

CRG | Madison Park + Regent

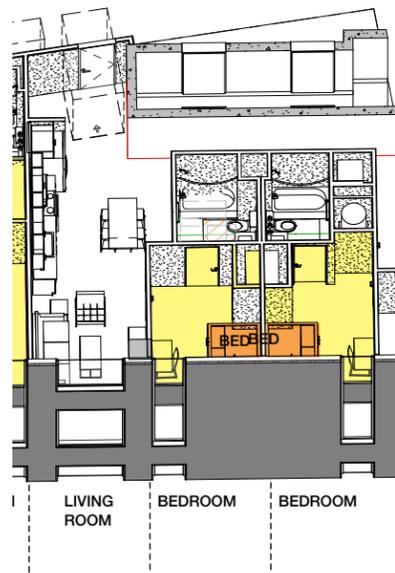
Urban Design Commission

Wednesday, July 13, 2022



Agenda

1



Privacy -
Windows designed to prevent direct views into bedrooms.

2



Human Scale at Base -
Brick details, lighting, and stairs.

3



Trees -
Columnar deciduous to be coordinated with city forester.

4



West Facade -
Accent Material changed to match other portions of the building.

5



East Facade -
Assymetrical window rhythm and glazing type.

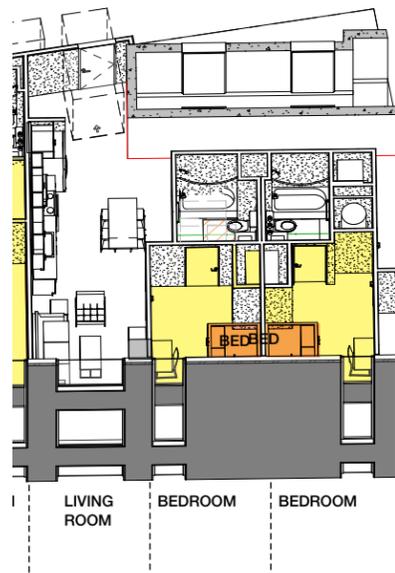
6



Material Selections -
Six materials comprise the exterior of the building

Agenda

1



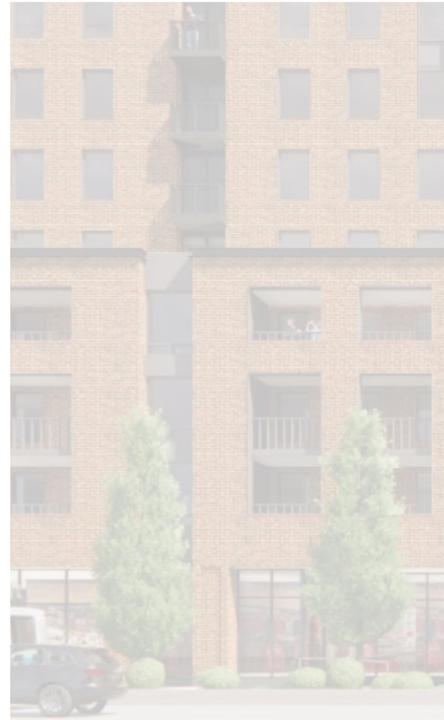
Privacy -
Windows designed to prevent direct views into bedrooms.

2



Human Scale at Base -
Brick details, lighting, and stairs.

3



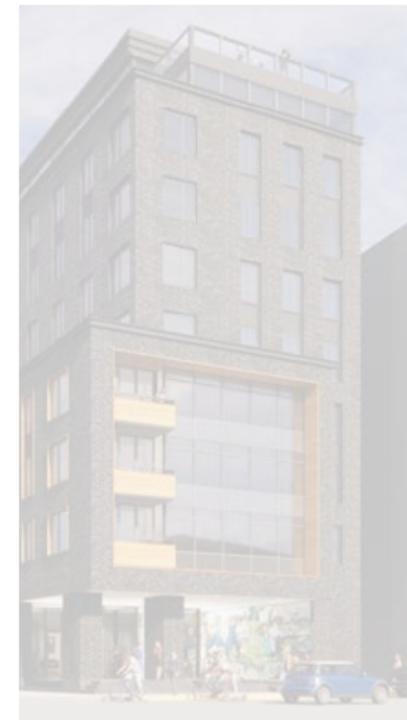
Trees -
Columnar deciduous to be coordinated with city forester.

4



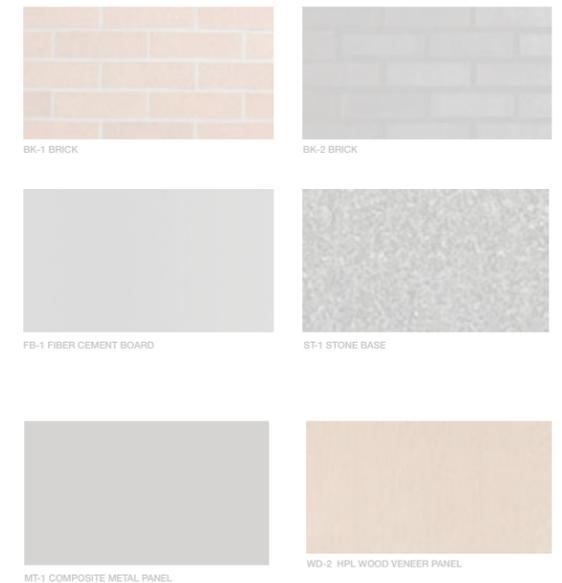
West Facade -
Accent Material changed to match other portions of the building.

5



East Facade -
Assymetrical window rhythm and glazing type.

