

An aerial photograph of a city, likely Madison, Wisconsin, featuring a prominent white dome building in the foreground. The city is surrounded by greenery and a large body of water is visible in the background. The entire image has a light blue tint.

American Exchange Development

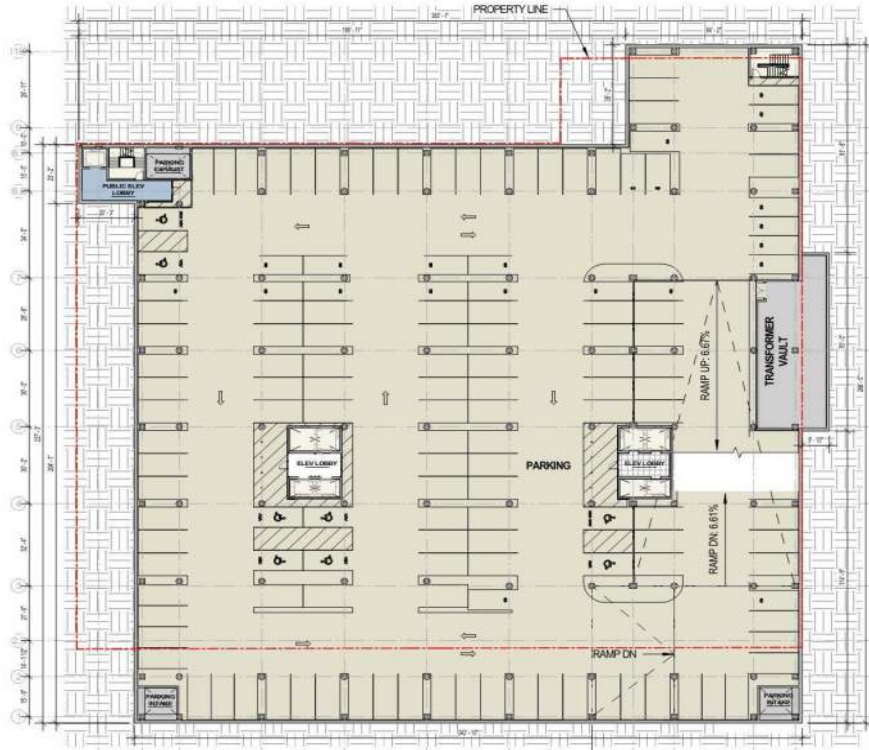
VALERIO
DEWALT
TRAIN

Urban Design Commission - 12.02.2020

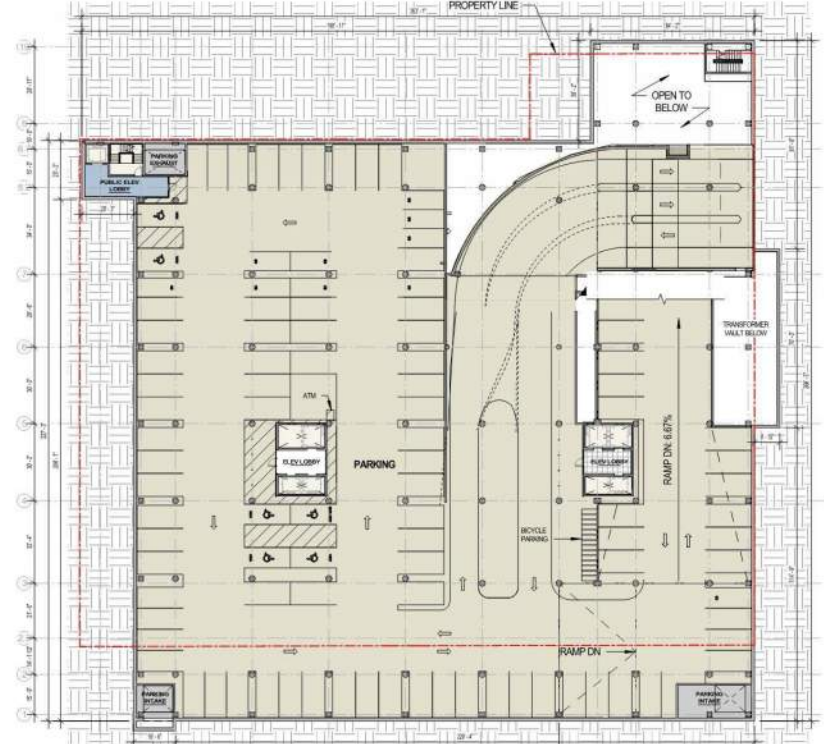
The Pinckney and East Washington Corner



Underground Parking

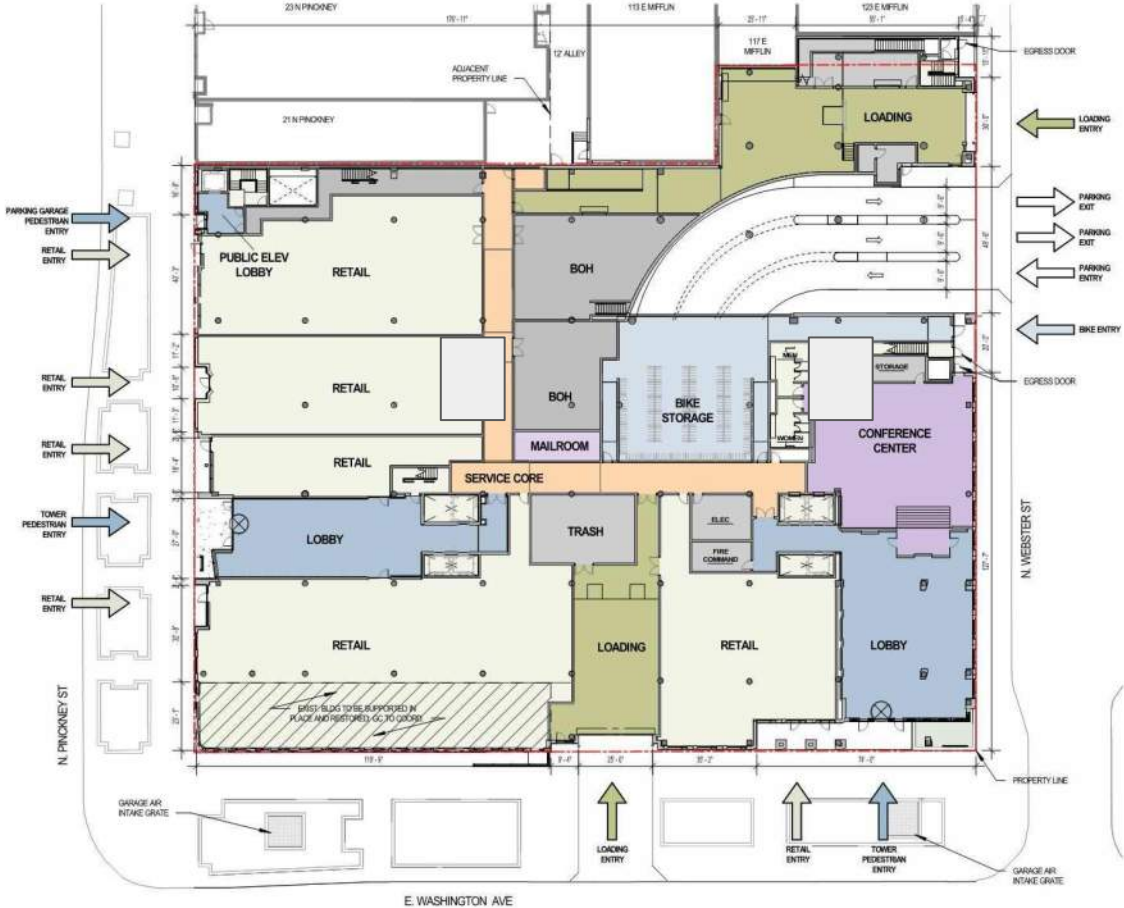


Typical Parking Level



Parking Ramp/Parking Level 1

The ground floor is designed to maximize the sidewalk level retail and restaurant space



Urban Design District #4 - Building Design

Requirements.

1. **Exterior building materials** shall be low maintenance and harmonious with those used on other buildings in the area.
2. **Mechanical elements** mounted on the roof or on ground pads shall be screened from views from adjacent properties and roadways in a manner consistent with requirements of public utilities.
3. Along East Washington Avenue west of First Street, **metal shall be used as an exterior building material** only as an integral part of a design of exceptional merit.

Guidelines.

1. Structures should be designed to be **compatible with the structures** that are adjacent to them.
2. Large **unbroken exterior facades** should be avoided.
3. **All building elevations are of importance** and should be carefully designed. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design.
4. The architecture of **new infill buildings**, additions to existing buildings and major exterior remodelings should be compatible with that of existing adjacent buildings.

Current Pinckney Streetscape



The Pinckney elevation is designed to recreate the traditional scale of the Capitol Square



East Washington Elevation

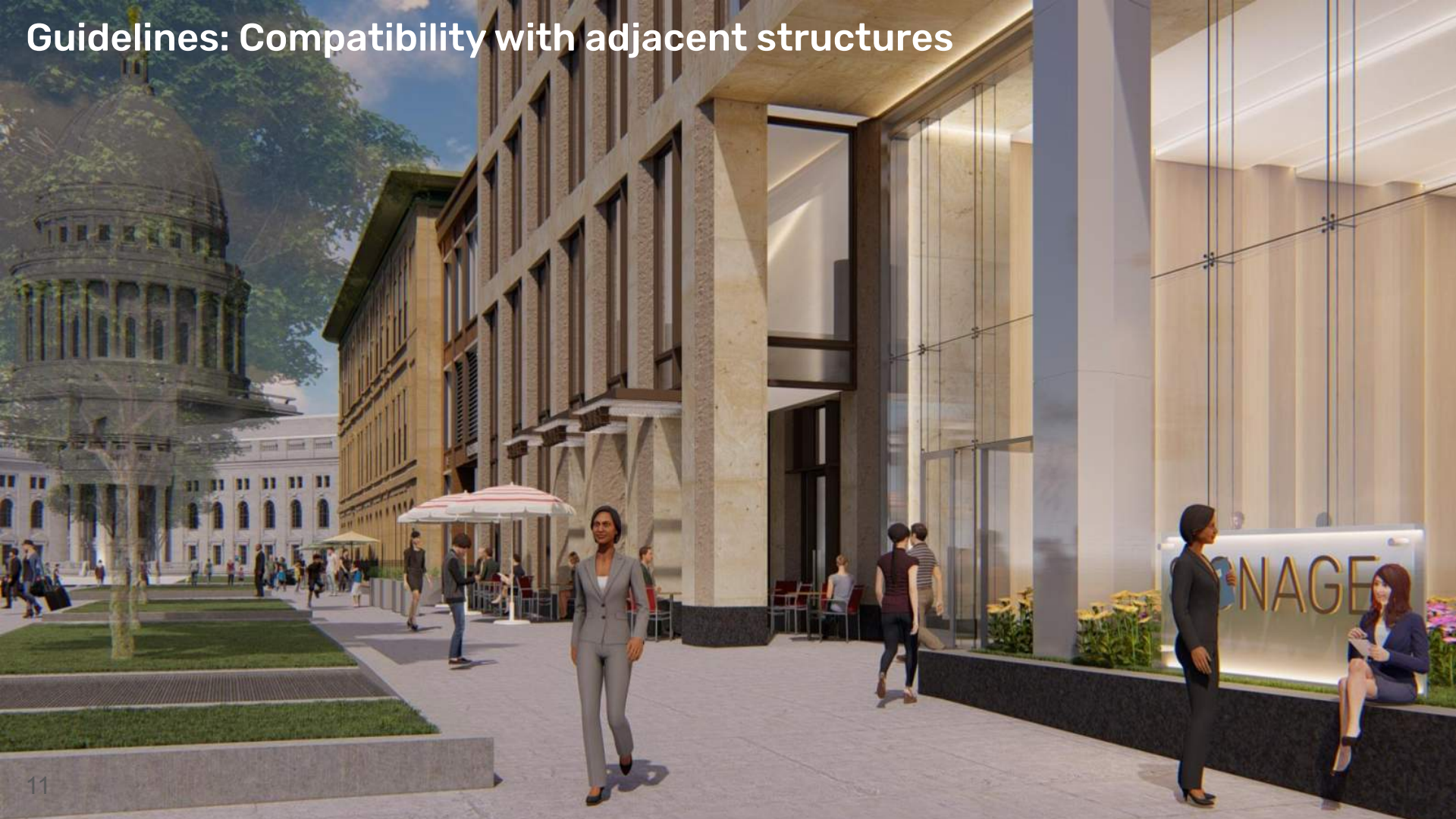


Webster Elevation





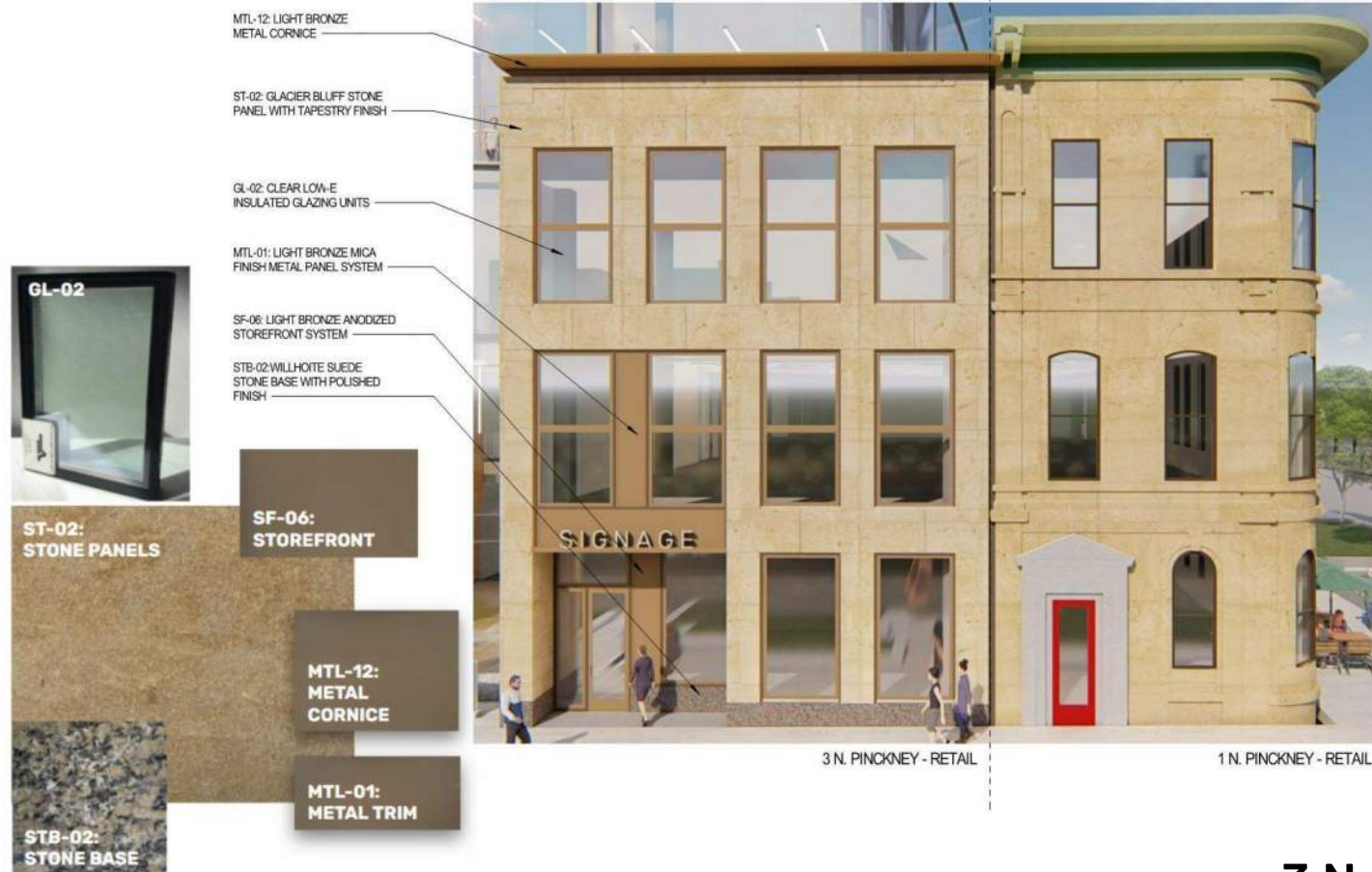
Guidelines: Compatibility with adjacent structures



