



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 929 E. Washington Avenue  
**Application Type:** Alteration to a Previously Approved Proposal in Urban Design District No. 8  
Final Approval is Requested  
**Legistar File ID #** [62297](#) (original UDC file [54198](#))  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Curt Brink from Archipelago Village and Doug Hursh from Potter Lawson, Madison, WI

**Project Description:** The proposed changes to the eleven-story mixed-use podium building, include the elimination of below grade parking and the replacement of podium level office space with structured parking.

### Project History/Schedule:

- The **Urban Design Commission** granted final approval of original proposal on **April 24, 2019**.

### Approval Standards:

The UDC is an **approving body** on this request. The development site is within Urban Design District 8 (UDD 8) - Block 13a, which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of [Section 33.24\(15\)](#). In applying the standards, the code states that the Urban Design Commission shall apply the UDD 8 district requirements and guidelines as may be appropriate in order to implement the Core Development Principles of the [East Washington Avenue Capitol Gateway Corridor Plan](#). In order to approve, ordinance requires that the development is found to meet the requirements and conform as much as possible to the guidelines.

## Summary of Design Considerations and Recommendation

The proposed revisions are identified on attached drawings with revision clouds and title block revision date. Sheets A401 & A402 depict before and after simulated daytime and evening renderings of the changes. Changes include:

- Replace proposed podium structure office use space within with a multi-level parking structure
  - o Original approval : podium levels 2-3 in the proposed as office space fronting East Washington
  - o Revised proposal: floors P3, P4 and P5 are extended towards East Washington
- Maintain First floor as commercial space and upper level tower as office space
- Eliminate basement of parking structure
- Update Exterior design and façade
  - o similar façade materials and articulation
  - o Façade presents as 3 stories in lieu of original 3 stories
  - o Replace clear window glazing with frosted glass to screen parking floors.

Planning Division staff requests that the UDC review the project against the original UDC approved plans and make findings based on the requirements & guidelines of UDD 8. Staff request and provide comments related to the exterior design and appearance of the revised building and how it relates to East Washington Avenue, particularly the activation and views from the street corridor.