6



Material Selections -
Six materials comprise the exterior of the building

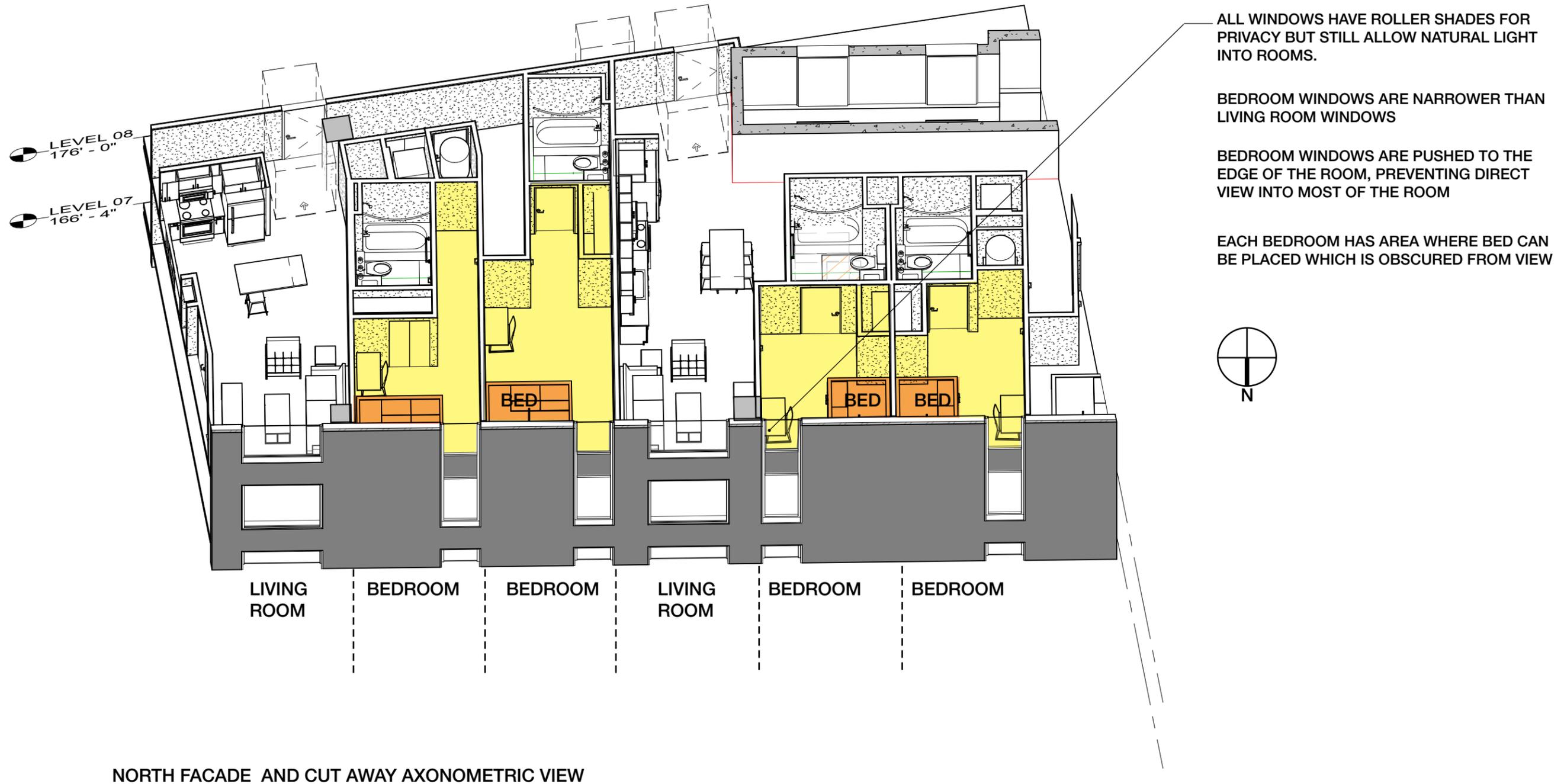


BEDROOM WINDOWS ARE PUSHED TO THE EDGE OF THE ROOM, PREVENTING DIRECT VIEW INTO MOST OF EACH ROOM

ENLARGED ON FOLLOWING PAGE



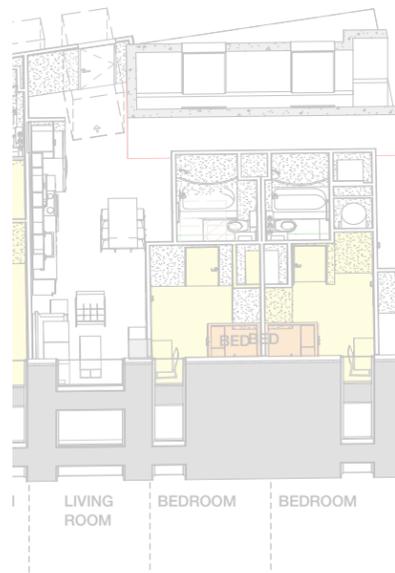
NORTH FACADE SHOWING ZONES OF NEIGHBORING OFFICE BUILDING



NORTH FACADE AND CUT AWAY AXONOMETRIC VIEW

Agenda

1



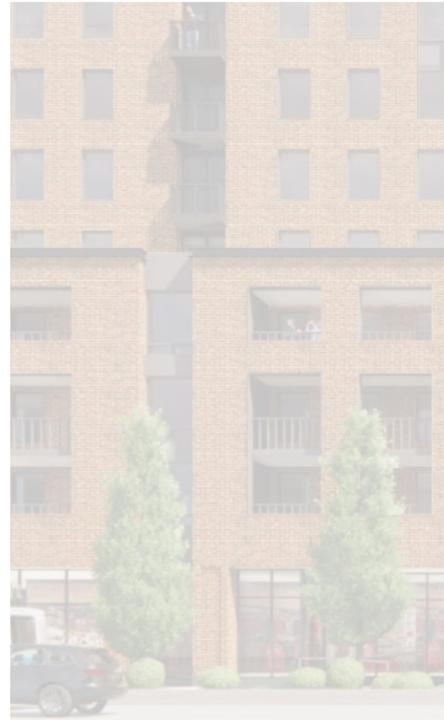
Privacy -
Windows designed to prevent direct views into bedrooms.

2



Human Scale at Base -
Brick details, lighting, and stairs.

3



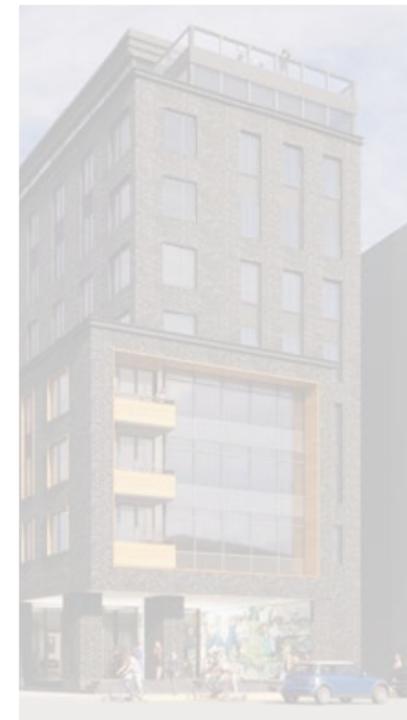
Trees -
Columnar deciduous to be coordinated with city forester.