Guidelines: Compatibility with adjacent structures



Requirements: Exterior Building Materials



3 N. PINCKNEY



SIGNAGE

SIGNAGE

Requirements: Exterior Building Materials



SF-02: STOREFRONT



RL-02: ALUMINUM AND GLASS RAILING SYSTEM BEYOND

RELOCATED AND RESTORED 7 N. PINCKNEY 2ND FLOOR FACADE

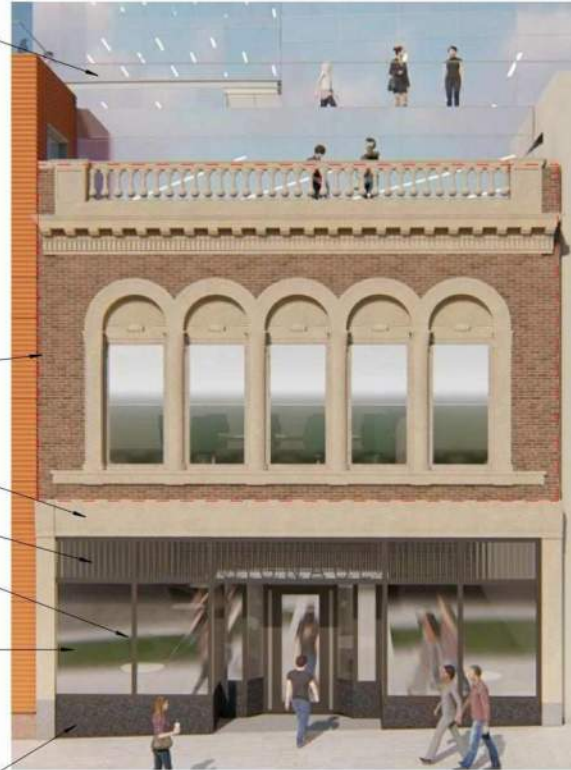
TERRACOTTA TO MATCH RELOCATED TERRACOTTA ABOVE

GL-04: REEDED "ART" GLASS

SF-02: DARK GRAY STOREFRONT SYSTEM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-12: MASABI BLACK STONE BASE WITH FLAMED FINISH



11 N. PINCKNEY - RETAIL

Requirements: Exterior Building Materials



GL-02

ST-04:
TERRACOTTA

SF-01:
STOREFRONT



STB-11:
STONE BASE

MTL-06:
WINDOW SURROUND

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM

ST-04: FLAT
TERRACOTTA PANELS

MTL-06: BRUSHED PLATE
ALUMINUM WINDOW
SURROUNDS

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

ST-04: CONCAVE
TERRACOTTA PANELS

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

STB-11: MAHOGANY
STONE BASE WITH
POLISHED FINISH



15 N. PINCKNEY - RETAIL

15 N. PINCKNEY

Requirements: Exterior Building Materials

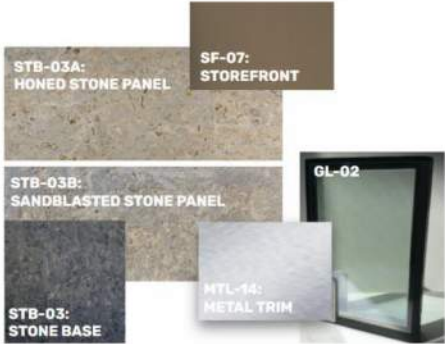
STB-03A: HONED STONE PANEL
SF-07: STOREFRONT
STB-03B: SANDBLASTED STONE PANEL
GL-02
MTL-09: COLUMN SURROUND
STB-03: STONE BASE

SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS
MTL-07: MEDIUM BRONZE MICA FINISH METAL TRIM TO MATCH SF-07
STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS
ST-03A: 'E-W-GOLD' STONE FACADE WITH HONED FINISH
ST-03B: 'E-W-GOLD' STONE FACADE WITH SANDBLASTED FINISH
MTL-09: BRUSHED ALUMINUM COLUMN COVER



Requirements: Exterior Building Materials



SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

LV-01: ALUMINUM LOUVER SYSTEM, FINISH TO MATCH SF-07

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH



MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

LV-02: ANODIZED ALUMINUM LOUVER SYSTEM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

CONC-1: EXPOSED CONCRETE COLUMN

NORTH WEBSTER BIKE ROOM ENTRY AND PARKING GARAGE ENTRANCE/EXIT

WEBSTER PARKING/BIKE ENTRY

Requirements: Exterior Building Materials



BR-03: "SIOUX CITY BRICK GREY - VELOUR" FACE BRICK

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS ABOVE LOADING DOCK

GL-02X: SPANDREL INSULATED GLAZING UNITS TO MATCH GL-02

MTL-02: COMPOSITE METAL PANEL SYSTEM WITH MICA FINISH

SF-01: CLEAR ANODIZED STOREFRONT SYSTEM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

GL-02: FROSTED AT LOADING DOCK

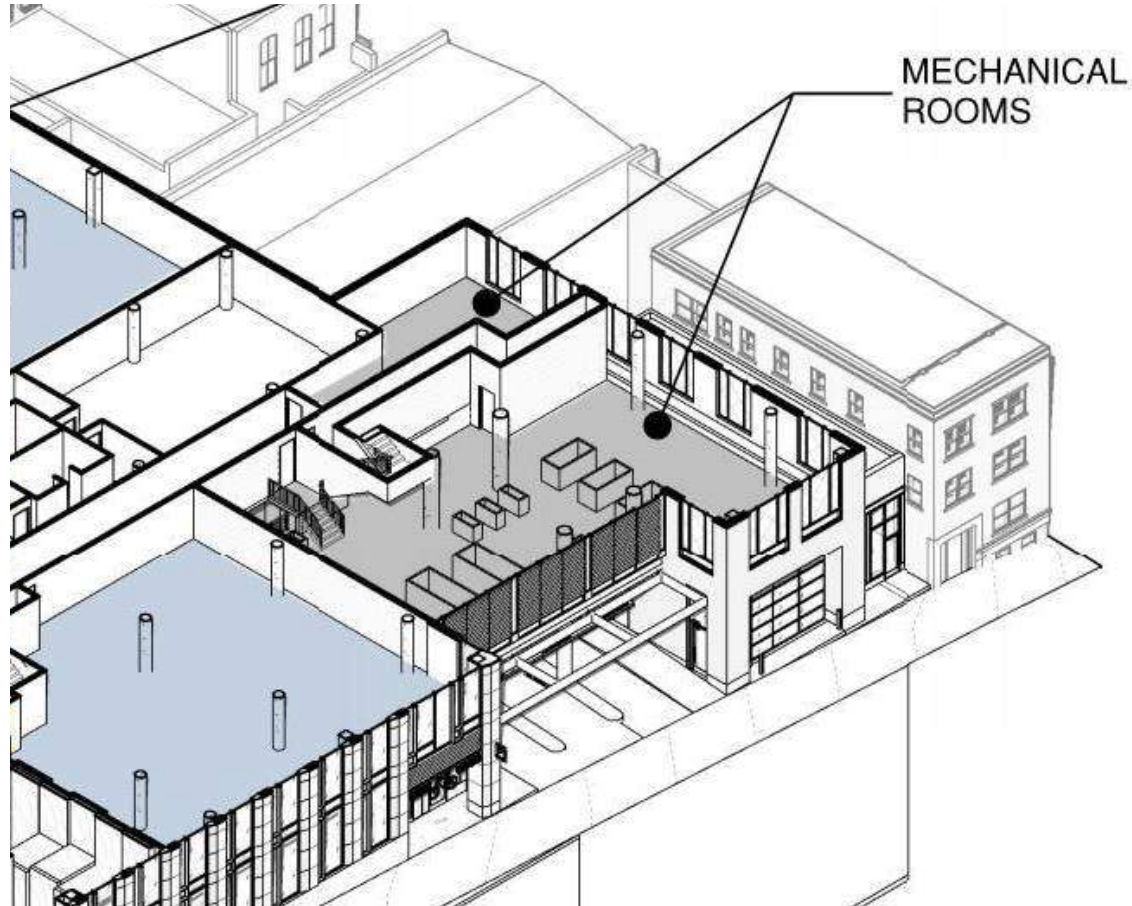
OVERHEAD DOOR WITH FROSTED GLAZING

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH



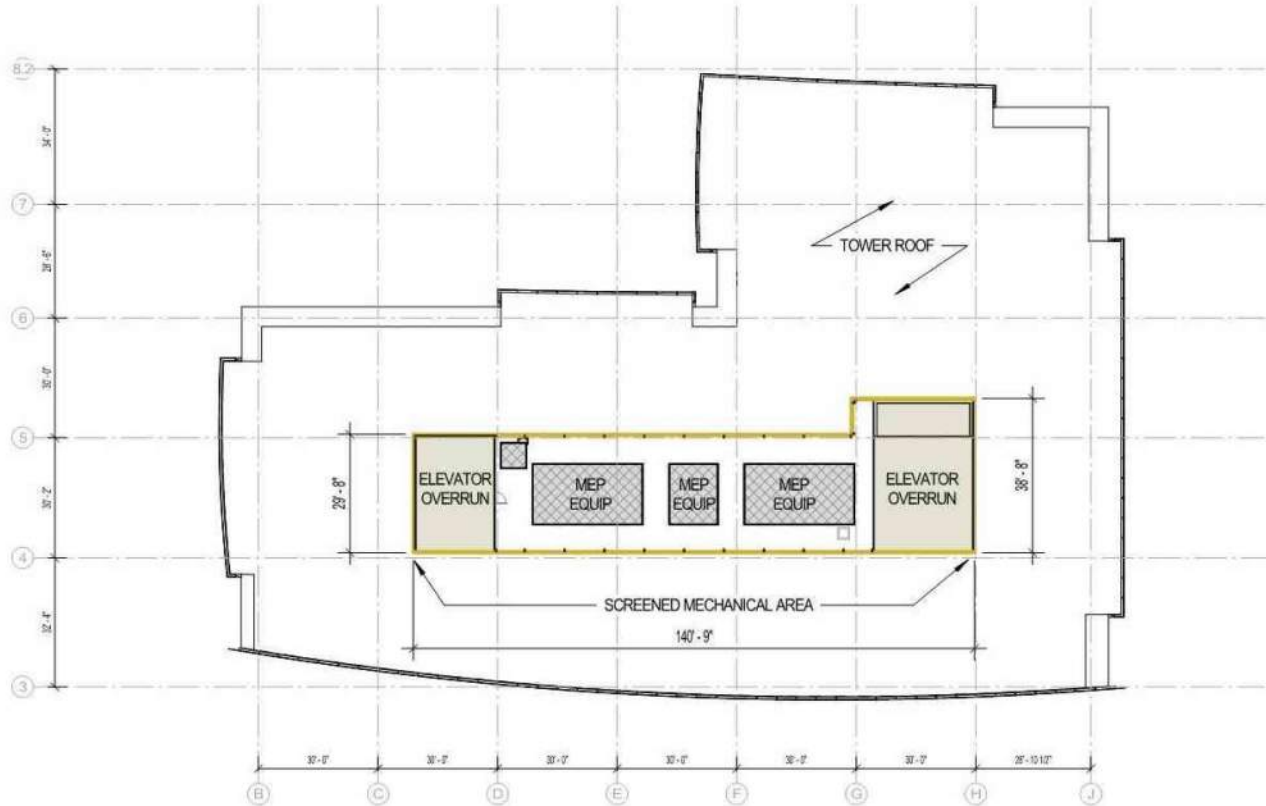
NORTH WEBSTER LOADING DOCK AND EGRESS PAVILION

To the maximum possible extent, building mechanical equipment is located inside the structure

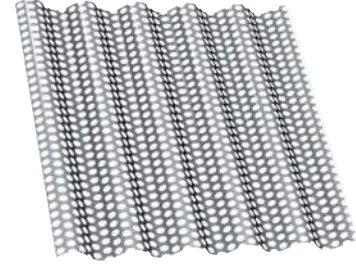
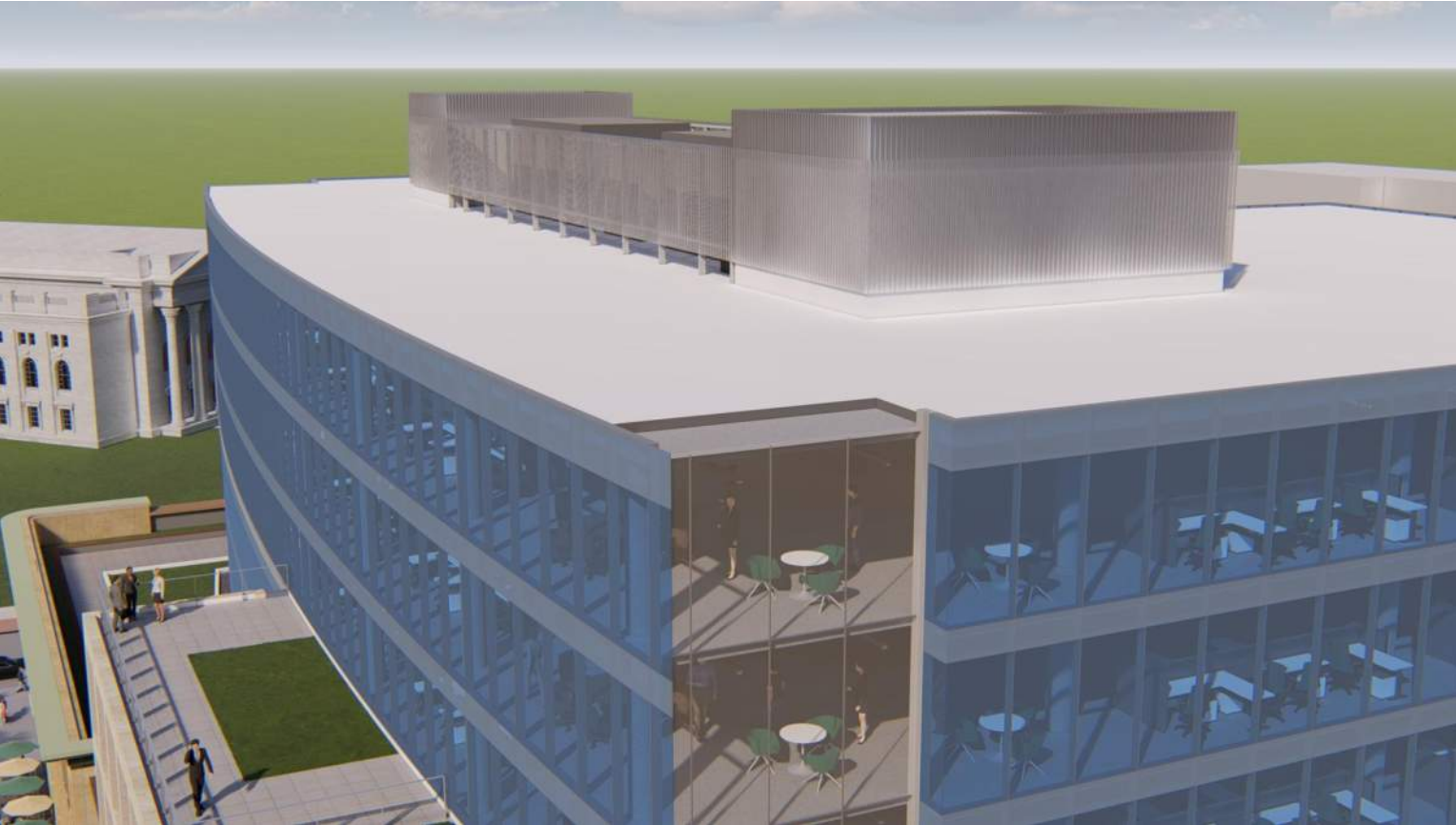


