avenue to be preserved at existing width.
2. (4) Existing Ash trees in terrace framing views to State Capitol Building will be protected throughout the duration of the project.
3. New trees to be planted will be coordinated with Madison city forester, Brad Hoffman.

1. This zone is activated through the use of native plantings, changes in pavement type, steps, and an elevated terrace with outdoor seating.
2. Permeable paver walkway leading from public sidewalk to public entrance promotes stormwater infiltration for adjacent planting beds.
3. Additional 6'-4" of pavers adjacent to public sidewalk provide a wider walking surface for improved traffic flow adjacent to commercial tenant space.
4. Design elements will be complementary of overall building design and create a pedestrian friendly rhythm.



1 2ND FLOOR GREEN ROOF PLAN - NORTH
SCALE: 1" = 10'-0"



2 2ND FLOOR GREEN ROOF PLAN - SOUTH
SCALE: 1" = 10'-0"



Notes:



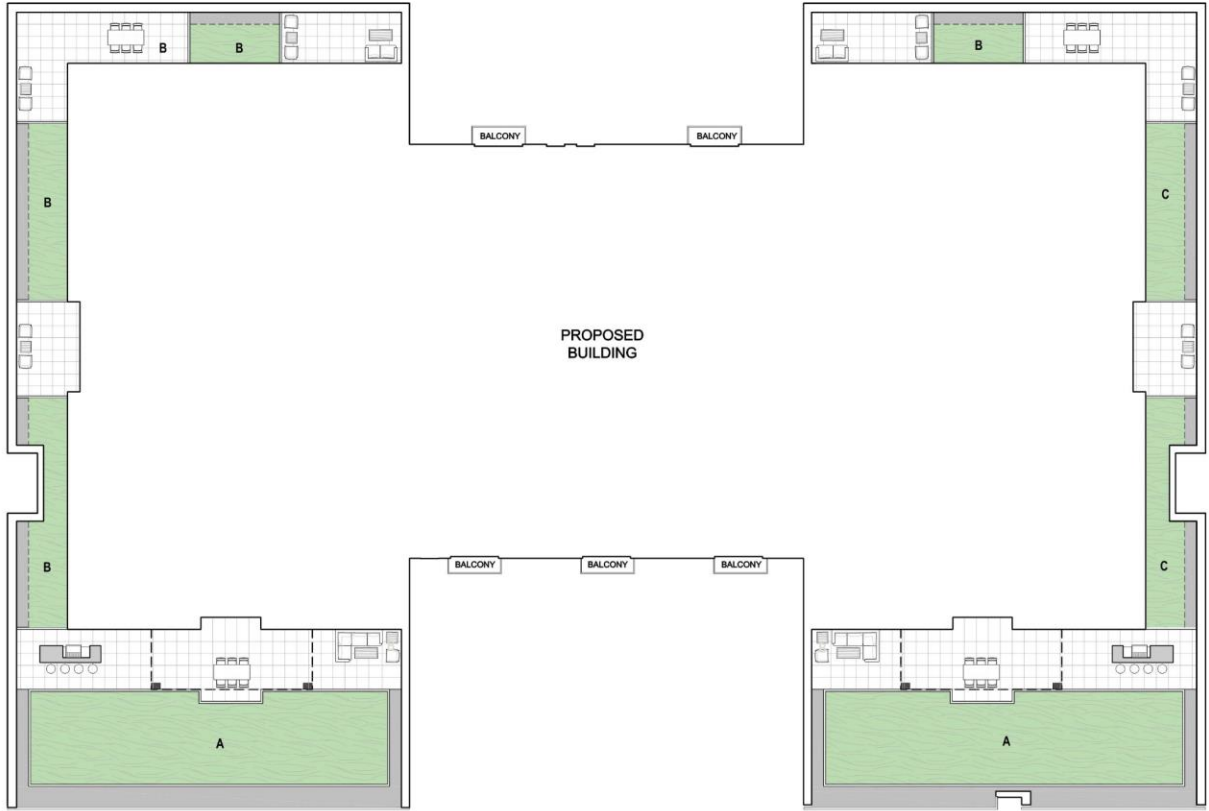
PRELIMINARY
NOT FOR CONSTRUCTION

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Keller Real Estate Group
502 West Washington Avenue
Madison, WI

REVISIONS	DATE	BY	APP
1	05/11/2020	ARCHITECT	USE APPLICATION

**2ND FLOOR GREEN
ROOFS PLANS**

L200



1 5TH FLOOR GREEN ROOF PLAN
SCALE: 1/8" = 1'-0"