4



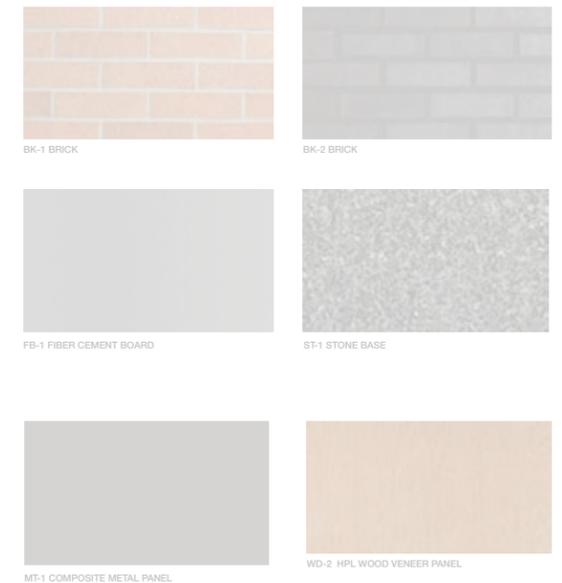
West Facade -
Accent Material changed to match other portions of the building.

5



East Facade -
Assymetrical window rhythm and glazing type.

6



Material Selections -
Six materials comprise the exterior of the building



STREETScape AT CORNER OF REGENT & EAST CAMPUS MALL



EXISTING SIDEWALK CONDITION ALONG REGENT (APPR. 7' FROM CURB TO BLDG.)



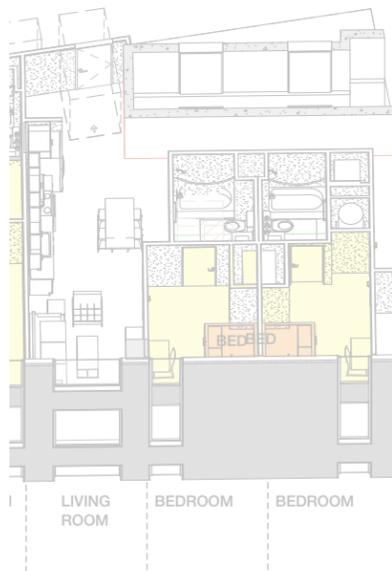
PROPOSED SIDEWALK CONDITION ALONG REGENT (APPR. 15' FROM CURB TO BLDG.)



ENTRANCE ON REGENT STREET SHOWING CANOPY, STAIRS, AND LIGHTING.

Agenda

1



Privacy -
Windows designed to prevent direct views into bedrooms.

2



Human Scale at Base -
Brick details, lighting, and stairs.

3



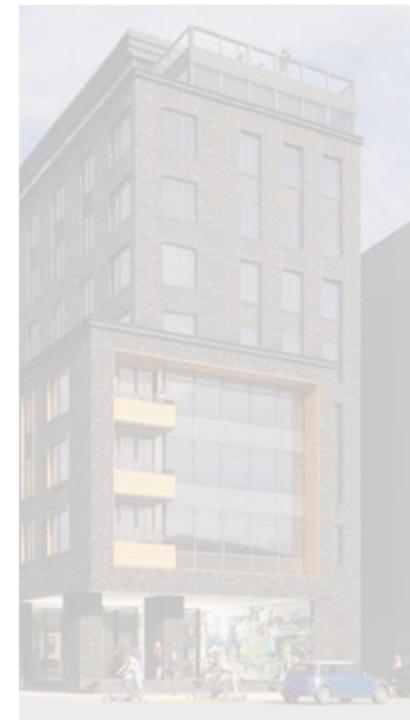
Trees -
Columnar deciduous to be coordinated with city forester.

4



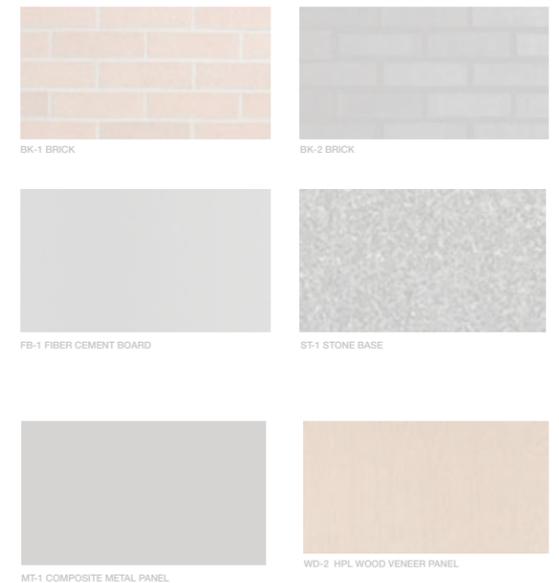
West Facade -
Accent Material changed to match other portions of the building.

5



East Facade -
Assymetrical window rhythm and glazing type.

6



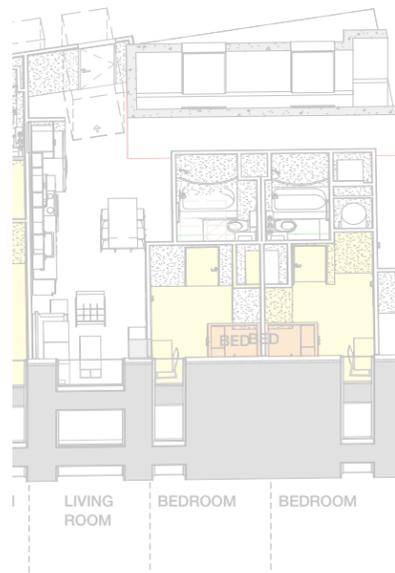
Material Selections -
Six materials comprise the exterior of the building



SOUTH ELEVATION ALONG REGENT STREET SHOWING RESIDENTIAL ENTRY AND MODIFIED TREE SELECTION

Agenda

1



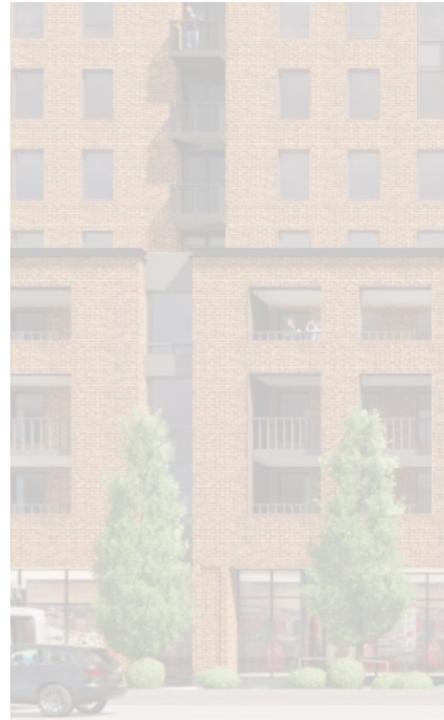
Privacy -
Windows designed to prevent direct views into bedrooms.