Requirements: Mechanical Screening

Rooftop mechanicals are minimized and architecturally screened



Requirements: Mechanical Screening

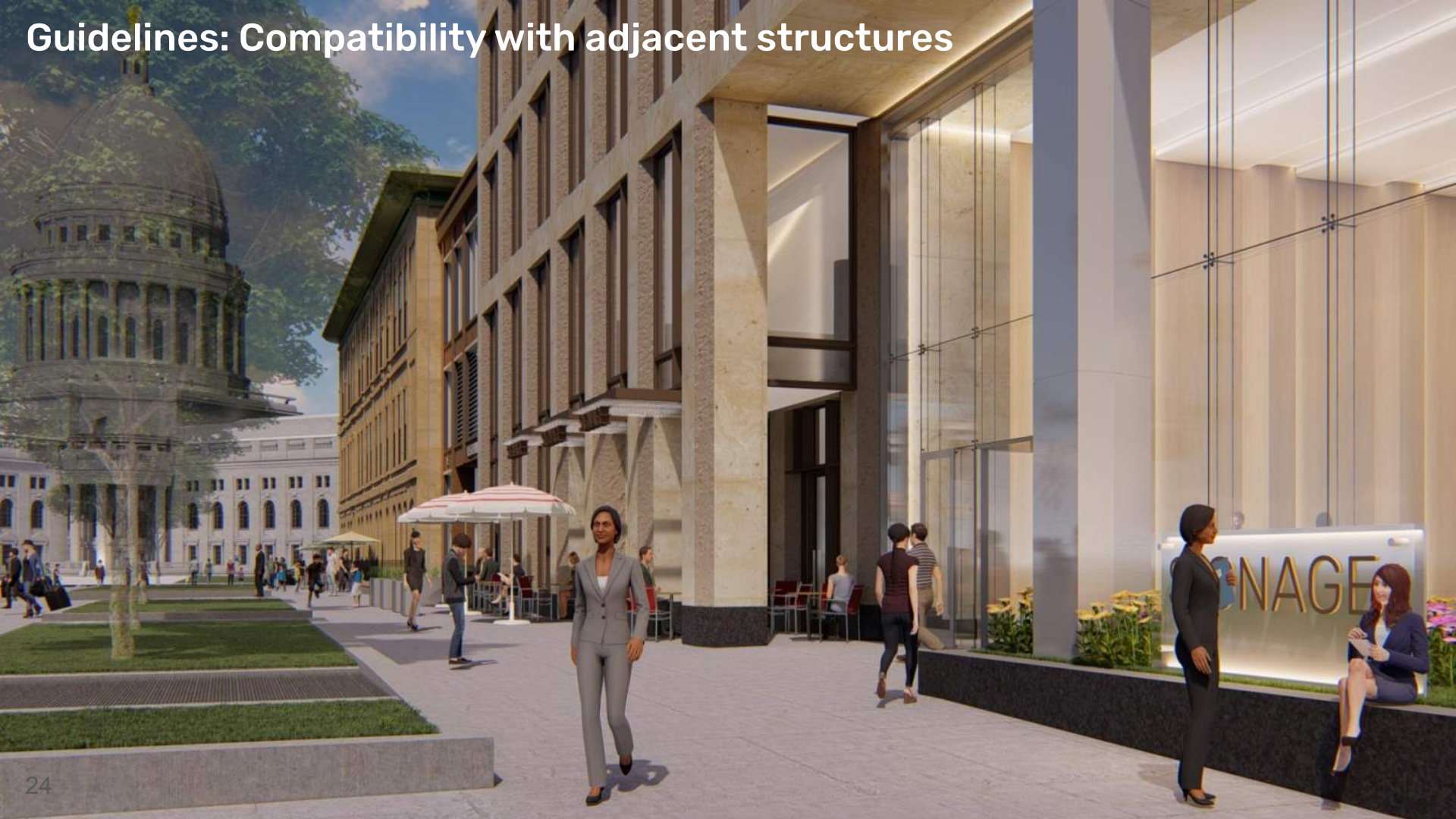


**Perforated
Aluminum Panel**

View from Eno Vino outside deck



Guidelines: Compatibility with adjacent structures



Guidelines: All building elevations are important



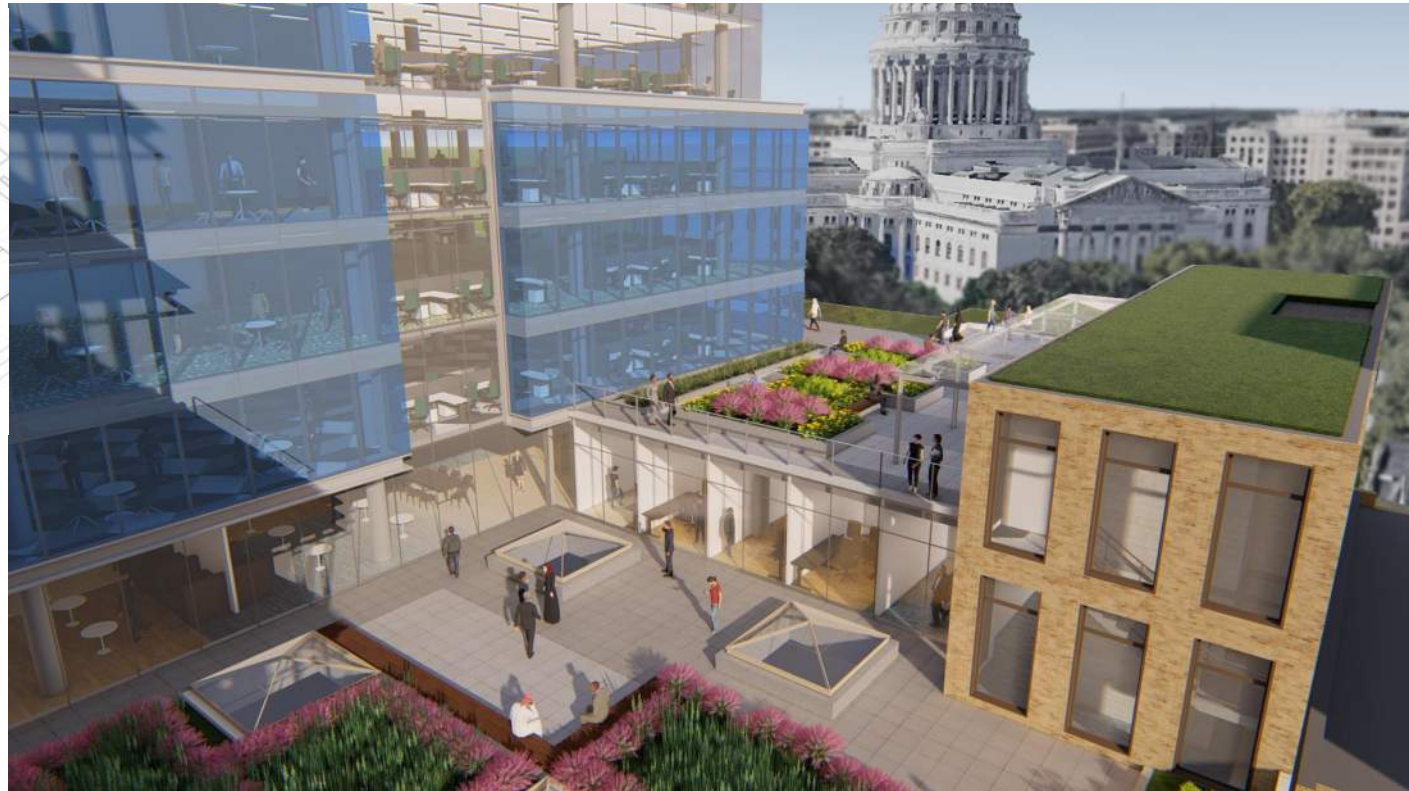
Guidelines: Avoid large unbroken facades



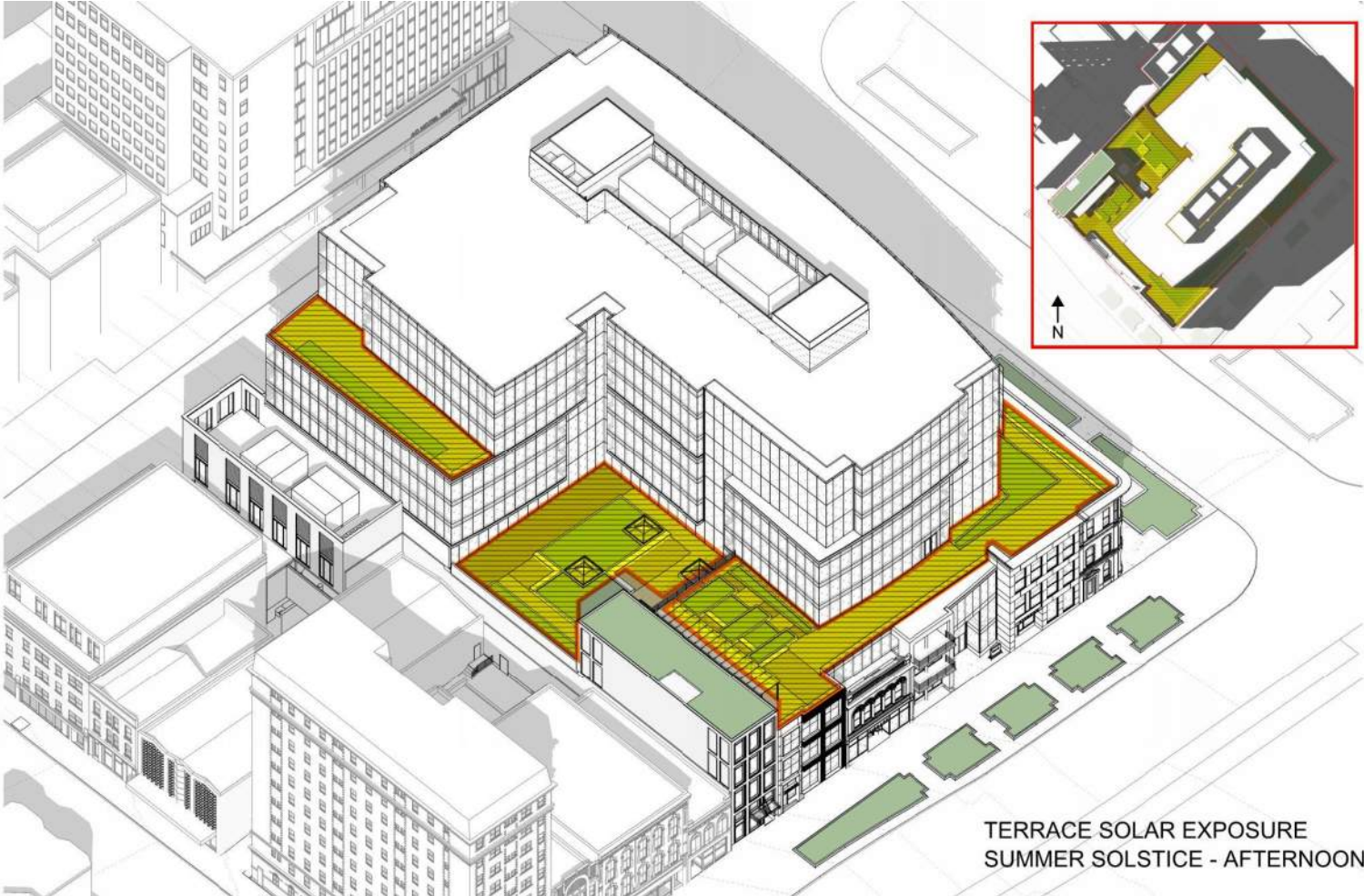
Guidelines: All building elevations are important