EXTENSIVE GREEN ROOF, TYPE A: SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING SEDUM SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

- SEDUM SPURIUS 'FULDAGLUT'
- SEDUM SPURIUS 'JOHN CREECH'
- SEDUM SPURIUS 'RED CARPET'
- SEDUM KAMTSCHATICUM 'VARIEGATUM'
- SEDUM KAMTSCHATICUM
- SEDUM KAMT. VAR. FLORIFERUM
- 'WEIHENSTEPHANER GOLD'
- SEDUM TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM IMMERGRÜNCHEN
- SEDUM SUBSP. RUPESTRE 'ANGELINA'
- SEDUM SUBSP. RUPESTRE 'BLUE SPRUCE'
- SEDUM ACRE 'AUREUM'
- SEDUM ACRE 'GOLDMOSS'
- SEDUM ALBUM 'CORAL CARPET'
- SEDUM ALBUM 'MURALE'
- SEDUM HISPANICUM
- SEDUM SEXANGULARE
- SEDUM STEFEO

IN ADDITION TO SEDUM SPECIES, THE FOLLOWING ACCENT PERENNIAL PLUG MATERIAL MAY BE INCLUDED IN THIS AREA:

- ALLIUM SCHOENOPRASMUM
- GEUM TRIFLORUM
- HEUCHERA RICHARDSONII
- PENSTEMON 'DAKOTA BURGUNDY'

EXTENSIVE GREEN ROOF, TYPE B: SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING SEDUM SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL:

- SEDUM SPURIUS 'FULDAGLUT'
- SEDUM SPURIUS 'JOHN CREECH'
- SEDUM SPURIUS 'RED CARPET'
- SEDUM KAMTSCHATICUM 'VARIEGATUM'
- SEDUM KAMTSCHATICUM
- SEDUM KAMT. VAR. FLORIFERUM
- 'WEIHENSTEPHANER GOLD'
- SEDUM TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM IMMERGRÜNCHEN
- SEDUM SUBSP. RUPESTRE 'ANGELINA'
- SEDUM SUBSP. RUPESTRE 'BLUE SPRUCE'
- SEDUM ACRE 'AUREUM'
- SEDUM ACRE 'GOLDMOSS'
- SEDUM ALBUM 'CORAL CARPET'
- SEDUM ALBUM 'MURALE'
- SEDUM HISPANICUM
- SEDUM SEXANGULARE
- SEDUM STEFEO

IN ADDITION TO SEDUM SPECIES, THE FOLLOWING ACCENT PERENNIAL PLUG MATERIAL MAY BE INCLUDED IN THIS AREA:

- ALLIUM SCHOENOPRASMUM
- HEUCHERA RICHARDSONII
- CAMPANULA ROTUNDFOLIA
- COREOPSIS PALMATA

EXTENSIVE GREEN ROOF, TYPE C: SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING PERENNIAL PLUG MATERIAL:

- VINCA MINOR
- ASARUM CANADENSE
- HEUCHERA RICHARDSONII
- PHLOX DIVARICATA

PLANT SCHEDULE A			
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
○	486	Alum x 'Oldenstede' / 'Oldenstede' / Oldenstede	2
⊙	485	Alum x 'Oldenstede' / 'Oldenstede' / Oldenstede	2
⊙	485	Perennial 'Oldenstede' / 'Oldenstede' / Oldenstede	2
⊙	485	Sedum x 'Duckworth' / 'Duckworth' / Duckworth	2
○	486	Redtop 'Redtop' / 'Redtop' / Redtop	2
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	QTY
⊙	486	Stipa 'Stipa' / 'Stipa' / Stipa	2

PLANT SCHEDULE B			
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
○	486	Alum x 'Oldenstede' / 'Oldenstede' / Oldenstede	4
⊙	485	Alum x 'Oldenstede' / 'Oldenstede' / Oldenstede	4
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	QTY
⊙	486	Stipa 'Stipa' / 'Stipa' / Stipa	3

PLANT SCHEDULE C			
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
○	486	Alum x 'Oldenstede' / 'Oldenstede' / Oldenstede	4
⊙	485	Alum x 'Oldenstede' / 'Oldenstede' / Oldenstede	4
○	486	Stipa 'Stipa' / 'Stipa' / Stipa	4

2 SEDUM COMPOSITION AND RAISED PLANTER PLANTING DESIGN

Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

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Development
Keller Real Estate Group
502 West Washington Avenue
Madison, WI

REVISIONS	
NO.	DESCRIPTION



Existing street trees to remain. Not shown
in rendering for presentation purposes.