2



Human Scale at Base -
Brick details, lighting, and stairs.

3



Trees -
Columnar deciduous to be coordinated with city forest.

4



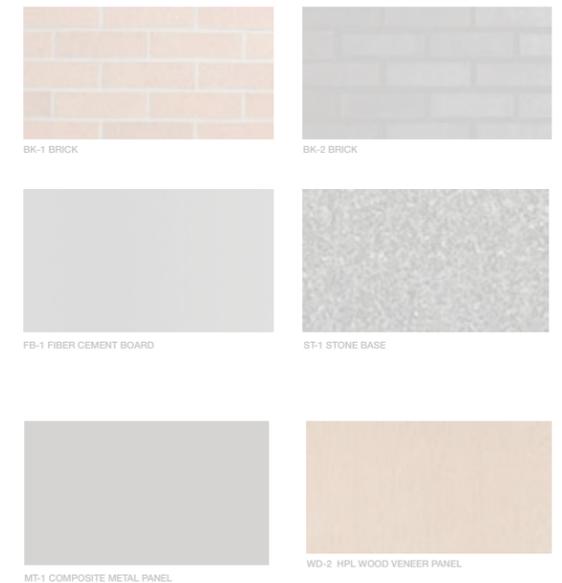
West Facade -
Accent Material changed to match other portions of the building.

5



East Facade -
Asymmetrical window rhythm and glazing type.

6



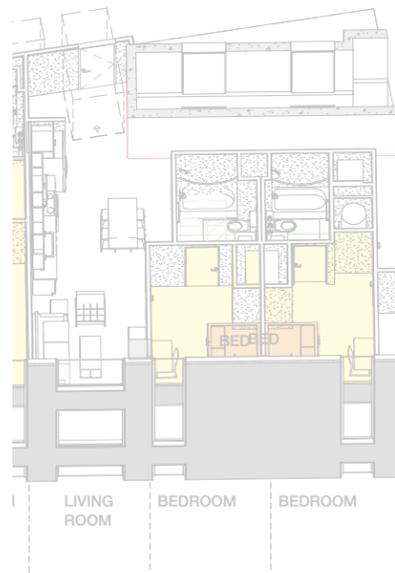
Material Selections -
Six materials comprise the exterior of the building



VIEW LOOKING NORTHEAST AT CORNER OF PARK & REGENT SHOWING UPDATED ACCENT MATERIAL

Agenda

1



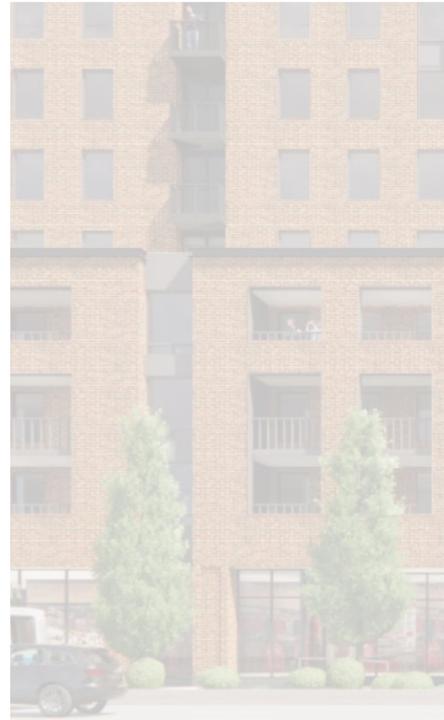
Privacy -
Windows designed to prevent direct views into bedrooms.

2



Human Scale at Base -
Brick details, lighting, and stairs.

3



Trees -
Columnar deciduous to be coordinated with city forester.

4



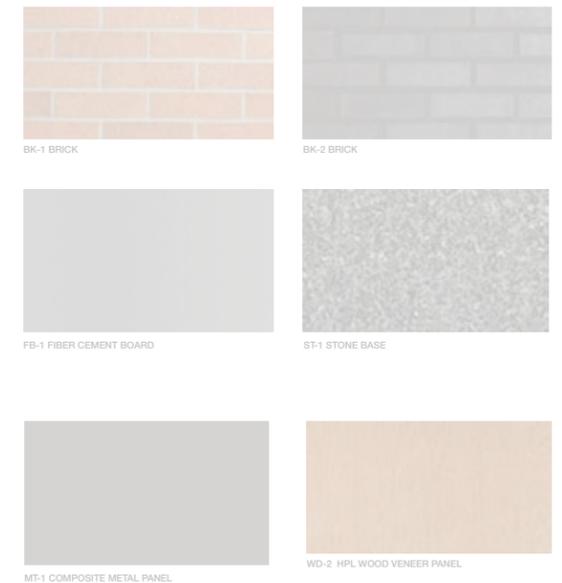
West Facade -
Accent Material changed to match other portions of the building.

5



East Facade -
Assymetrical window rhythm and glazing type.

6



Material Selections -
Six materials comprise the exterior of the building



VIEW LOOKING NORTHWEST AT CORNER OF REGENT & CAMPUS MALL SHOWING UPDATED WINDOW PATTERN

3D IMAGES

Agenda

1



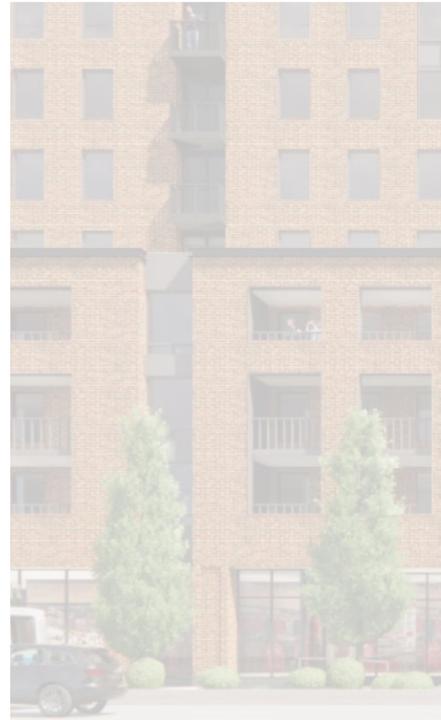
Privacy -
Windows designed to prevent direct views into bedrooms.