Requirements: Landscaping used for functional and decorative purposes



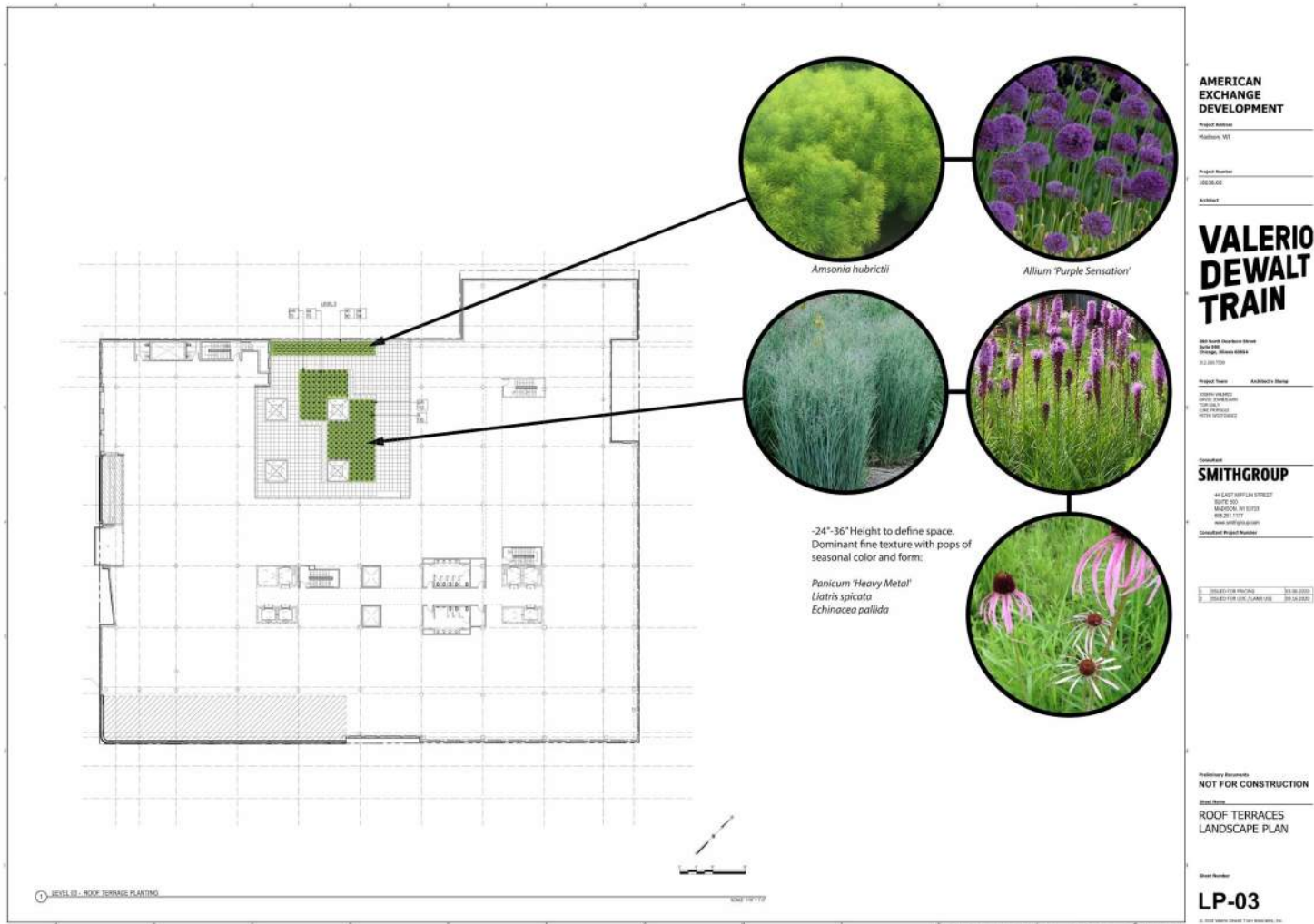
Courtyard: Solar Study



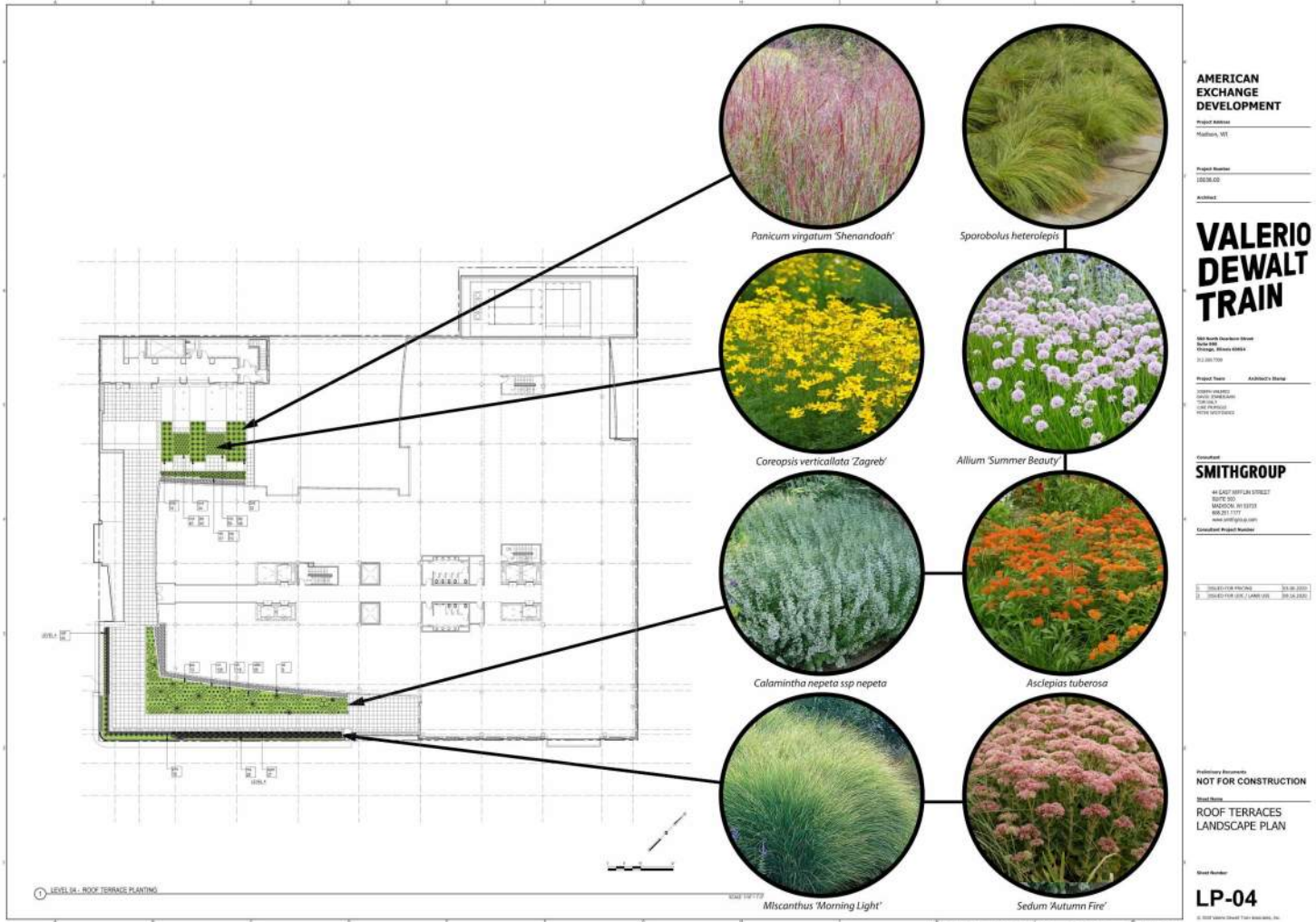
TERRACE SOLAR EXPOSURE
SUMMER SOLSTICE - AFTERNOON

VALLERIO DEWALT TRAIN

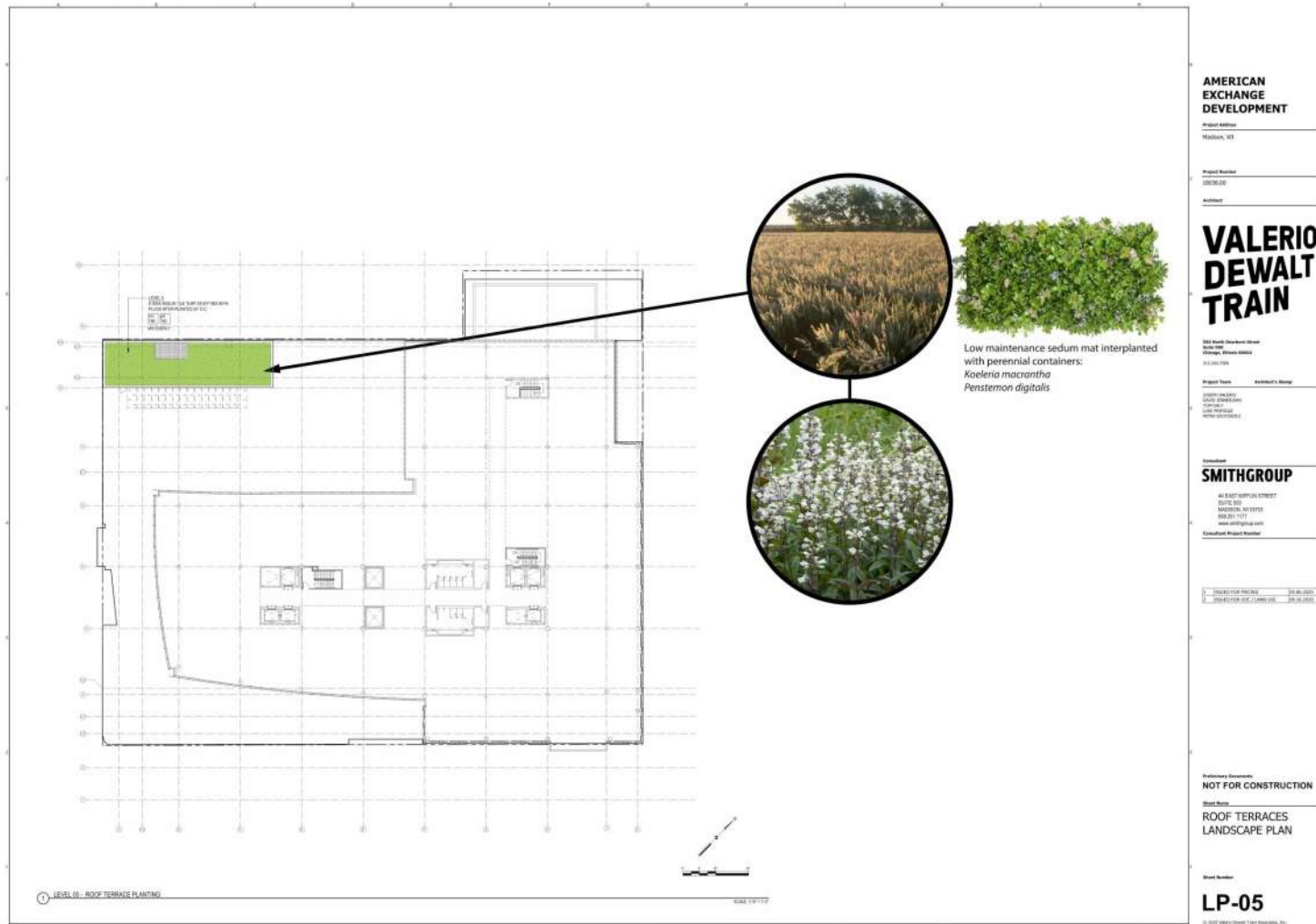
Landscape



Landscape

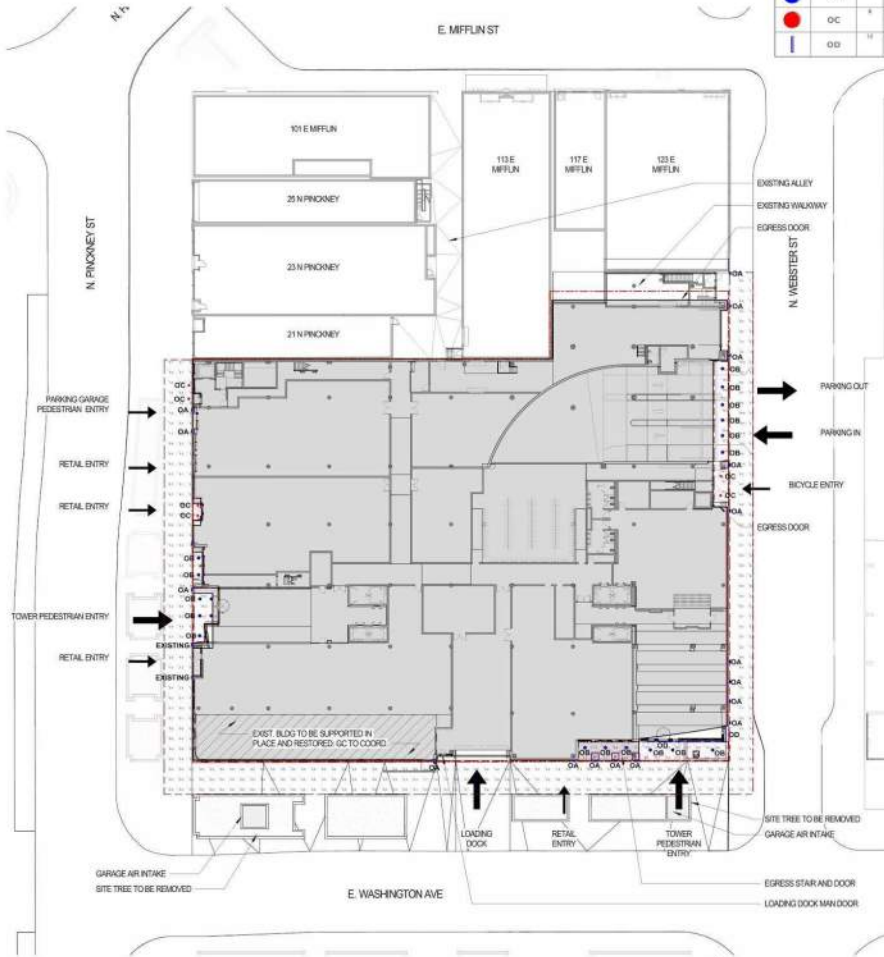


Landscape



Site Lighting

Symbol	Code	Quantity	Manufacturer	Color	Mounting	Height	Notes	Lot Area	Number	Footcandle	Footcandle/Foot	Footcandle/Foot ²	Footcandle/Foot ³
■	OA	10	2024	2024	2024	10.0'	CLUTTER WALL SYSTEM MOUNTED IN WALL	100.00	1	100.00	1.00	1.00	1.00
●	OB	12	2024	2024	2024	10.0'	P-SPRING MOUNTED IN WALL	100.00	1	100.00	1.00	1.00	1.00
●	OC	8	2024	2024	2024	10.0'	V-SPRING MOUNTED IN WALL	100.00	1	100.00	1.00	1.00	1.00
■	OD	12	2024	2024	2024	10.0'	P-SPRING MOUNTED IN WALL	100.00	1	100.00	1.00	1.00	1.00



1 SITE LIGHTING PLAN
SCALE: 1" = 10'



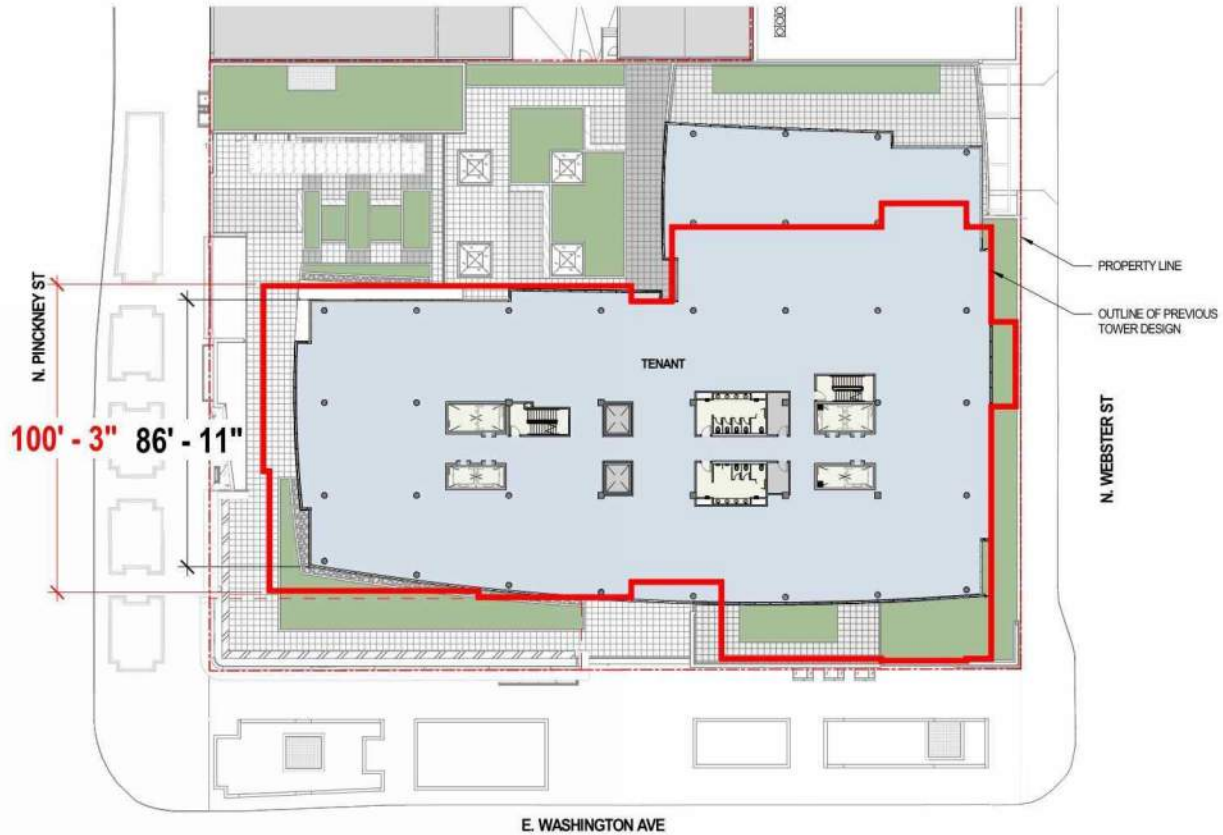
The upper floors step back to minimize massing and create 22,150SF of landscaped roof terraces.

Exposed roofing is limited to the top of the building.



