

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 1, 2021

TITLE: 1858-1890 E. Washington Avenue - New Development of a Six-Story Mixed-Use Building Located in Urban Design District (UDD) No. 8. 12th Ald. Dist. (64302)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Kevin Firchow, Acting Secretary

ADOPTED:

POF:

DATED: September 1, 2021

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Jessica Klehr, Christian Harper and Rafeeq Asad*.

*Asad was recused on this item.

SUMMARY:

At its meeting of September 1, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development located at 1858-1890 E. Washington Avenue in UDD No. 8. Registered and speaking in support were Adam Fredendall, representing JLA Architects + Planners; and Steve Doran.

Updates to the plans in address of the Commission’s previous comments include the townhomes along First Street and the apartment entry along the main access drive. The revised townhomes incorporate more variegated elements and blend back with the building more to fit in together better. Where the apartment entry previously had different angled glass, it has been redesigned with the main building entrance to fit in more with vertical blocks. The Plan Commission asked the team to widen the previously presented 5-foot path and 5-foot terrace to 10-feet. They reached an agreement for an 8-foot multi-use path and 5-foot sidewalk, which resulted in shrinking the land use terrace between the two. This also gave an opportunity to add more benches and become more permeable.

The Commission discussed the following:

- The west facing entry, is that a truly cantilevered setup or will there be some kind of support up against the building?
 - We haven’t fully structurally designed that yet. The intent is to have the structure become a lid of the vestibule with a back span into the building, we may supplement with cables that would be minimal visually.
- Can you address the north courtyard, no accessible hardscape.
 - There are walkways that connect with hardscape, particularly getting the main pergola area connected to egress. It’s not reflected in the older documents.
- The way the driveways took precedence and interrupted the sidewalks, it should be vice versa.
 - Yes, we’ll have the curb cuts and accessible transition and markings across the drive.
- The new entrance, what is the material that appears to be a blocked glazing?

- That's the accent wood panel. It is fiber cement finished in a light stained wood, we're using it at the canopy undersides. The space directly behind that area is a refuse room.
- It looks like a boarded up storefront. I would go to spandrel or just use the brick in a pattern at that point and not try to fill it in, it looks like something is still under construction.
 - Maybe a taupe brick. We're happy to skinny down the canopy, we'd ask to work with staff on that so we can move forward with the project. We worked hard on the apartment entrance and still prefer the angles in the entry because I think it creates a striking entrance.
- Not crazy about the flared canopy, still looks foreign. Maybe simplify the form and bring it across the whole storefront area of your entrance to simplify your structure. Maybe it doesn't come out quite so far, aligning it with the horizontal of the brick next to it would gel that façade a little bit.
 - We're trying to make a strong interior entry. We could play with the geometry of the canopy.
- As far as the townhouses that's a vast improvement, thank you.
- I think the canopy is really cool. We lost the mullions going at angles, it's all subjective.
- I kind of like that flared out canopy, there's nothing exciting going on on that side of the building, it's a nice accent and makes it more functional as a place to stand.
- I think the townhouses are a great improvement. It ties in with the larger façade behind it, that's improved as well. Maybe the stairs on the opposite end would give more privacy. It's a nice design, thank you for those changes.
- The mullions make an interesting entrance. They do look a little foreign but maybe it's the mullion color, more galvanized would help read as something special. Don't have strong opinion about the canopy, trying to make it more relevant to the new storefront layout.
- With regard to the sidewalk and right-of-way on E. Washington Avenue, that was a change imposed on the developer.

ACTION:

On a motion by Braun-Oddo, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0).

The motion noted acceptance of the changes to the First Street townhouses, changing the infill of windows at the front, and going back to the old original more dynamic storefront glazing.