

**East Washington Avenue BUILD
Capitol Gateway Corridor Land Use and Urban Design Plan
Steering Committee Meeting # 10**

Meeting Minutes (approved 11/28/05)

**Tuesday, Nov. 1st, 2005, 5:00-8:00 pm (food and beverages provided)
945 E. Washington Ave.**

**Meeting Chair: Bob Horowitz Meeting Facilitator: Rebecca Krantz
Notetaker: Mary Joyce**

Purpose of meeting: To finish preparing for the public Open House – Agree on Heights & setbacks, and finalize Core Principles.

Attendance and Summary of Meeting Discussion, Decisions, & Action Items here; more detailed notes, and transcriptions of feedback forms are attached.

Committee Members Present [in no intentional order]:

Marianne Morton-Commonwealth Development, Curt Brink-Property owner, Phyllis Wilhelm-MGE, Anya Firszt-Greater Williamson Business Association, Judy Olson-Alder District 6 (first half of meeting), Brad Mullins-Property owner, Teena Browder-East Johnson Street Business Association, Marsha Rummel-Marquette Neighborhood Association, Will Warlick-Marquette Neighborhood Association, David Waugh-Tenney-Lapham Neighborhood Association, Susan Agee (for Beth Cannestra)-Emerson East Neighborhood Association, Catherine Debo-Madison Metro, Bob Horowitz-Community-wide representative, Susan Breitbart-East Capitol Business Association, Kevin O'Driscoll-Downtown Madison, Inc., Ilse Hecht-Old Market Place Neighborhood

City Staff Present:

Mark Olinger-Planning and Development, Michael Gay-Office of Business Resources, Alan Martin – Planning and Development, Dan Rolfs – Real Estate

Consulting Staff Present: *Scott Harrington-Vandewalle, Rob Gottschalk-Vandewalle, Dean Proctor-Vandewalle, Rebecca Krantz - EINPC, Mary Joyce-EINPC*

Committee Members, City Staff and Consulting Staff Absent with Notice:

Eric Swanson-Property owner

Without Notice: *Mario Mendoza-City of Madison Mayor's Office, Michael Waidelich, Planning & Development, Brenda Konkel-Alder District 2, Brian Benford-Alder District 12, Bill Kunkler-Fiore Company*

Members of the Public Present: *Mary Pulliam, Nathan Probst, Bobby Lockhart, Patrick McDonnell, Sean Gutknecht, Michael Barrett*

**Meeting Chair: B. Horowitz Meeting Facilitator: R. Krantz
Note Taker: Mary Joyce**

Meeting Summary

Meeting achieved quorum at 5:07. Minutes corrected and approved.

Mark Olinger clarified that the East Rail Corridor Plan height recommendations were preliminary.

The committee agreed to the following guidelines for heights, setbacks, and step backs:

- **Setbacks from E. Washington Ave. should be a range rather than a fixed number [12 in favor] and the range should be 10-20 feet [14 in favor].**

Funders of this project include the Dane County BUILD program, the City of Madison, Marquette Neighborhood Association, MG&E, The Mullins Group, Curt Brink, and Research Products, Inc.

- Minimum height of façade along E. Washington should be 4 stories except on the blocks backed by Curtis Ct, where the minimum should be 2 stories. [13 in favor, 2 opposed].
- Maximum height of façade along E. Washington Ave. should be 10 stories both sides of street [12 in favor].
- Minimum step back from façade on E. Washington should be 10 feet and should be perceptible according to urban design commission review [14 in favor].
- Interior building height limit (after required step back) on the South side of the street should be 15-17 stories (following the Capitol View Preservation and FAA limits) from Blair to Baldwin [13 in favor, 2 opposed].
- Interior building height limit (after required step back) for the North side of the street should follow consultants' recommendations in draft plan [9 in favor, 6 opposed].
- Maximum height for façade across from residential areas (Mifflin St.) will follow the consultants' recommendations in the draft plan. [10 in favor, 5 opposed]
- Maximum height of façade along E. Main from Blair St. to Ingersoll St. should be the Capitol view preservation limit. [9 in favor, 5 opposed]
- Maximum height of façade along E. Main from Ingersoll St. to First St. not yet decided.