Setbacks - Roof Terraces

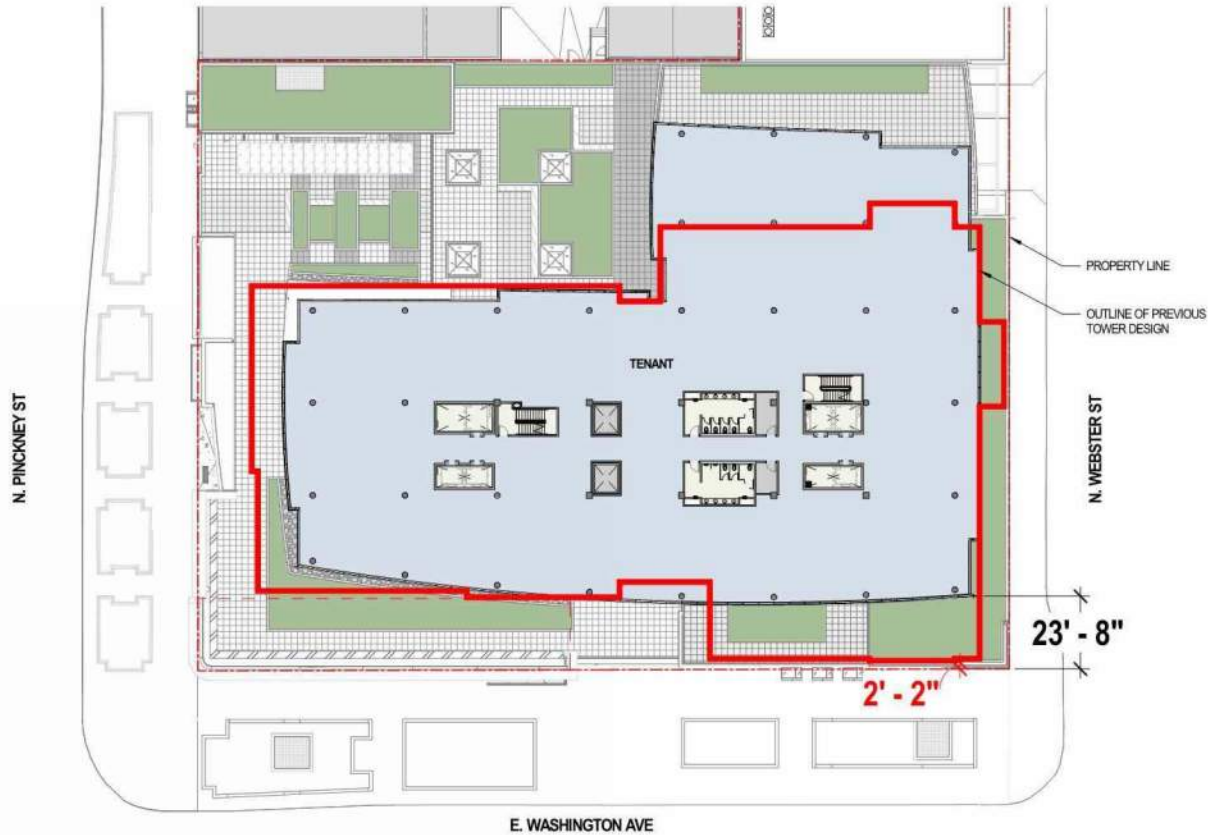




Footprint Comparison



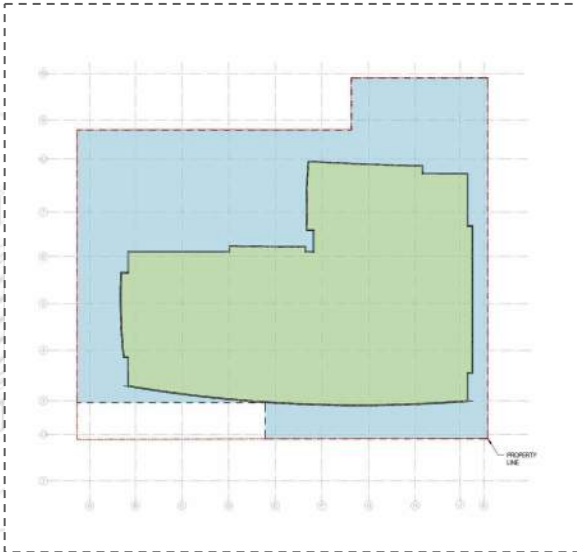
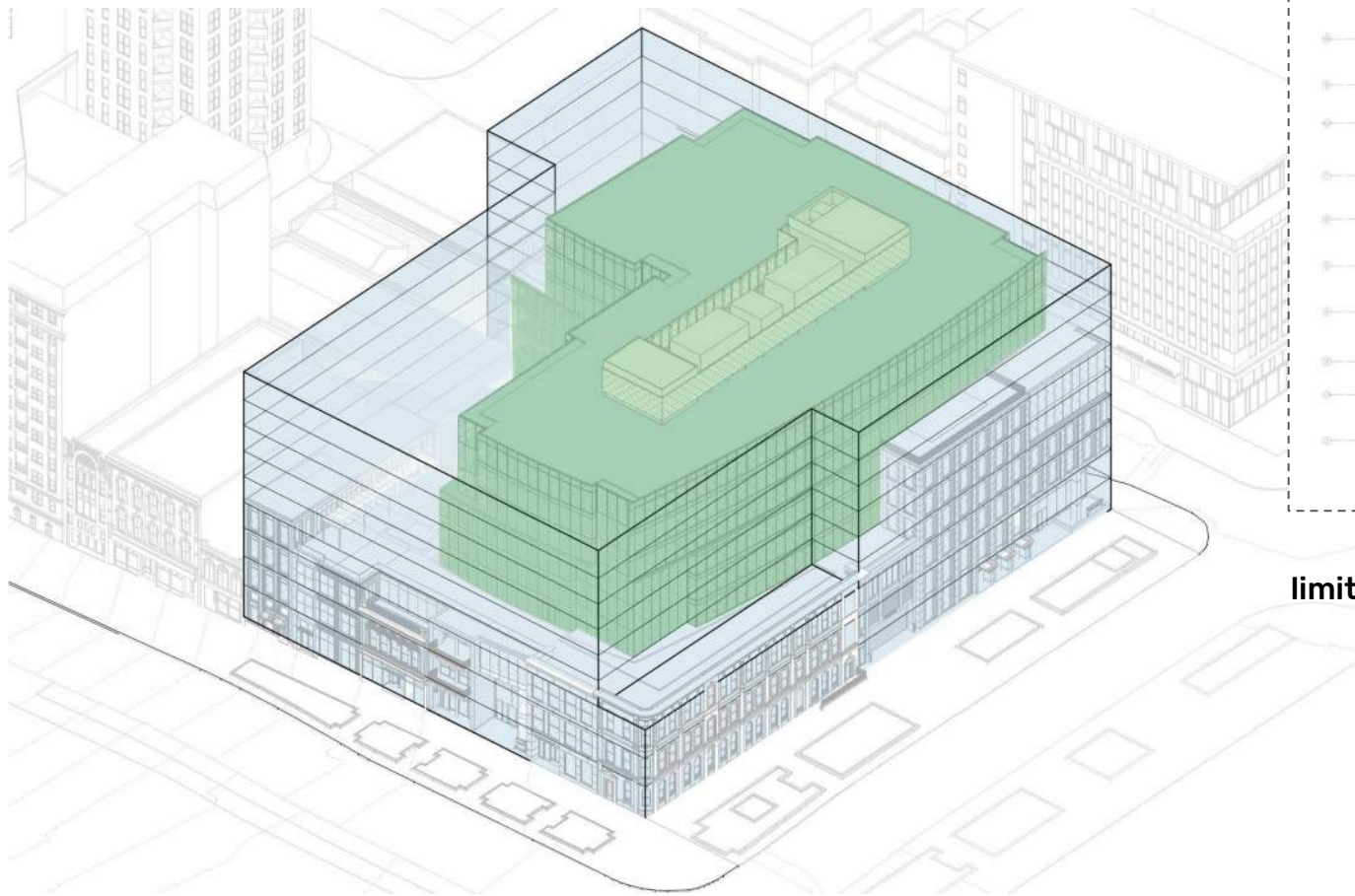




Footprint Comparison



Third Floor Plan



The building's upper levels are limited to only 52% of Allowable Area

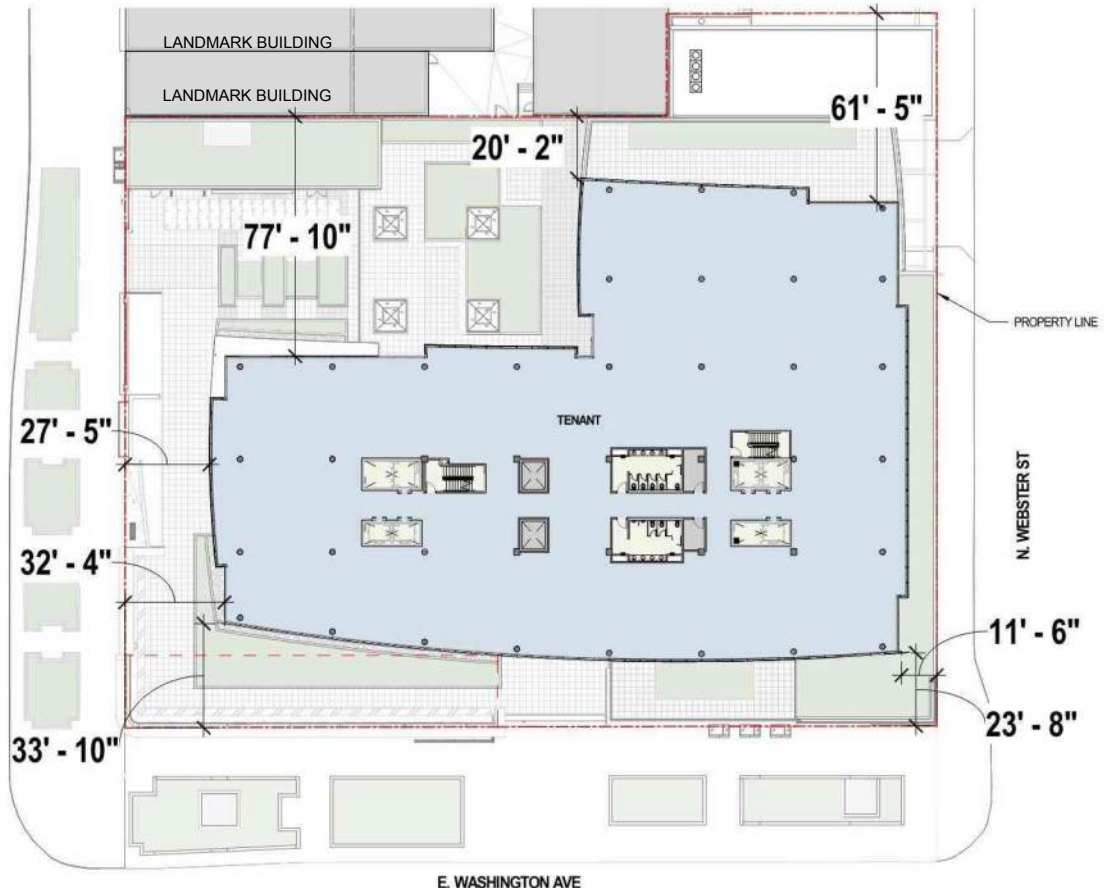
Setbacks - Allowable Zoning Mass



Fourth Floor Plan

Downtown Urban Design Guidelines - Architecture:

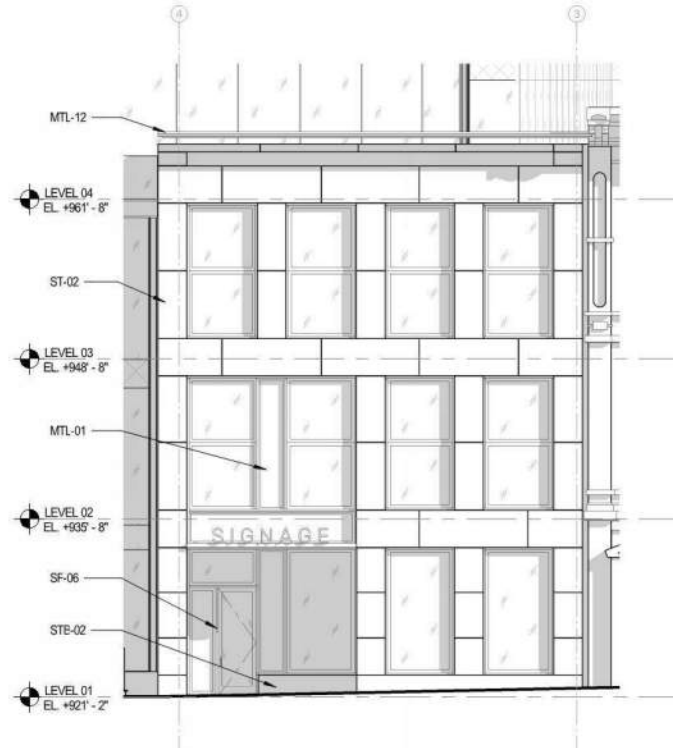
- 1) Massing - setbacks were used extensively to minimize the project's scale

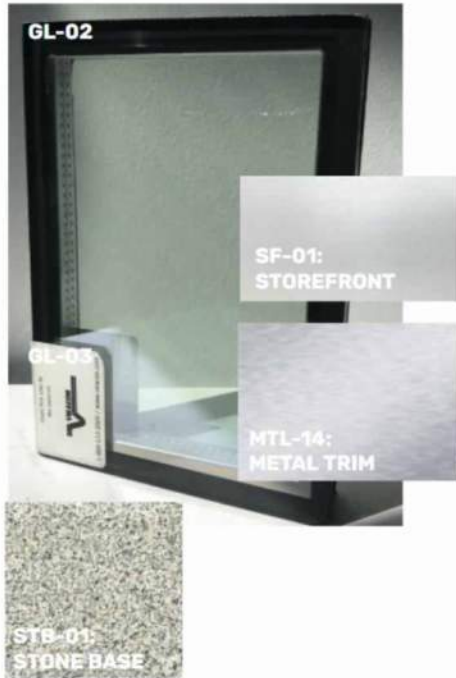


Setbacks - Typical Upper Floor Plan

Materials

VALERIO
DEWALT
TRAIN





RL-02: ALUMINUM AND GLASS RAILING SYSTEM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