Existing street trees to remain. Not shown
in rendering for presentation purposes.



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Brick A: White: Belden Alaskan White Velour
Brick B: Gray: Interstate Pewter L-4 Smooth
Cement Board Siding: 4" and 8" Smooth boards
Color: James Hardie Aged Pewter
Windows and Railings: Black
Metal Trellis, Canopies: Dark Charcoal Gray
Metal Coping on White Brick: Una-Clad Bone White
Metal Coping on Cement Board: Pac Clad Slate Gray
Balcony Fronts: Dark Charcoal Gray



Presentation Appendix

Urban Design Commission Meeting

July 1, 2020

**Potter
Lawson**

Success by Design



West Washington Avenue (South) Elevation



North Bassett Street (East) Elevation



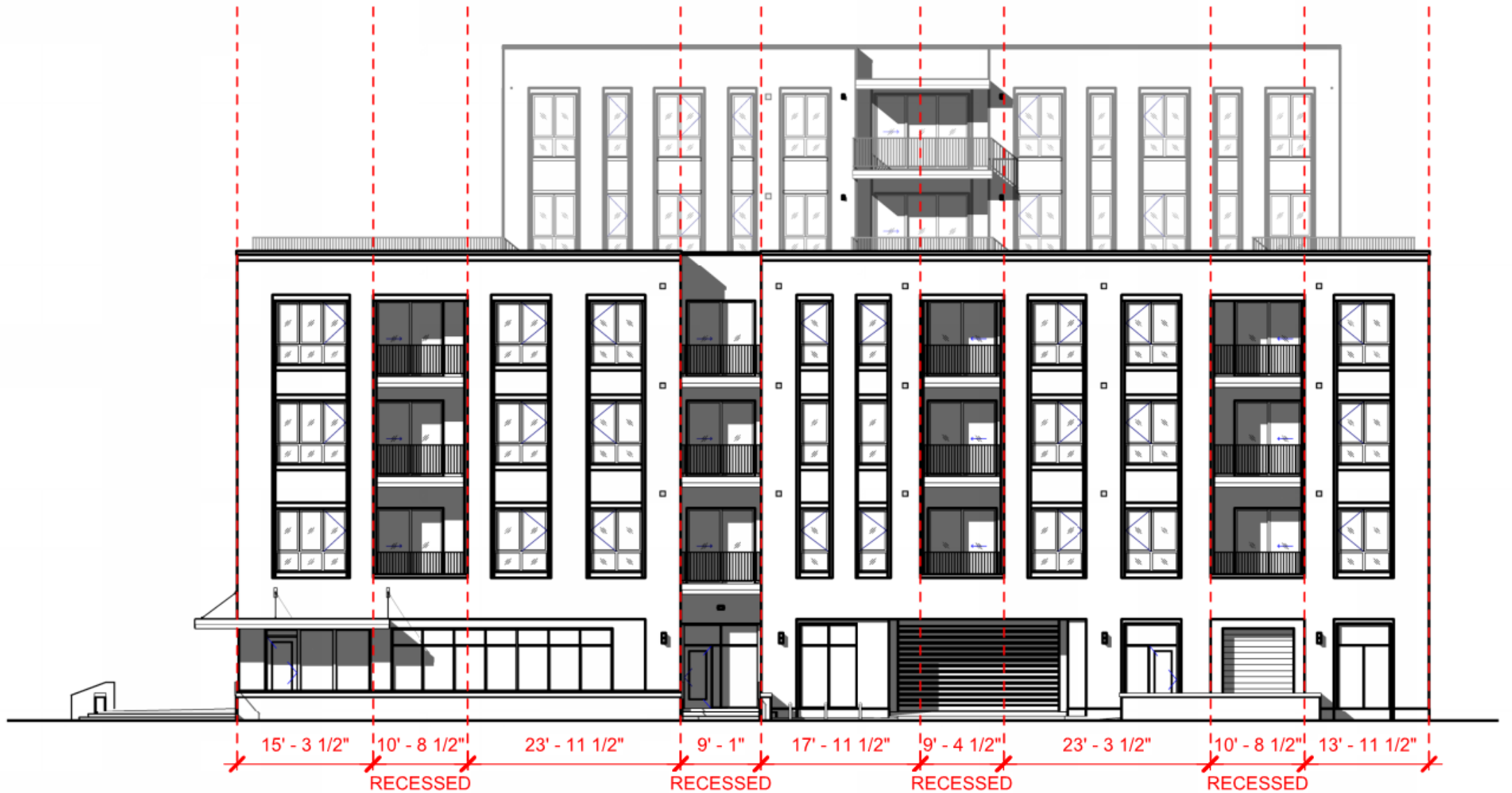
North Elevation



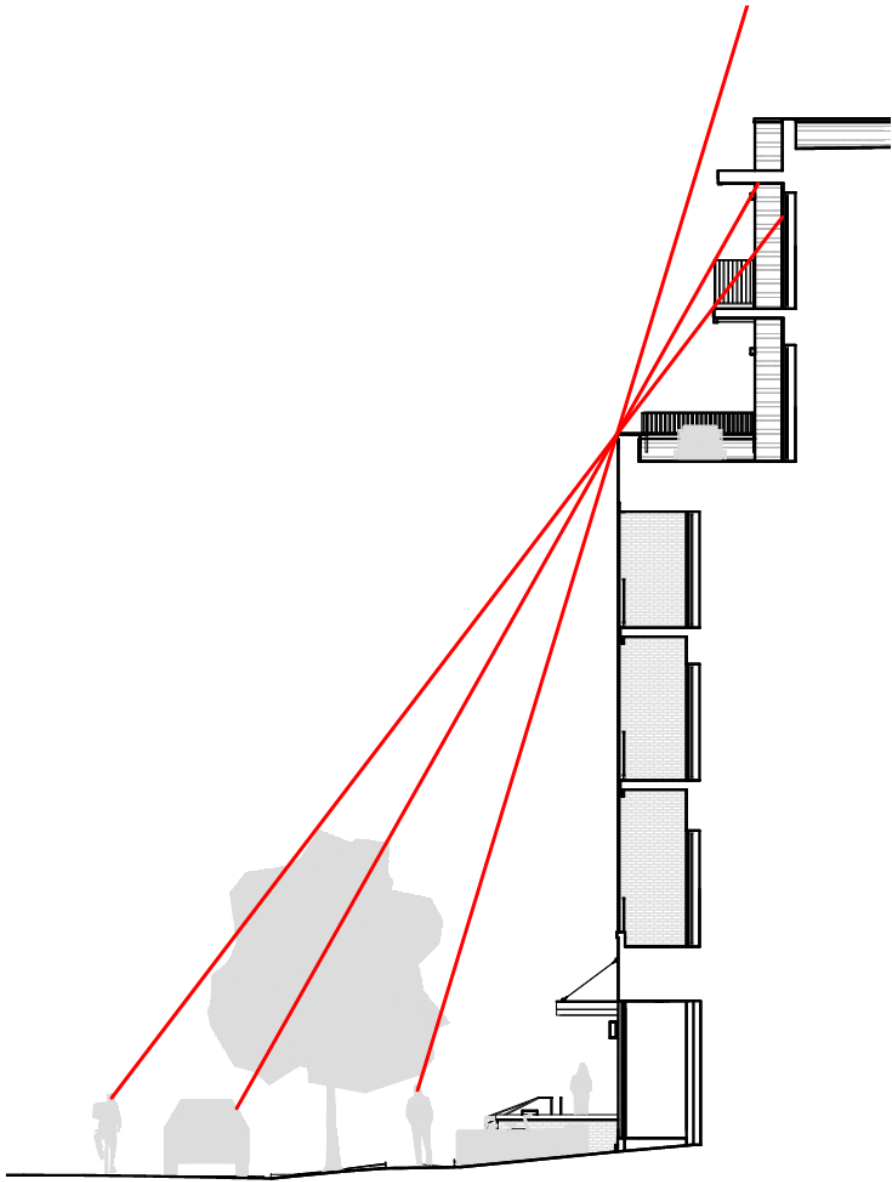
West Elevation



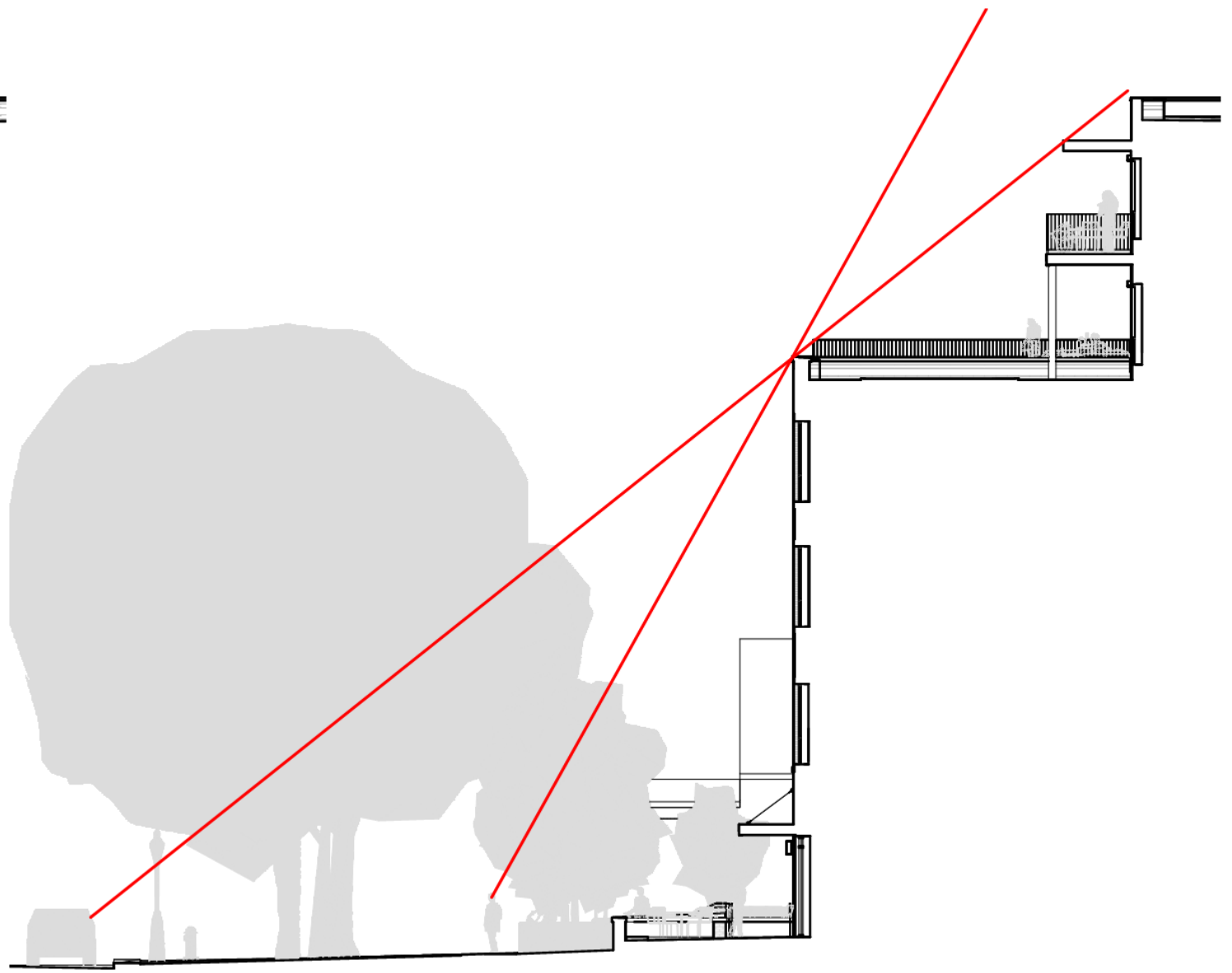
West Washington Avenue (South) Elevation