2



Human Scale at Base -
Brick details, lighting, and stairs.

3



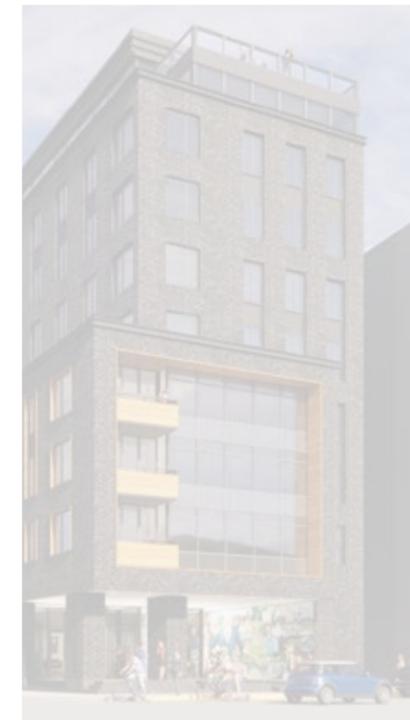
Trees -
Columnar deciduous to be coordinated with city forester.

4



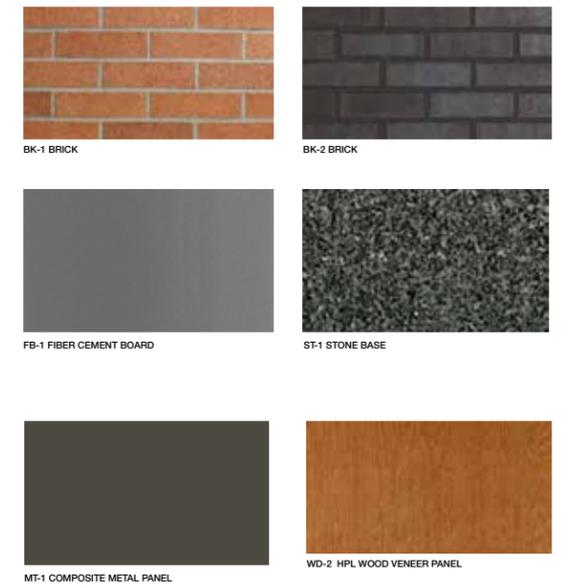
West Facade -
Accent Material changed to match other portions of the building.

5



East Facade -
Assymetrical window rhythm and glazing type.