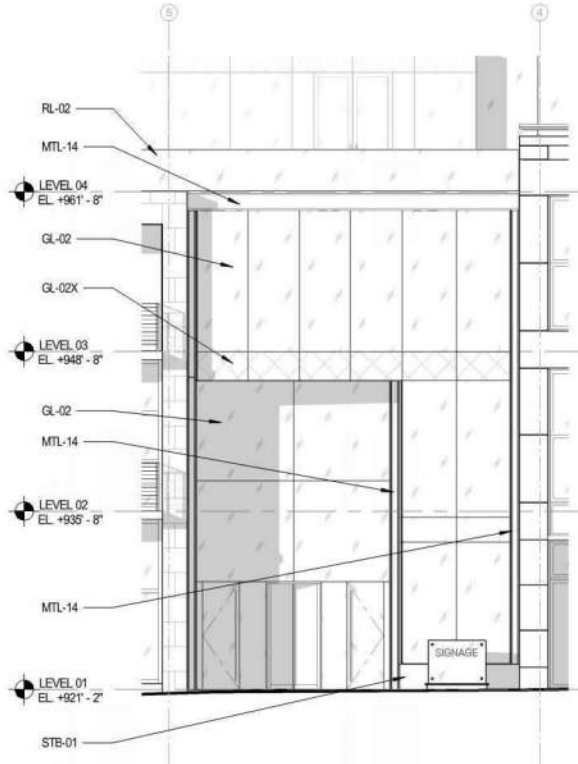
SF-01: CLEAR ANODIZED STOREFRONT SYSTEM

STB-01: MASON GRANITE BEIGE STONE BASE WITH FLAMED FINISH



5 N. PINCKNEY - TOWER LOBBY

5 N. PINCKNEY





GL-02

SF-01:
INDIANA
LIMESTONE

SF-05:
STOREFRONT

MTL-09:
COLUMN
SURROUND

STB-04:
STONE BASE

MTL-08:
METAL TRIM

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM

ST-01: INDIANA
LIMESTONE WITH
HONED FINISH

RL-01: ALUMINUM AND
CABLE RAILING SYSTEM

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

MTL-09: BRUSHED
ALUMINUM COLUMN
COVER

RL-01: ALUMINUM AND
CABLE RAILING SYSTEM

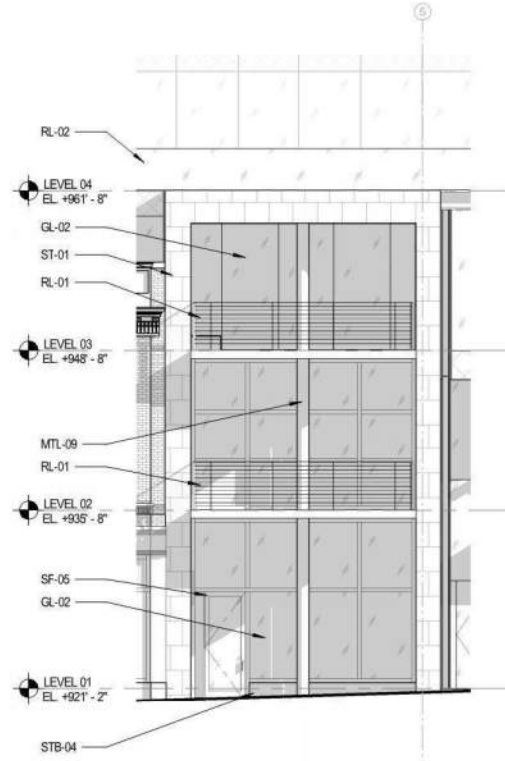
SF-05: CHAMPAGNE
ANODIZED STOREFRONT
SYSTEM

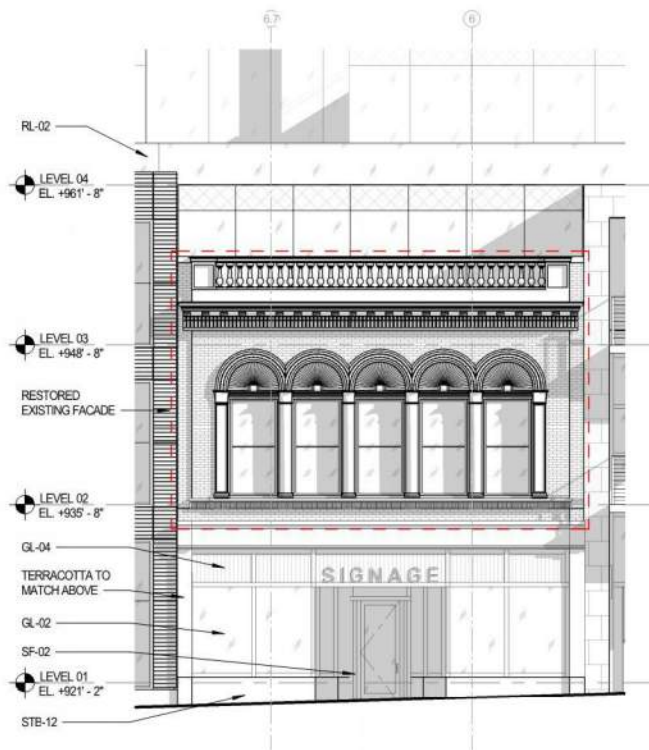
STB-04: LAC DU BONNET
GRANITE BEIGE STONE
BASE WITH POLISHED
FINISH

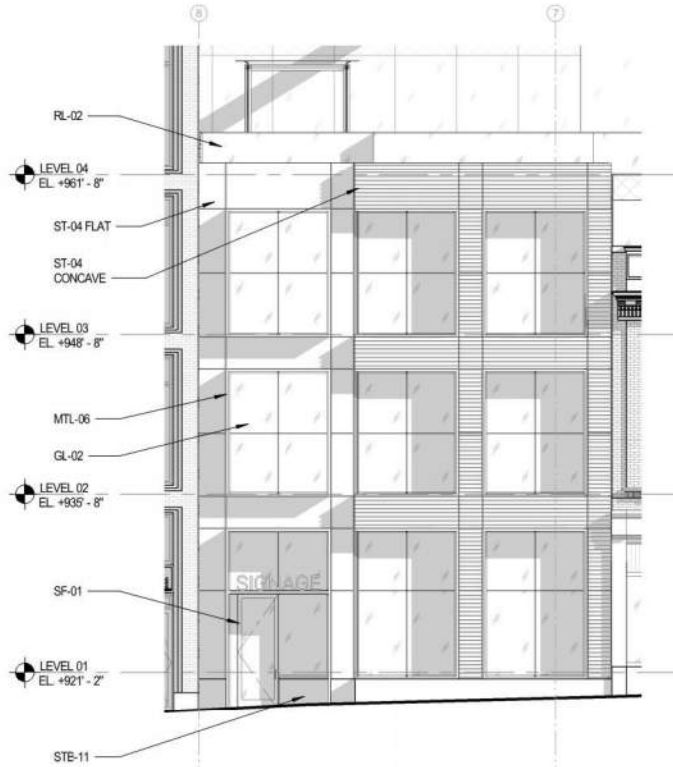


7 N. PINCKNEY - RETAIL

7 N. PINCKNEY









GL-02



SF-03:
STOREFRONT

BR-01:
FACE BRICK



STB-10:
STONE BASE

MTL-07:
METAL TRIM

BR-01: "G1 - SMOOTH"
FACE BRICK

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

EXISTING MASONRY
BUILDING TO REMAIN

MTL-07: MEDIUM
BRONZE MICA FINISH
METAL TRIM TO
MATCH SF-03

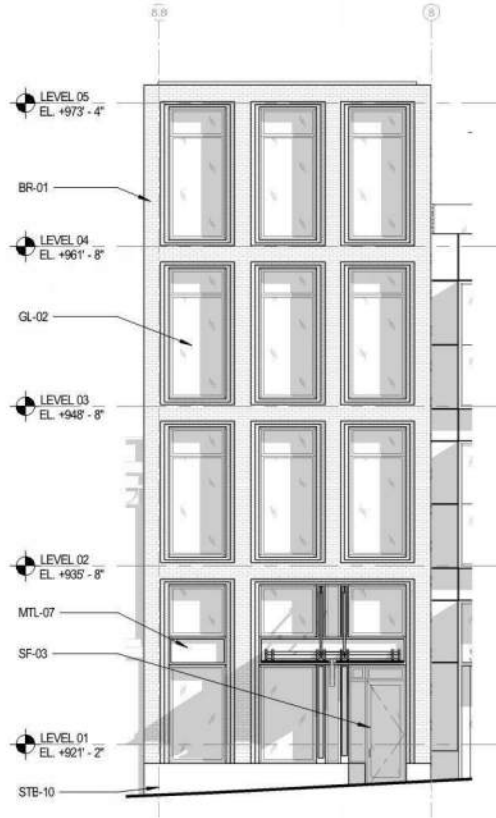
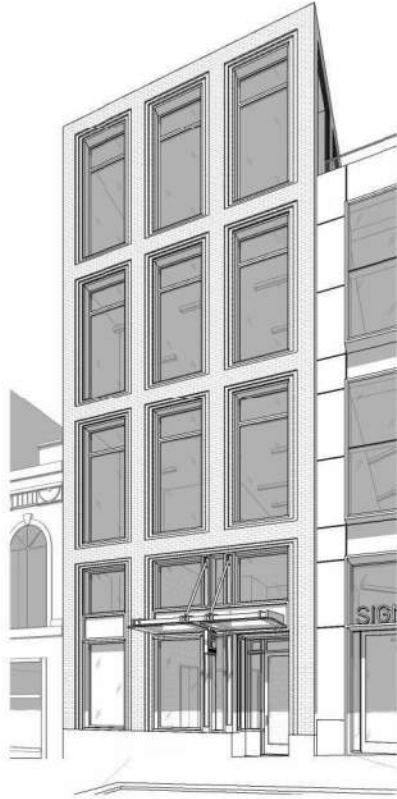
SF-03: MEDIUM
BRONZE ANODIZED
STOREFRONT SYSTEM

STB-10: PICASSO
STONE BASE WITH
ANTIQUE FINISH



19 N. PINCKNEY - PARKING GARAGE ELEVATOR LOBBY

19 N. PINCKNEY





GL-02

BR-04:
FACE BRICK

SF-01:
STOREFRONT

STB-10:
STONE BASE

MTL-13:
METAL CORNICE

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM
BEYOND PARAPET

MTL-13: MICA FINISH
METAL TRIM CORNICE

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS ABOVE
LOADING DOCK

BR-04: "FL TAN - SMOOTH"
FACE BRICK

LV-01: ALUMINUM LOUVER
SYSTEM, FINISH TO
MATCH SF-01

GL-02: FROSTED AT
LOADING DOCK

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

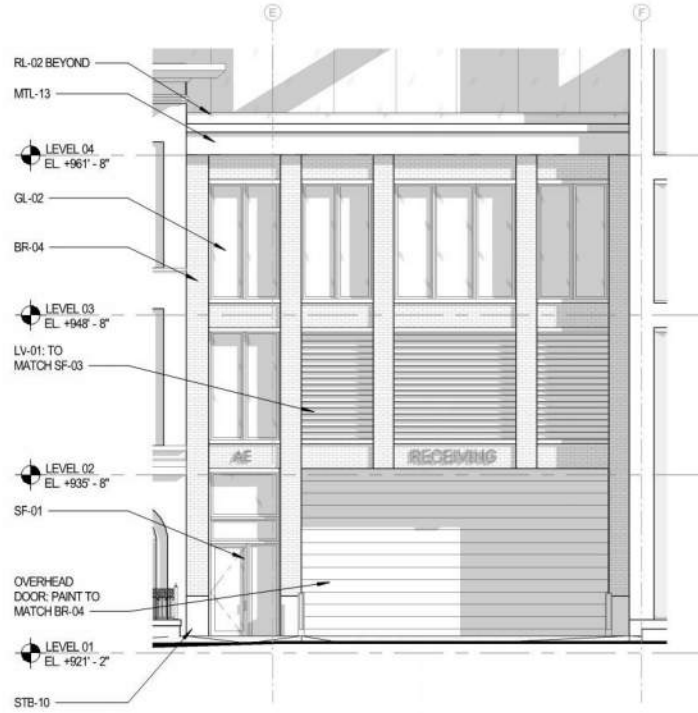
OVERHEAD COILING
DOOR, PAINT TO MATCH
BR-04

STB-10: PICASSO
STONE BASE WITH
ANTIQUE FINISH

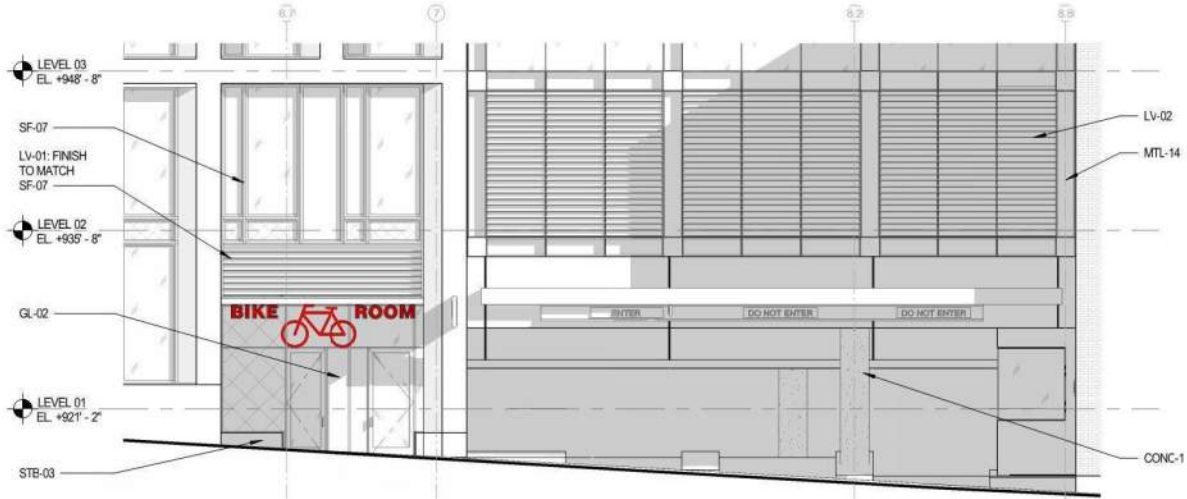


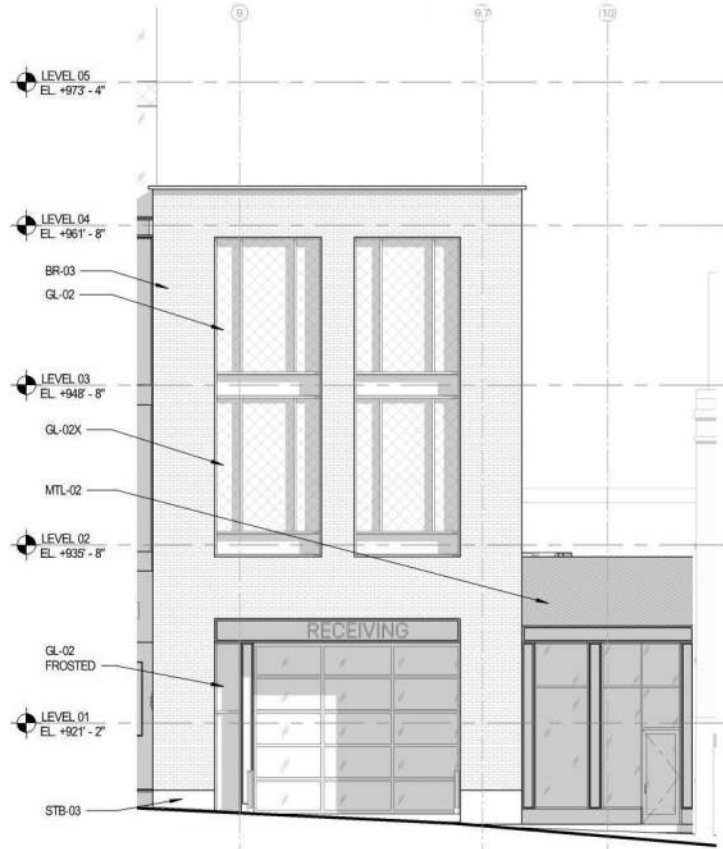
EAST WASHINGTON LOADING DOCK

EAST WASHINGTON LOADING











GL-02



**CW-01/02:
CURTAIN WALL**



GL-03



**MTL-03:
METAL TRIM**

CW-01/GL-02: CLEAR LOW-E
INSULATED GLAZING UNITS

CW-02/GL-03: BLUE-TINTED LOW-E
INSULATED GLAZING UNITS

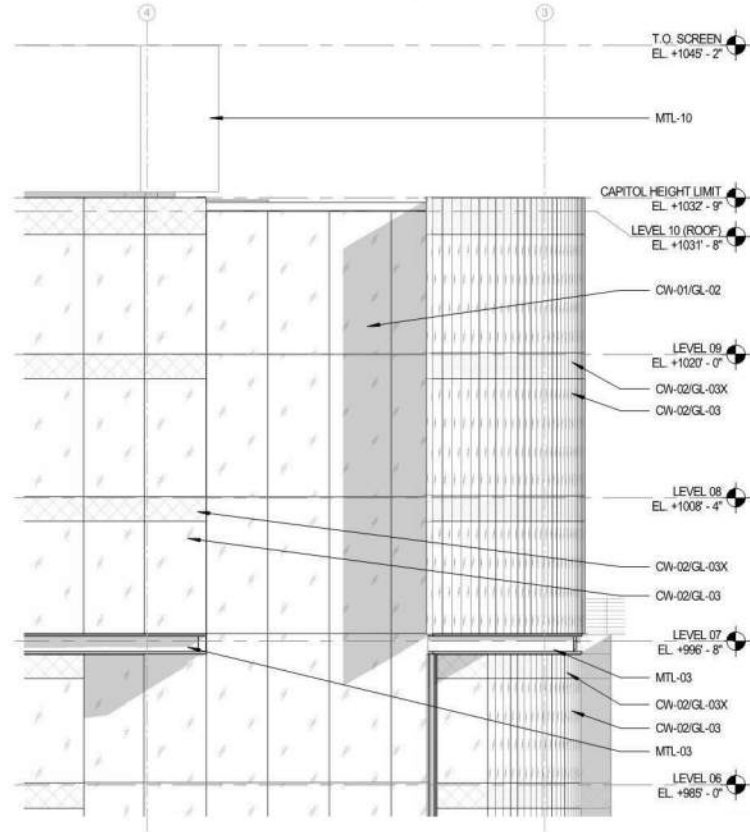
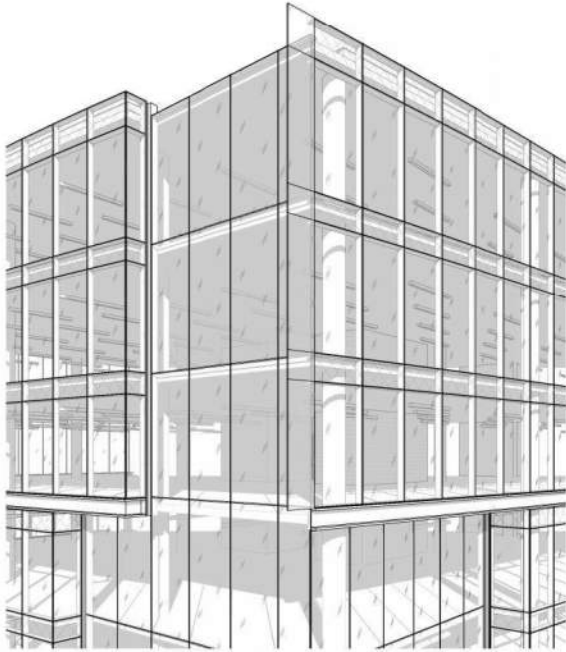
CW-02/GL-03X BLUE-TINTED
SPANDREL INSULATED
GLAZING UNITS