North Bassett Street (East) Elevation

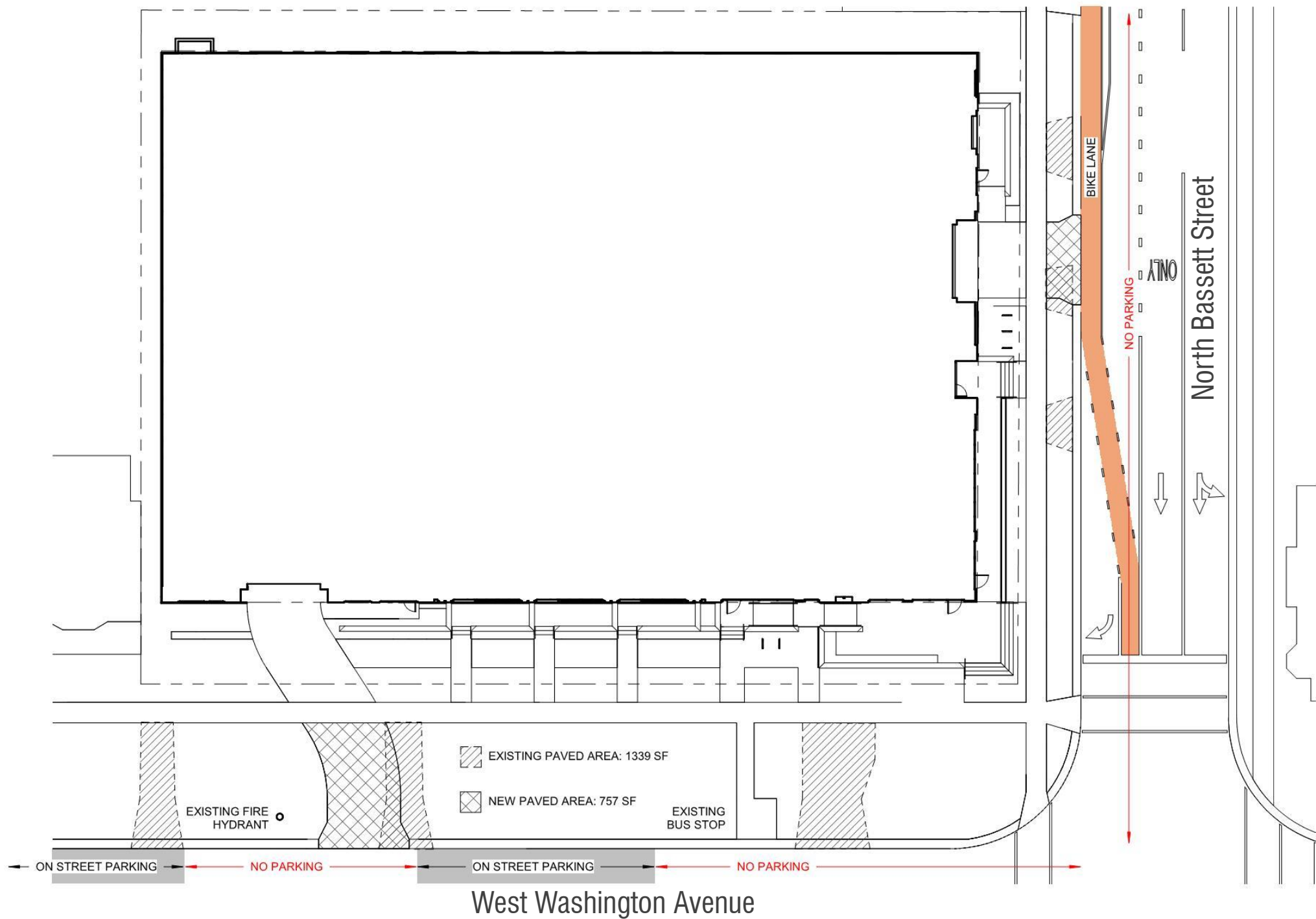


NORTH BASSETT STREET



WEST WASHINGTON AVENUE

Street & Sidewalk sight lines





Parking Entry Access Routes
 500 West Washington Ave. - 2019.25.00
 June 24, 2020

- Entry Drive on W Washington Ave
- Entry Drive on S Bassett St
- ⇨ One Way Street

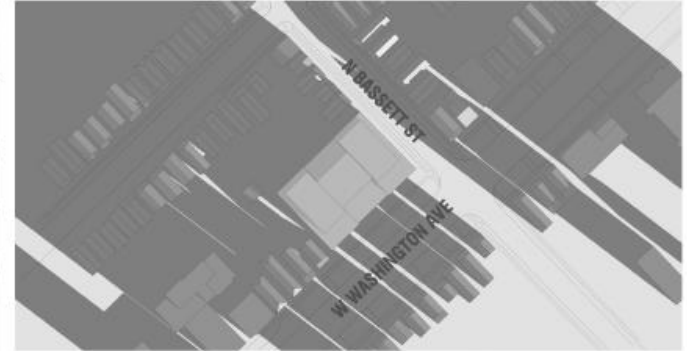
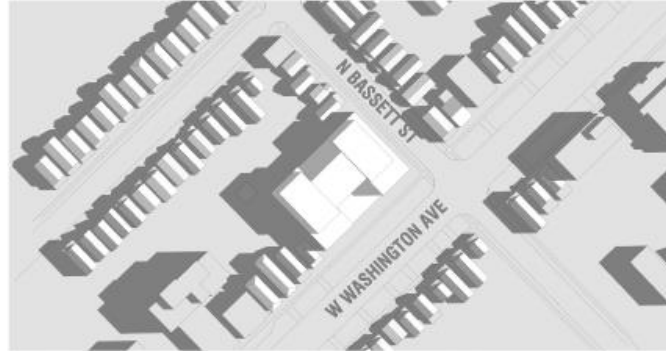