Detailed notes of 11/1/05 BUILD Committee meeting

A. Welcome, Agenda Review, Minutes Approval (attached) Bob Horowitz

Meeting began at 5:07 by reviewing the agenda. Correction to previous minutes should read uniform minimum facing . Also structured and shared parking lot on agenda pg. 5. .n/s pg. Four More wording in bullet point. See minutes from last time.

Should read Marquip not Marling. Minutes approved as corrected, Marianne Ist, Anya 2nd. All Yeas.

This is Steering committee meeting #10, not 9. Suggestion was made to number pages on minutes next time.

B. Relationship of East Washington BUILD Plan to East Rail Corridor Plan – What happens if they conflict?

Mark Olinger presented a graphic about height maximums. East Rail plan looked at this area in a preliminary way. BUILD plan will be in conflict with it in some ways, especially heights. Urban Design Ordinance that will come out of this process will be the driver, the enforced standards.

C. Discussion of height and setback limits, continued: Committee

- ***Minimum height facing E. Wash.***

Suggestion made by Bob, that as we discuss, we narrow the “brackets” we can agree too, for instance with the minimum height facing E. Washington, we agreed to a very minimal one, may narrow that.

Scott using overhead. Vibrant corridor, protect capital. Not negative impact. Need to look at it in 3 dimensional terms. Skyline, view from lake, pedestrian comfort. Consistency at lower and higher level. Building heights. We create an envelope. Look at lot

coverage, base vs. “towers” could cover 60% of lot, will not be whole blocks with solid masses. What’s the setback off the street.? Is there a setback?

Rebecca- 2 stories minimum decided last time. Some thought it should be higher.

Catherine - Feet and stories are different. Stories 10’ for residential, 15’ for commercial.

Brad- Some users that we might want in the corridor might want only 2 stories, clinic, envision quality care for elderly.

David-2 stories fairly tall in some areas near Curtis Ct.

Marianne-Will 2 stories help enough with framing the iconic view of the Capitol? Is there value in bumping it up?

Bob- To be consistent with goal of an employment center, should be higher than 2 stories. Less than four stories would defeat the Core Values in the Plan.

Marsha - 2 stories minimum.

Susan A.- 2 stories with less setback?

Susan B. –Trees are already 2 stories regardless of setback.

Phyllis- Four story minimum.

William-encourage four story minimum.

David- four stories will interfere with Curtis Ct. which is 2 ½ blocks long.

Mark-Economics will decide this.

Judy-What about solar access?

Bob- Proposed minimum height of façade along E. Washington be 4 stories except where Curtis Ct is, where it will be 2 stories.

Agreement by the committee- 13 agree, 2 disagree.

o ***Maximum height facing E. Washington***

David- Are we talking about individual structures or façade? Neighbors don’t want canyon feeling.

Bob-it still has to go thru Urban Design and Plan Commission.

Judy- setback issue, height acceptable depends on setbacks.

Rebecca-get proposals for combined limits.

Judy-different maximums depending on the setback. 10 stories on square max. 8 stories max. façade first step.

David-North side, Tenney Lapham Neighborhood Plan calls for 6 stories max. Process with Gorman development, agreed to higher when looked at details of that site plan. Maybe a mistake to put height limits on.

Marsha- would prefer height on E. Washington, 8 stories or taller.

Brad- appreciates comments about process with Tenney and Gorman, process development for site, system and process in place already. Marketplace and process already exist.

Judy-looking for max height, lends sense of certainty to developers about what would be permitted.

Marianne- Should have some height limits and not leave to PUD.

David- specific to the site as far as height {??}

Judy- 10 story max.

Marsha-push for heights on E Washington.

Bob- Every building won't be approved for max. height. 6 stories too low.

Kevin-highest limit possible.

Curt - transportation and parking issues, Below or above. Already have max. height. that goes thru E. Washington. Each project has its own dynamics.