MTL-03: METAL PANEL
PROFILE AND SOFFIT SYSTEM,
FINISH TO MATCH CW-01



PARTIAL TOWER FACADE

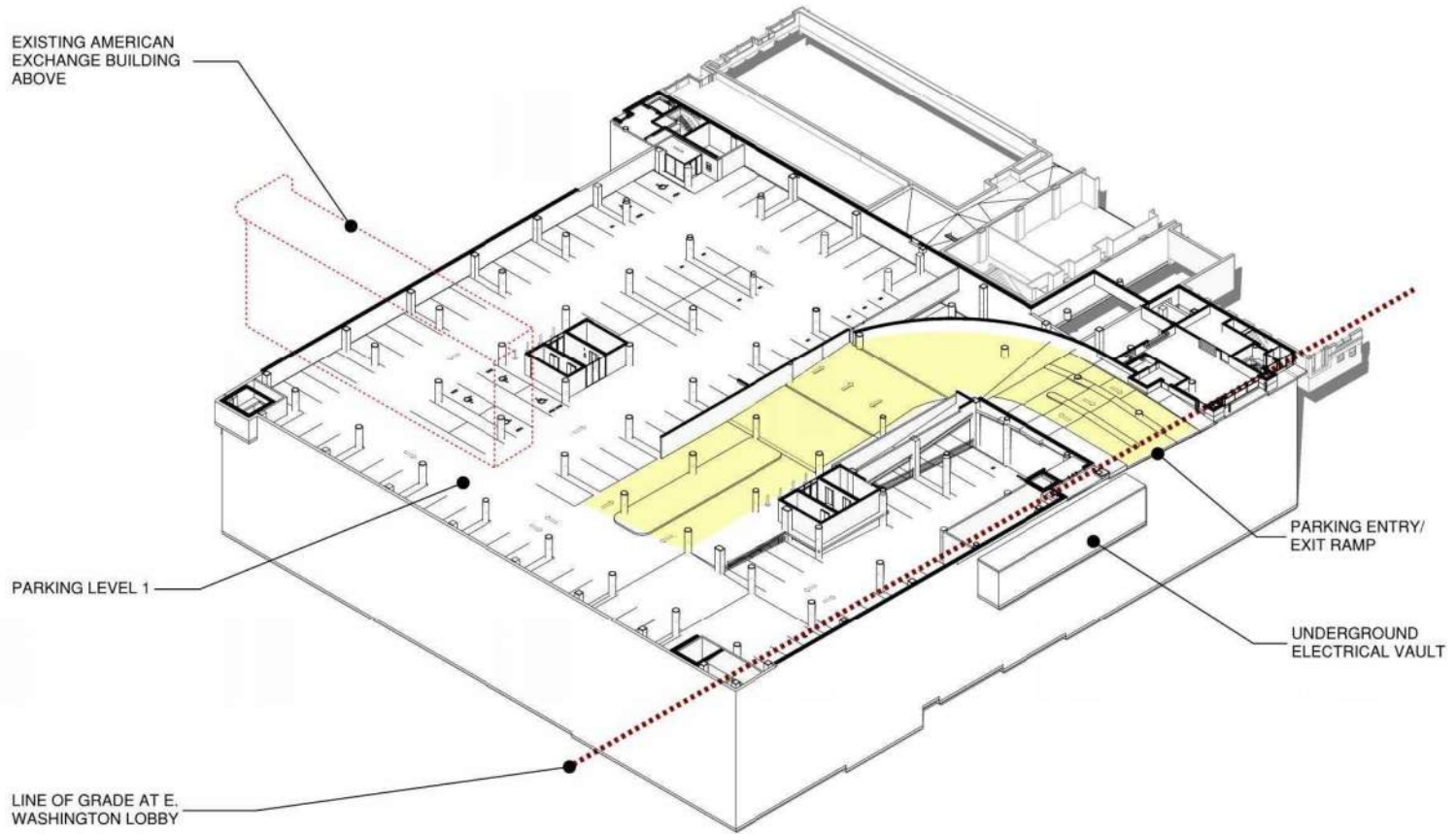
TOWER

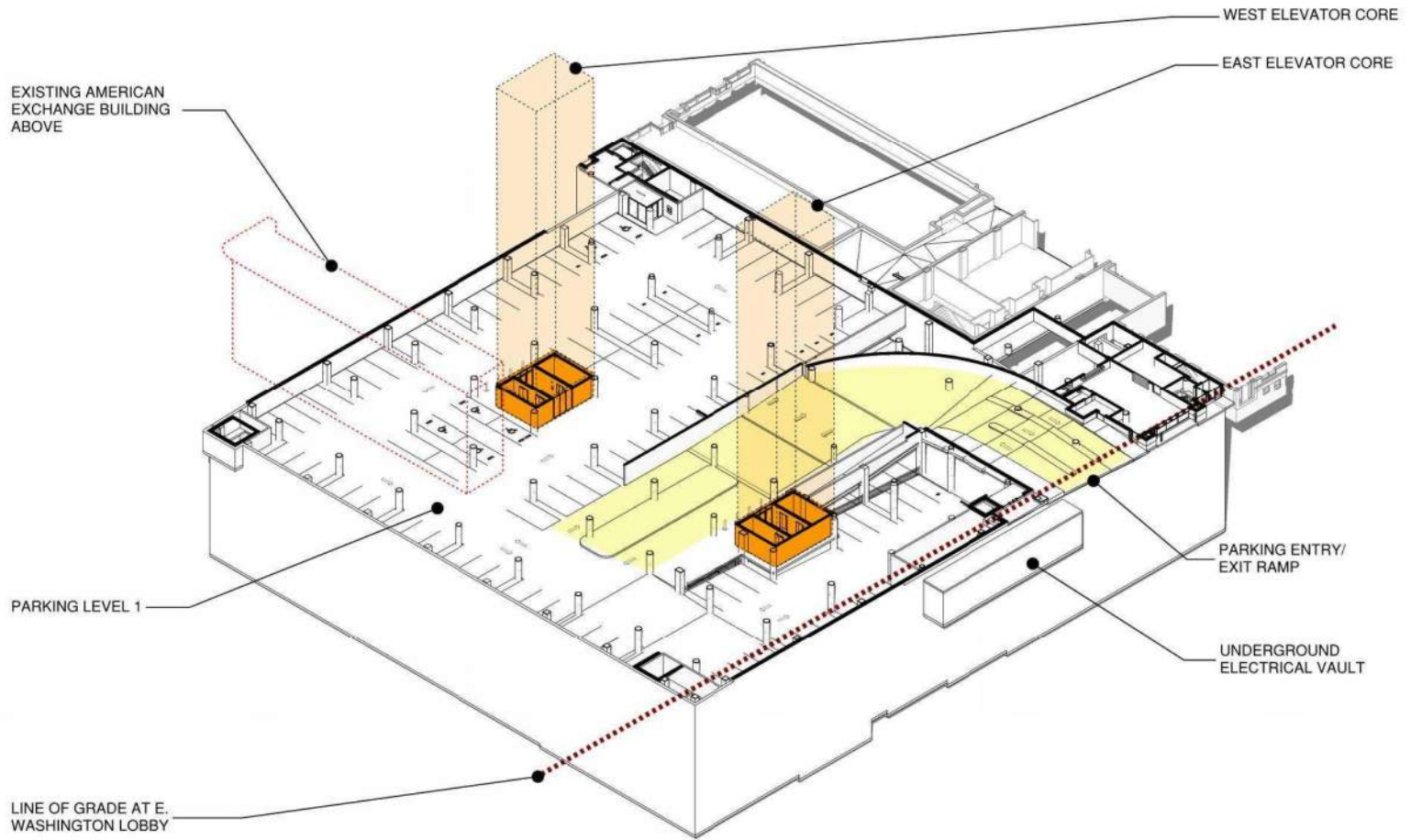


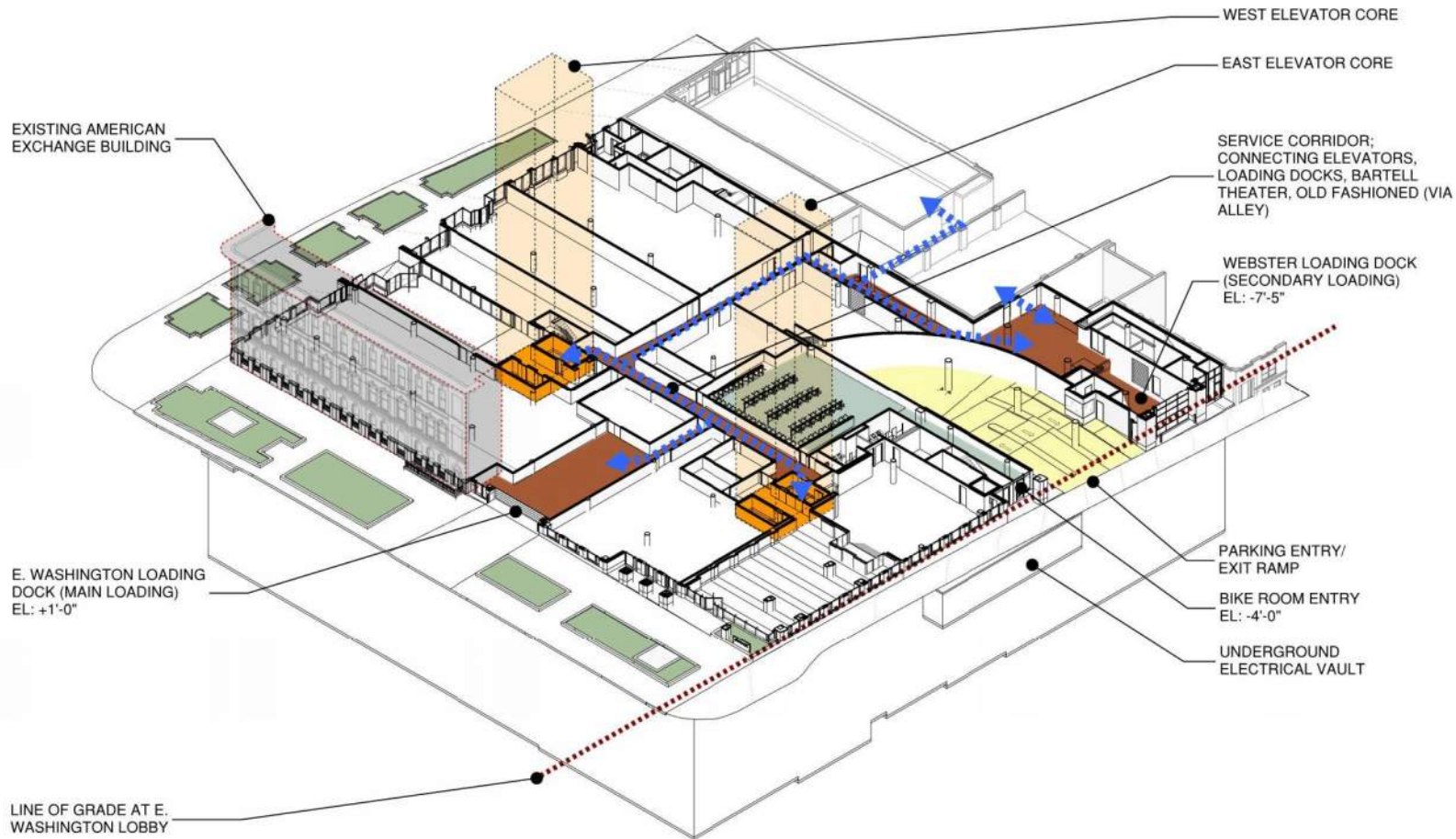
An aerial photograph of a city, likely Madison, Wisconsin, featuring a large, ornate dome building in the foreground on the left. The city is surrounded by green trees and various modern buildings. In the background, a large body of water, likely Lake Monona, is visible under a clear sky. The entire image has a light blue tint.