Spring/Fall Equinox

Summer Solstice

Winter Solstice

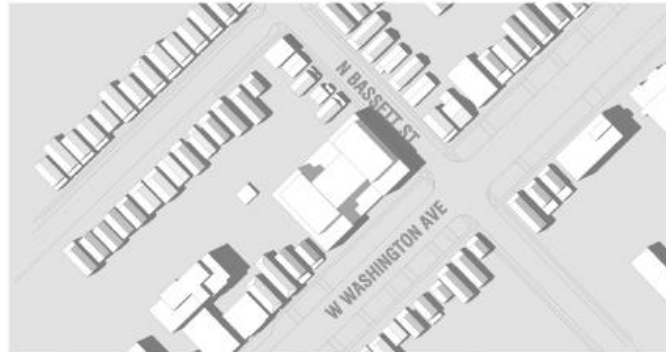
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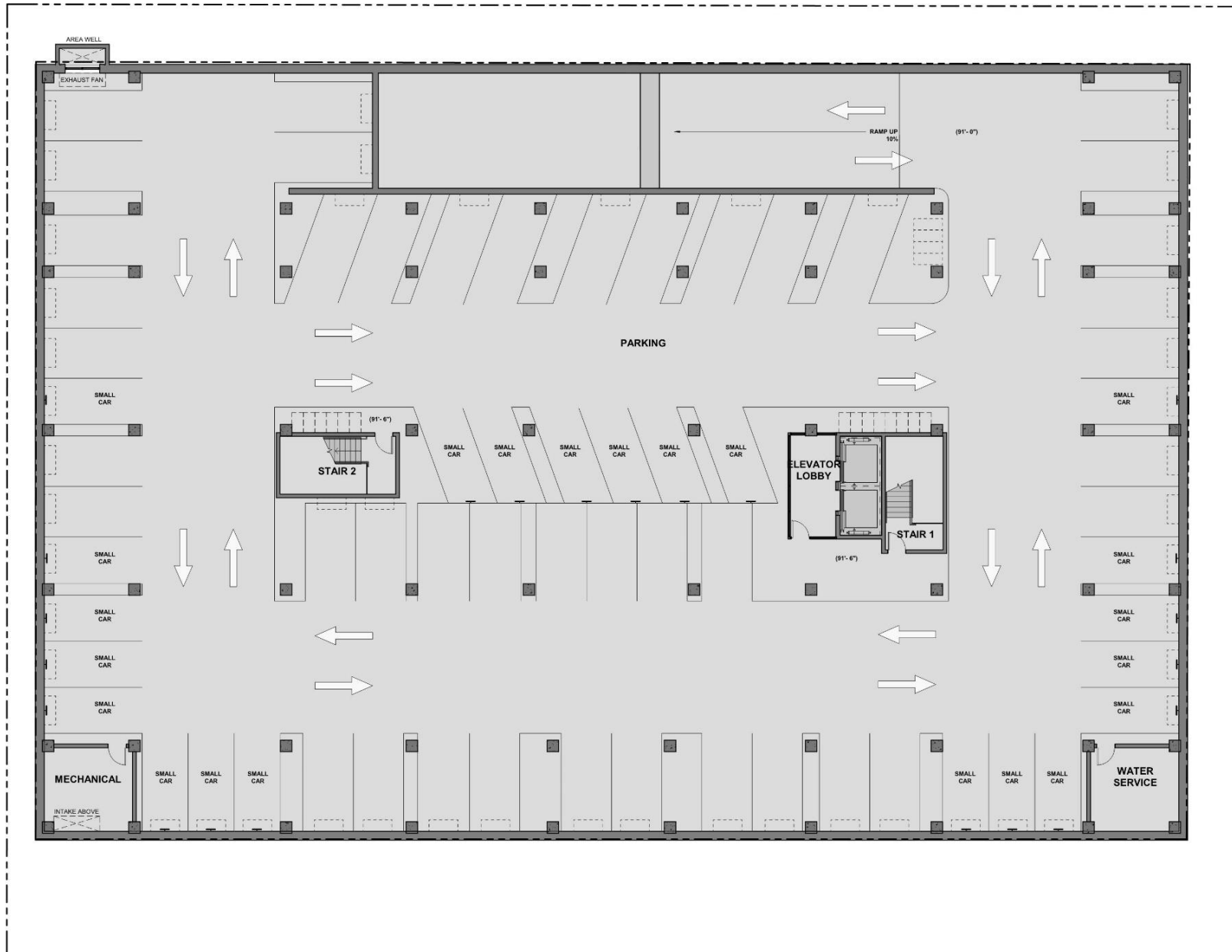


