



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1858-1890 E. Washington Avenue
Application Type: New Development in UDD #8 – Informational Presentation
Legistar File ID # [64302](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Steve Doran, Galway Company, Inc.; Adam Fredendall, JLA Architects

Project Description: The applicant is providing an informational presentation for a new seven-story mixed-use building with first level 15,000 s.f. commercial and 344 residential units above with lower level parking.

Project Schedule:

- The applicant anticipates submitting a land use application in early spring 2021.

Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 8 (“UDD 8”), block 9, which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO 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 Recommendations

Staff recommends that UDC Staff review and comment based on the specific Guidelines and Standards of UDD 8.

Staff believes that there are setback inconsistencies with standards of UDD 8. As part of the informational review discussion, staff requests the Commission provide specific feedback on the overall site layout, street activation, and the following setback conditions.

UDD 8 block 9 requires a 15-foot setback on E. Washington Ave and a 5-10 foot setback on First Street, and both streets require a 15-foot setback above the third level. The plans appear to show that a portion of the partially exposed lower level encroaches into this setback along East Washington Avenue. While the applicant’s plans provide a terraced solution to help address the lower level exposure, the code does not provide an exception for below-grade or partially below-grade encroachments into the East Washington front setback, which is a prominent design element throughout this design district. The grade differentiation along E. Washington poses some design challenges and merits discussion on how to transition to the first level businesses while activating the public walkway.

Along, First Street, the plans appear to show a 15 setback (above and below-grade setback), where a 5-10 setback range is required. While staff understands the rationale of having additional setback for the street-facing residential units, that is also inconsistent with the current District requirements. However, this may be able to be addressed through additional modifications. The codes states that the UDC may allow greater setbacks to allow

for the articulation of long building facades or for the development of additional usable public open spaces, such as pedestrian plazas, as long as design elements are included to maintain a uniform character in the District. Given the traffic volumes on N First Street and the proposed mass of the building, staff feels that a greater setback may be warranted provided there is adequate landscaping and activation along that façade.