6



Material Selections -
Six materials comprise the exterior of the building



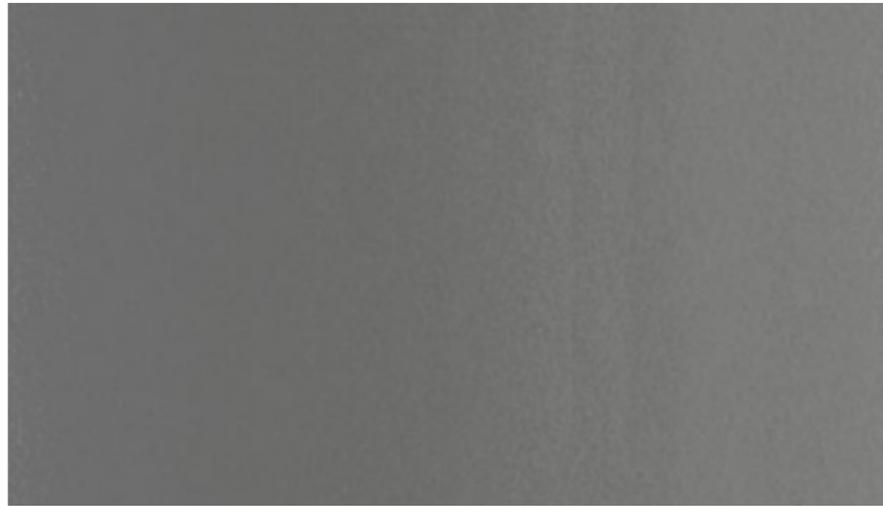
BK-1 BRICK



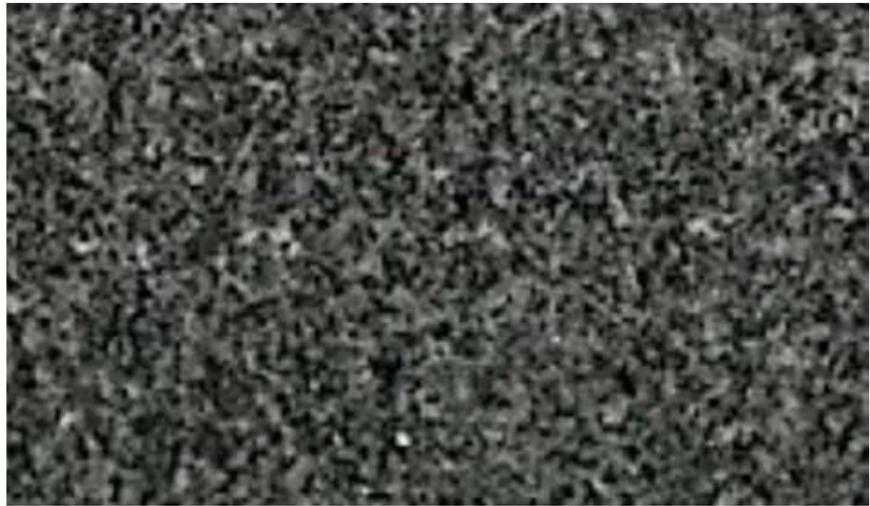
BK-2 BRICK



WD-2 HPL WOOD VENEER PANEL



FB-1 FIBER CEMENT BOARD



ST-1 STONE BASE

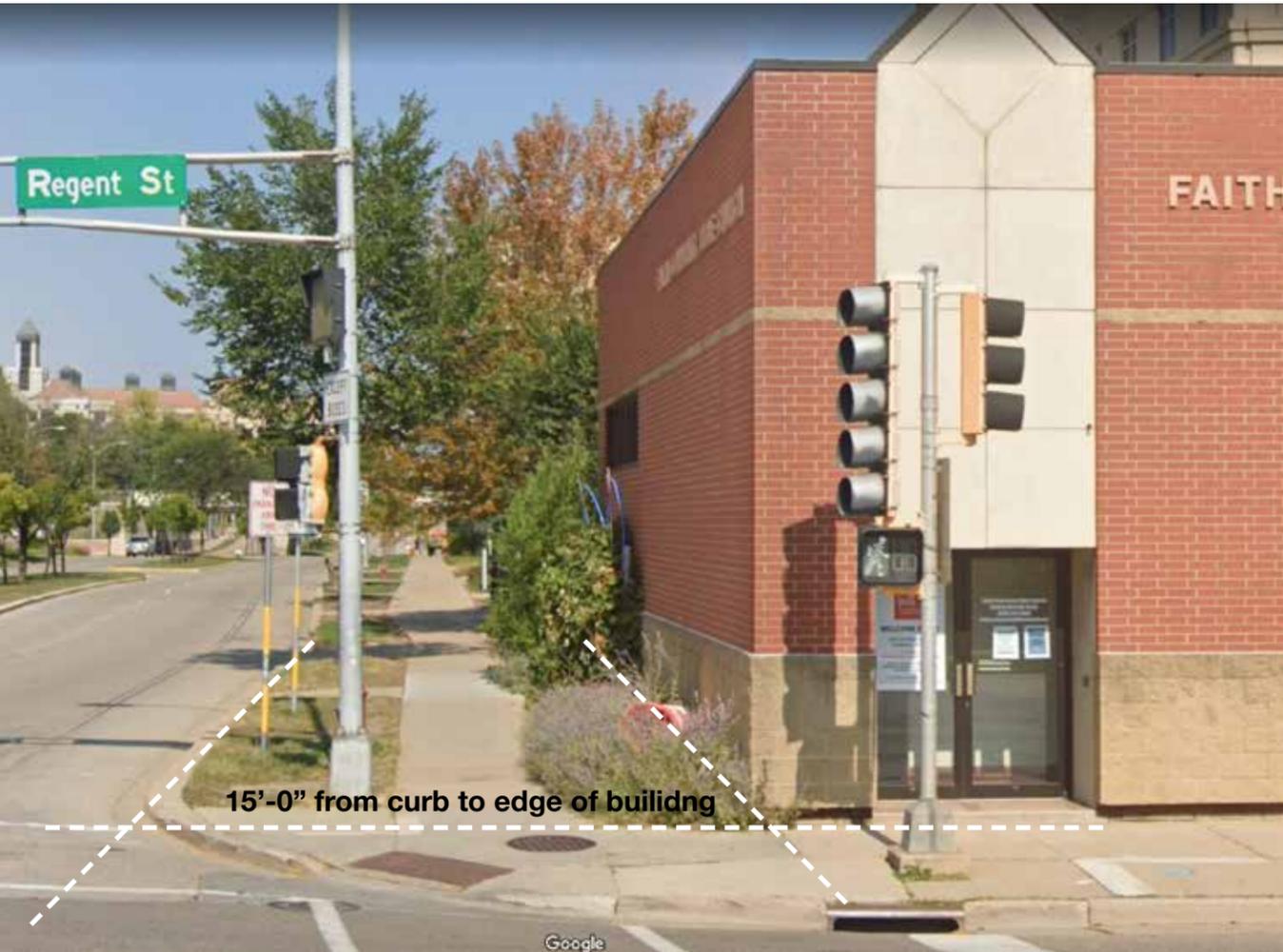


MT-1 COMPOSITE METAL PANEL



2D ELEVATION VIEWS SHOWING GENERAL ARRANGEMENT OF FACADE MATERIALS

Existing



15'-0" from curb to edge of building

Existing sidewalk condition
 Approximately 15' from curb to brick wall with no windows
 Approximately 6' wide sidewalk width.
 Building is at property line on Park St. and Regent St. with no view triangle.