Rebecca- can we agree there will be a step back for really tall buildings? [many agree]

Marsha-can't agree to one without knowing the other.

Bob – let's move on to others & come back to this.

o ***Maximum height facing residential areas (Mifflin St.)***

Should be no more than 3 stories façade.

Will – Propose we follow the consultants' recommendations.

3-4 max in one area, 3-5 in majority, 2-5 other areas. Range 3 minimum 5 max.

Bob- 3 stories Mifflin St.

Follow consultants' recommendations for max height of façade across from residential areas on Mifflin St. – approved, in favor 10 against 5.

o ***Maximum height facing E. Main***

East Rail Corridor plan handout

Main St. has no residential, 2-10 stories. Has to have a bigger range.

Curt: Is it buildable with the step backs? Lose creativity putting limits on façade. Guidelines should be more vague.

Should we specify a max. height of façade on E. Main? Current law says 17 stories.

Should have more height on E. Washington, less on E. Main.

Proposal: that limits should be Capital view height limit and FAA limit, motion by Brad, Susan B seconded.

Procedural suggestion was to separate out parts of E. Main, look at Blair to Ingersoll first.

From Blair to Ingersoll, Maximum height facing E. Main should be the Capital view preservation limit – approved, 9 in favor, 5 opposed.

D. **Break** – Rebecca suggested people try to come up with some proposals for façade, setback, step back, and interior height during the break.

Proposals

1. Dean's proposal –15 story interior height limit, with steps down on either side of the interiors to a 5-story maximum for façades.
2. Will - 15' setback. Façade at 8 stories, stepping up to a maximum of 15 stories for interior.
3. Kevin 8-10 story façade, 15 –17 story interior, 10-15' setback.

Curt: Step back needs flexibility, at least 10'. Trees are best for urban design.

Bob - Need uniformity in setbacks. Separate North side from Southside but should be the same on each side.

Will-Go with consultants recommendations.5 story façade, 15 interior.

Bob - North and south side of E. Washington, limits should be the same for the interior height.

David – but can't have 15 stories on north side, too close to residential.

Curt – can't limit south side that much.

Vote on "N& S side limits should be the same"-0 in favor.

Facades should be the same north and south on E. Washington, 13 in favor.

North and south interior taken separately.

Interior building height limit should be 15-17 stories from Blair to Baldwin on the South side of the street. Vote 13 in favor.

Baldwin to Thornton or 1st?- 15-17 ? Left open for public mtg.

North side uniform limit? or vary by residences & protect solar access?

David - No interior bldg. limits on North side.

Proposal of adopting consultants recommended limits on Northside interior. By Will, Phyllis 2nd. Vote agree-9, oppose-6

Vote on façade and setbacks, 10-20' range in proposals. Range or #?

Setbacks from E. Washington Ave. should be a range [12 in favor] and the range should be 10-20 feet [14 in favor].

E. Washington Ave. façade maximum should be 10 stories both sides of street [12 in favor].

Minimum step back on E. Washington 10' and perceptible according to urban design commission review [14 in favor].

o **Max. height for façade on E. Main, Ingersoll to First**

Go with consultants recommendations?

Agreed to table this, not enough time to discuss.

- E. Final revisions to Core Principles & Techniques - Handout with revisions highlighted was provided. Put off discussion & decision because of time limits.

- F. **Parking and Transit considerations** – Shared Parking Structures & financing, Parking cash-out, transit, etc. as *implementation strategies*, to be discussed further later -not discussed because of time limits, handout provided by member of public, Michael Barrett.
- G. Review of Chapter 4 – what will the next draft contain? Vandewalle & Associates (tabled)
- H. Summary, Next Steps, Homework on Urban Design Guidelines (handouts provided with Park St. guidelines and beginnings of Guidelines for E. Wash.),
- I. Two hour public mtg. 6-8 on Nov. 17th, Rebecca will be emailing to ask for help in setup, etc.

Mark-We are ready for public meeting.

Next committee meetings are Nov. 28. Dec. 12, Dec. 20-meeting for input to urban design guidelines.

- J. Adjourned by Chair Bob Horowitz at 8:10.