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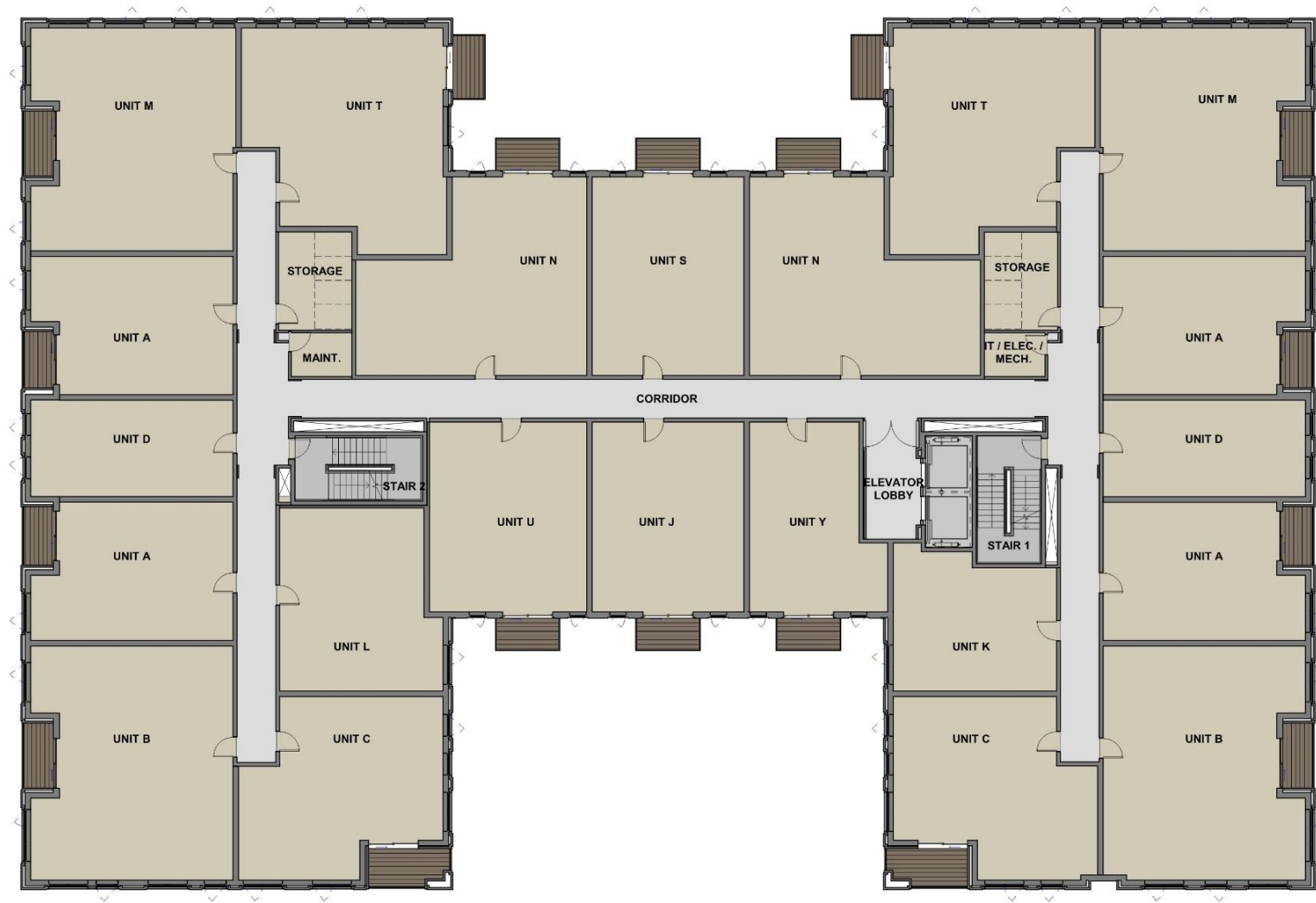


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Parking Level Plan



Third & Fourth Floor Plans

Permeable Pavers for driveway