Proposed



15'-6" from curb to edge of building

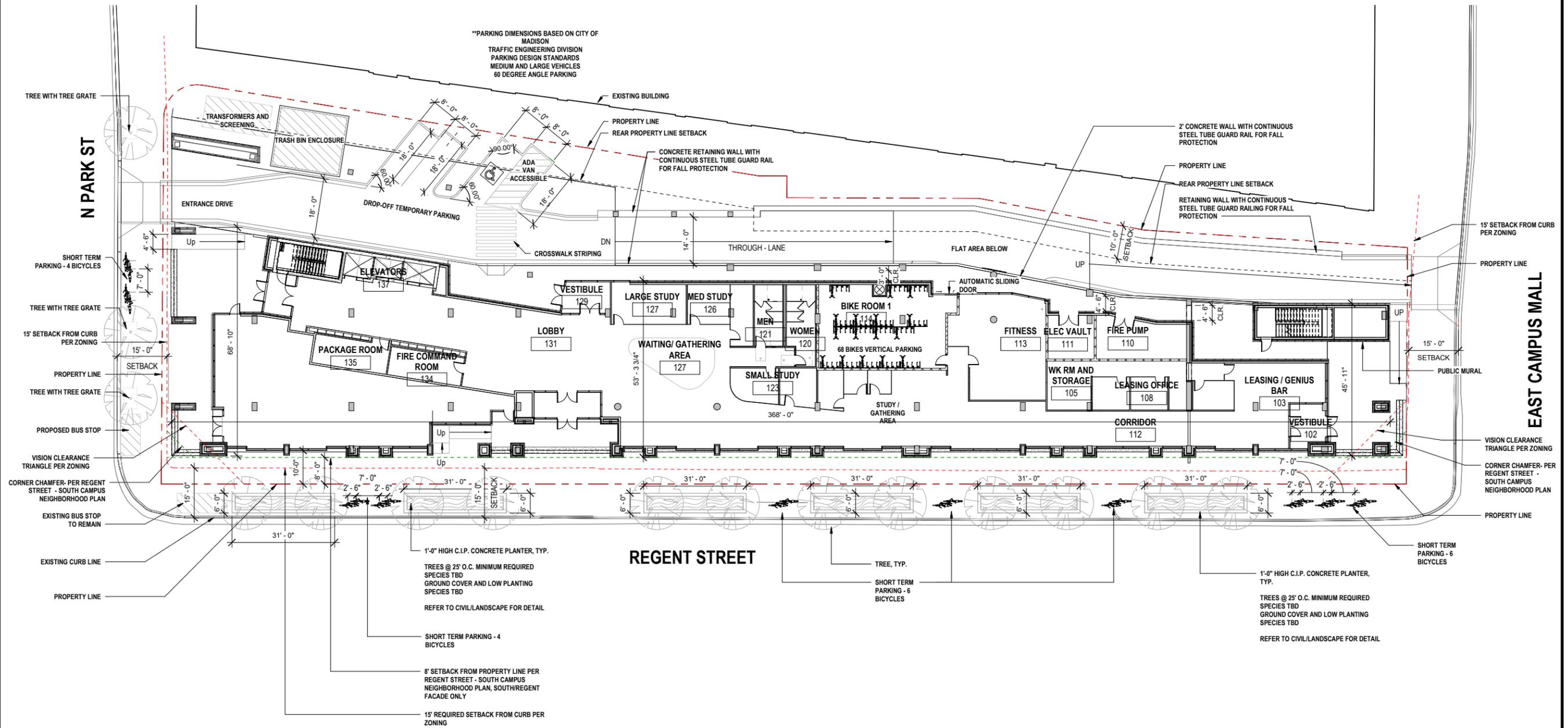
13'-6" setback plaza to glass

Proposed expanded sidewalk and covered plaza.
 29' from curb to glazed storefront on L1 on Park St.
 Expanded sidewalk and new trees in tree grates.
 Corner structure is moved back to provide vision triangle.

Thank You!

GENERAL NOTES

1. PEDESTRIAN SCALE LIGHTING AND EXTERIOR BUILDING LIGHTING WILL BE IN CONFORMANCE TO THE CODE AND PLANS REQUIREMENTS TO INCLUDE TYPES, LIGHT LEVELS, DIRECTION AND CHARACTER.



1 FLOOR PLAN - LEVEL 01
1/16" = 1'-0"



DATE: 05/02/2022

DRAWING TITLE
PLAN - LEVEL 01

DRAWING NO.

A-18

Job # 20 005602

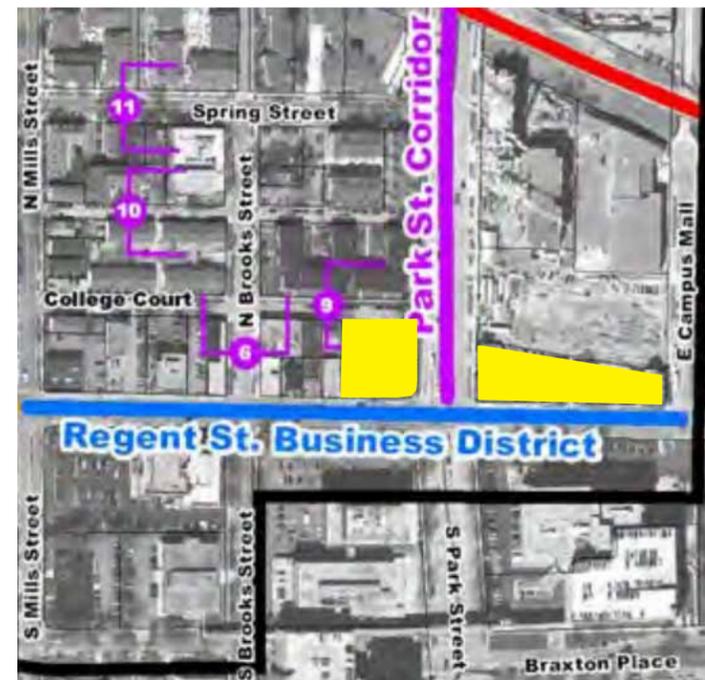
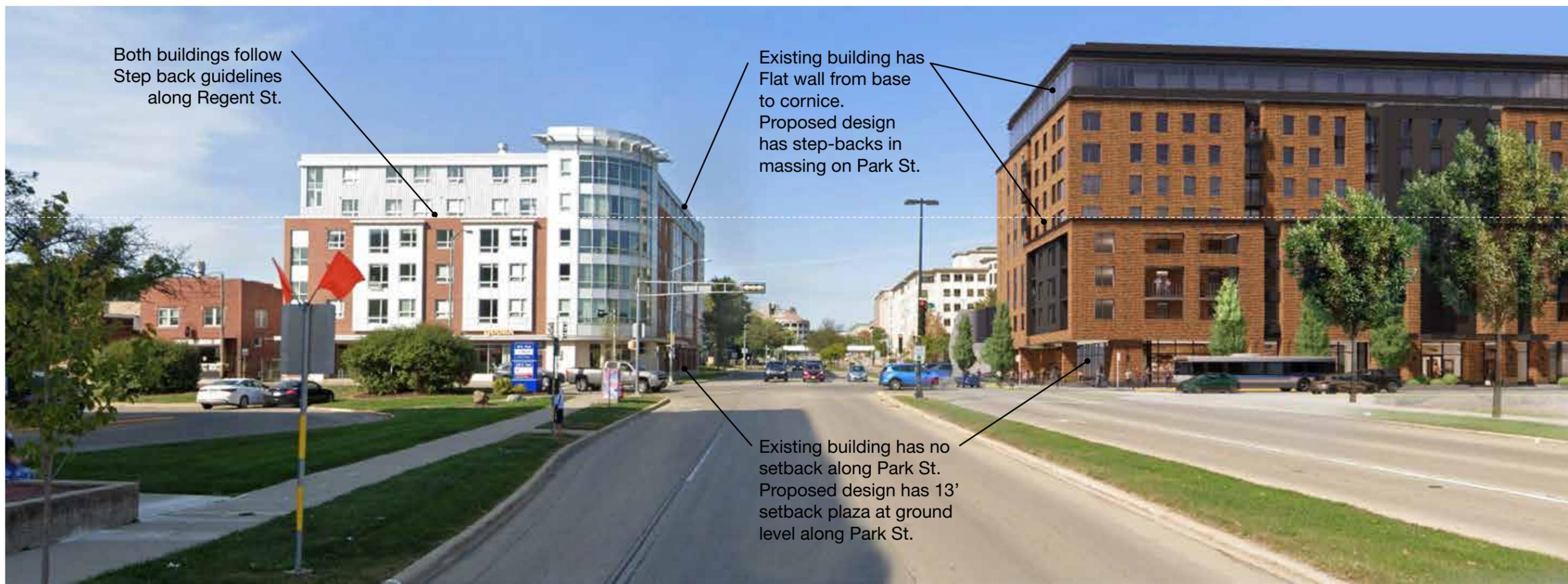


Image from Regent Street - South Campus Neighborhood Plan

Both the proposed project and the existing Park Regent Apartments immediately to the west fall in the Regent Street Business District and the Park Street Corridor. Shown in yellow at left, they are the only two sites that fall in the zone between Regent Street and College Court and are subject to the same recommendations of the Regent Street – South Campus Neighborhood Plan.

The existing building complies with the Regent Street Business District guidelines along its south façade, as does the proposed design. The neighboring building is built to the property line and does not include a setback on Park Street, utilizing a flat wall from sidewalk to parapet with a modest signage canopy. In order to respond to the guidelines of the Plan to create consistency of street frontage at this node, the proposed design seeks to meet those same standards. The proposed design further responds to the intent of the Plan to create a pedestrian-scaled experience at grade, setting the ground floor back 13' from the property line to provide a rain-and-sun-protected public plaza and widened pedestrian zone. The design also incorporates two significant setbacks at levels 5 and 9 to create an articulated façade that better reflects the suggested design principles for this node set forth in the Plan. While the Plan would allow for a flat, uninterrupted façade at Park Street, the project is designed to provide more interest and create a pedestrian-focused experience consistent with the Plan.

In conclusion, the proposed design is intended to recognize the gateway created at Park and Regent by providing an elevated design along the Park Street façade. The design seeks consistency with its context and the Plan by adhering to the same requirements as its most directly comparable neighbor, and does more than the minimum suggested by the Plan on its West and East facades.

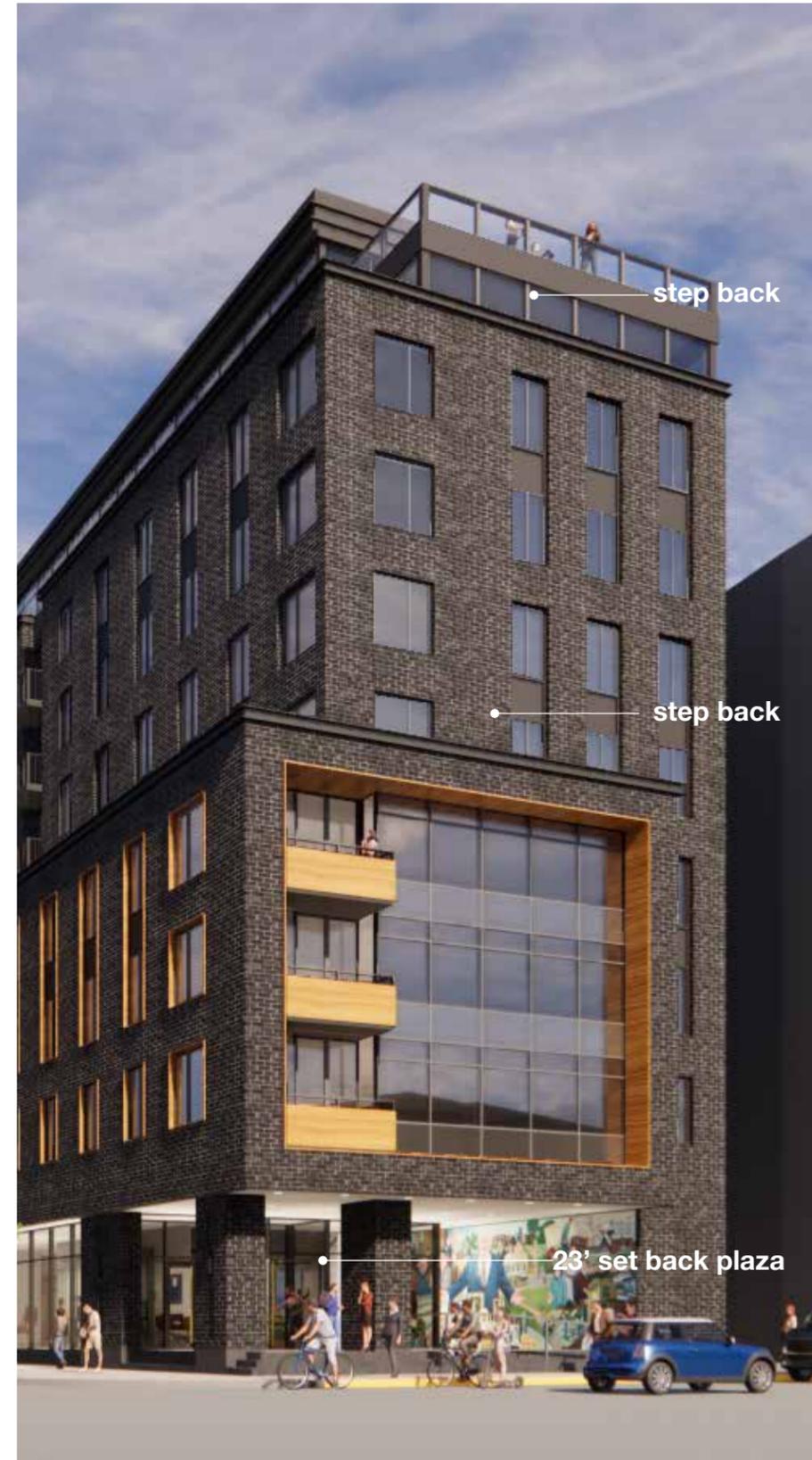


Park St. Facade

The underlying zoning and Regent Street – South Campus Neighborhood Plan would allow for a flat, full height wall at either end of the building. The project team has opted to incorporate additional stepbacks and articulation to support the pedestrian experience and ensure exceptional design and architecture of the building. Specifically, the proposed design incorporates stepbacks and vertical breaks in the massing in order to better respond to the context and create a nuanced, pedestrian-scaled street character as intended in the Plan, including the following amenities and features:

- Street Activation: retail and amenity spaces activate the entire street frontage
- Multiple entrances are provided to enhance the pedestrian zone per the Plan
- Dominant corner entrances and plazas anchor the corners per the Plan
- The first-floor glazing exceeds 60% of wall surface as outlined in the Plan

Plazas at each end of the building occur under shelter from rain/snow and excessive sun. These outdoor spaces are intended to widen the public pedestrian zone and support the intent of the Plan by setting back the faces of each end of the building at the pedestrian level. This enhances the pedestrian experience and establishes these intersections as key gateways whether coming from Park Street or East Campus Mall.



East Campus Mall Facade