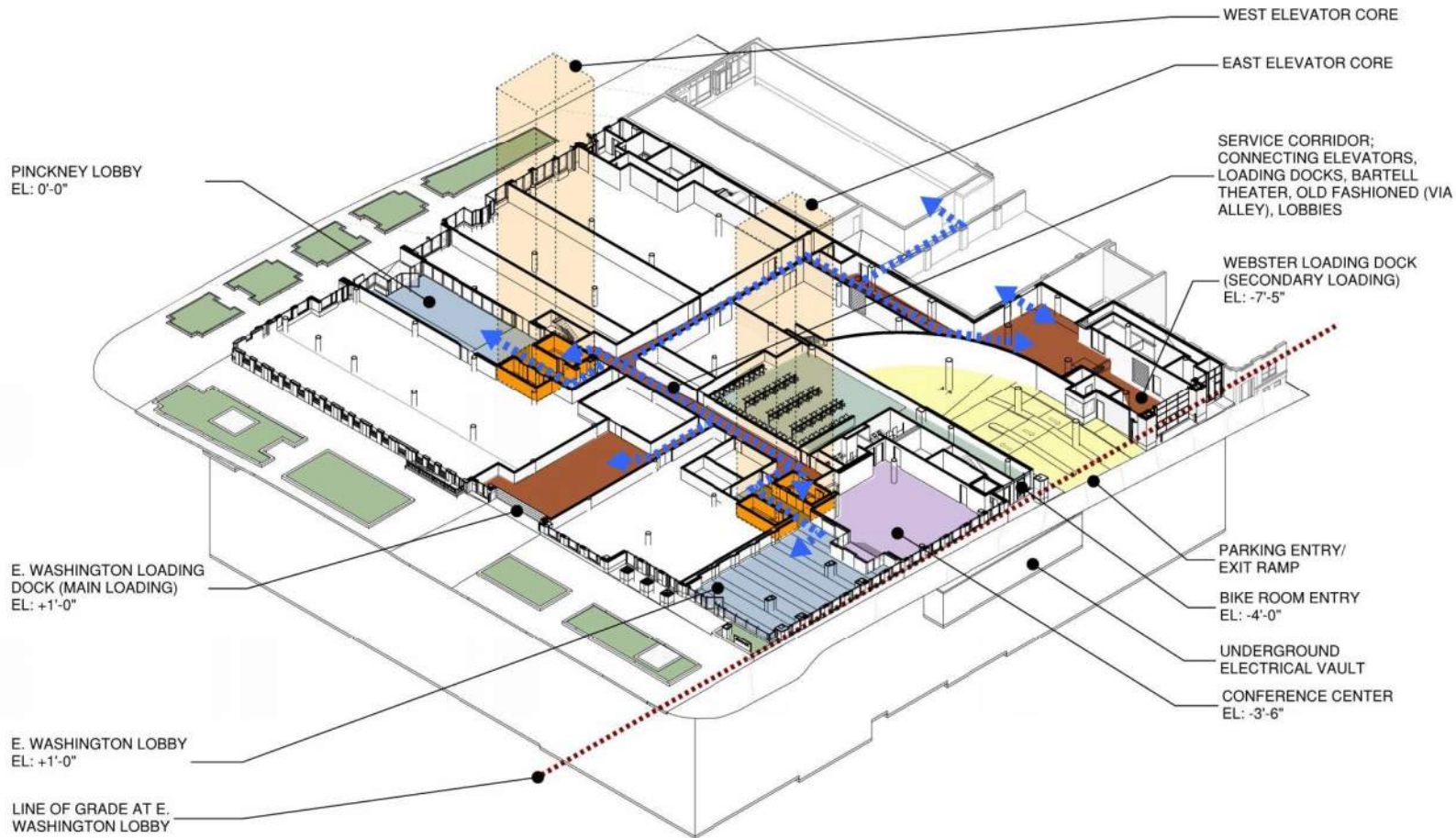
Program Assembly

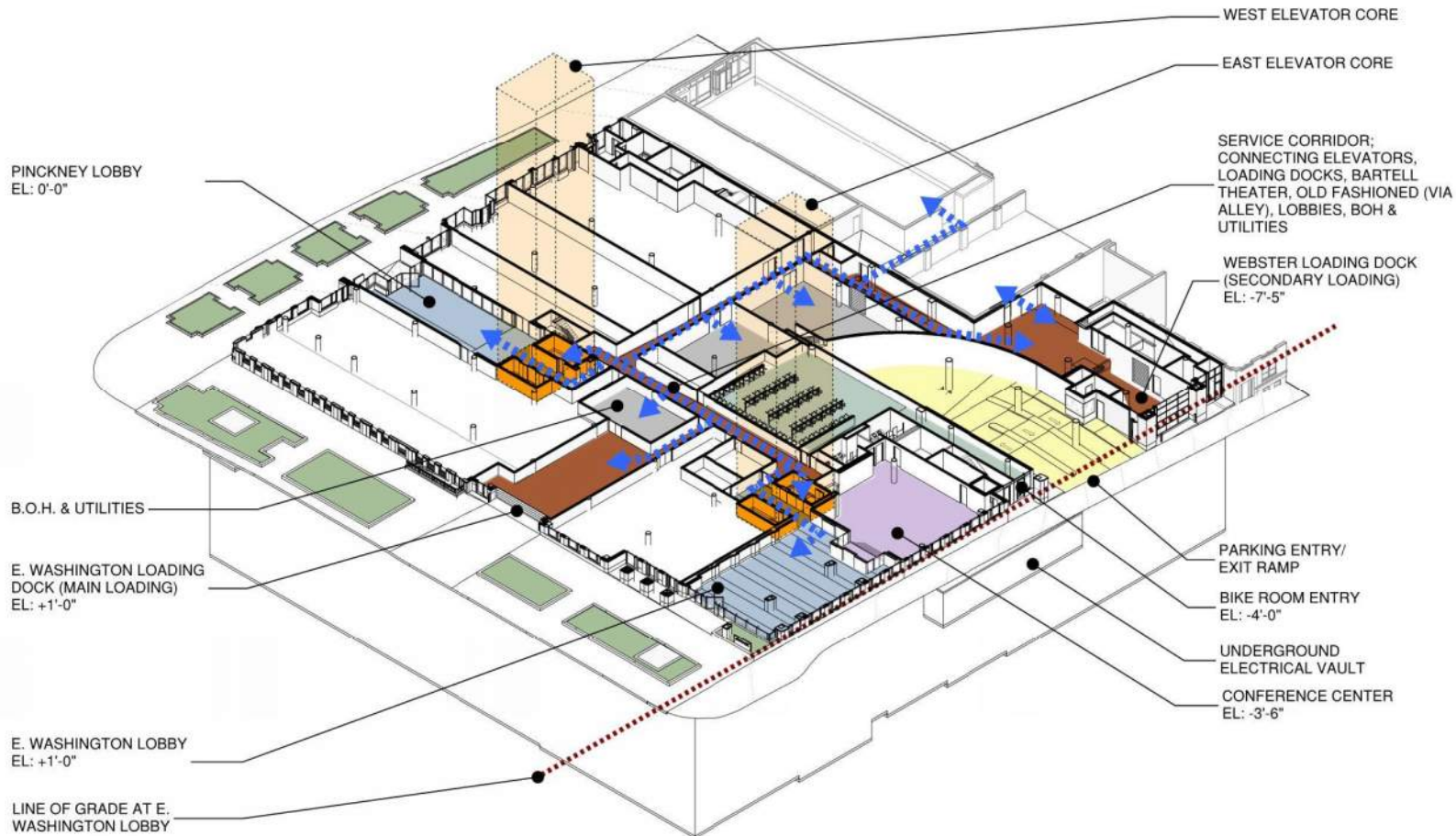
VALERIO
DEWALT
TRAIN

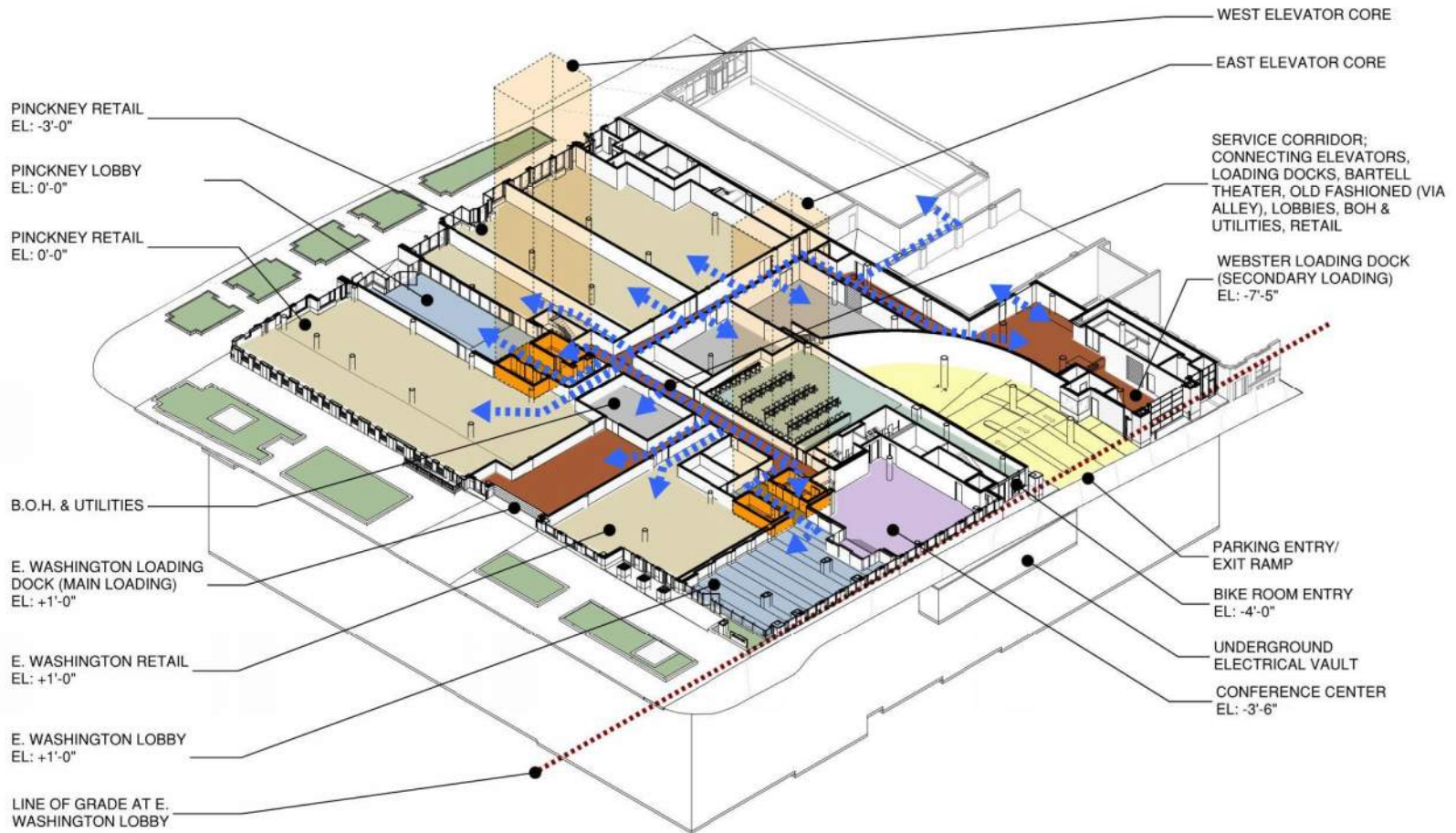


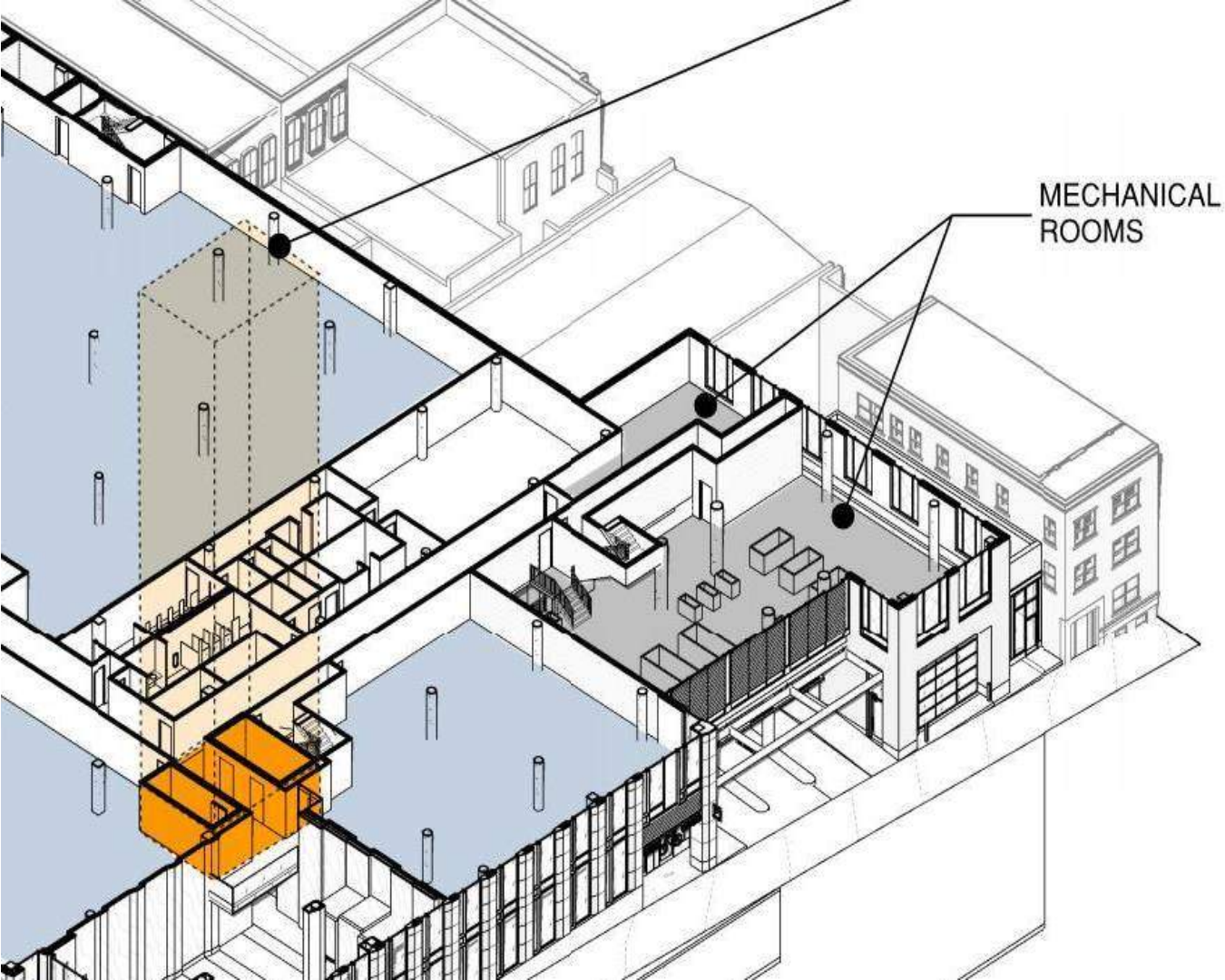




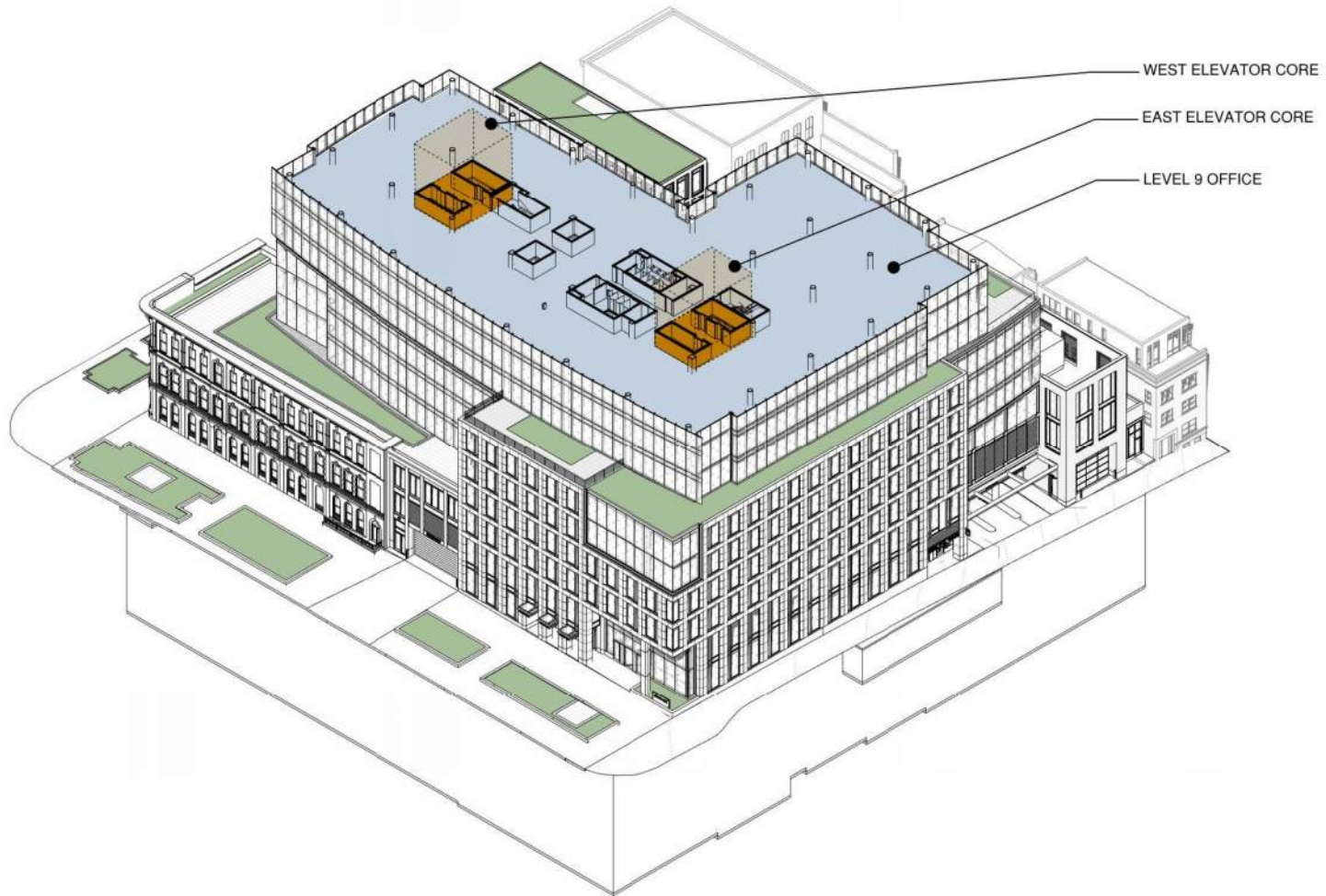








MECHANICAL
ROOMS



View Study

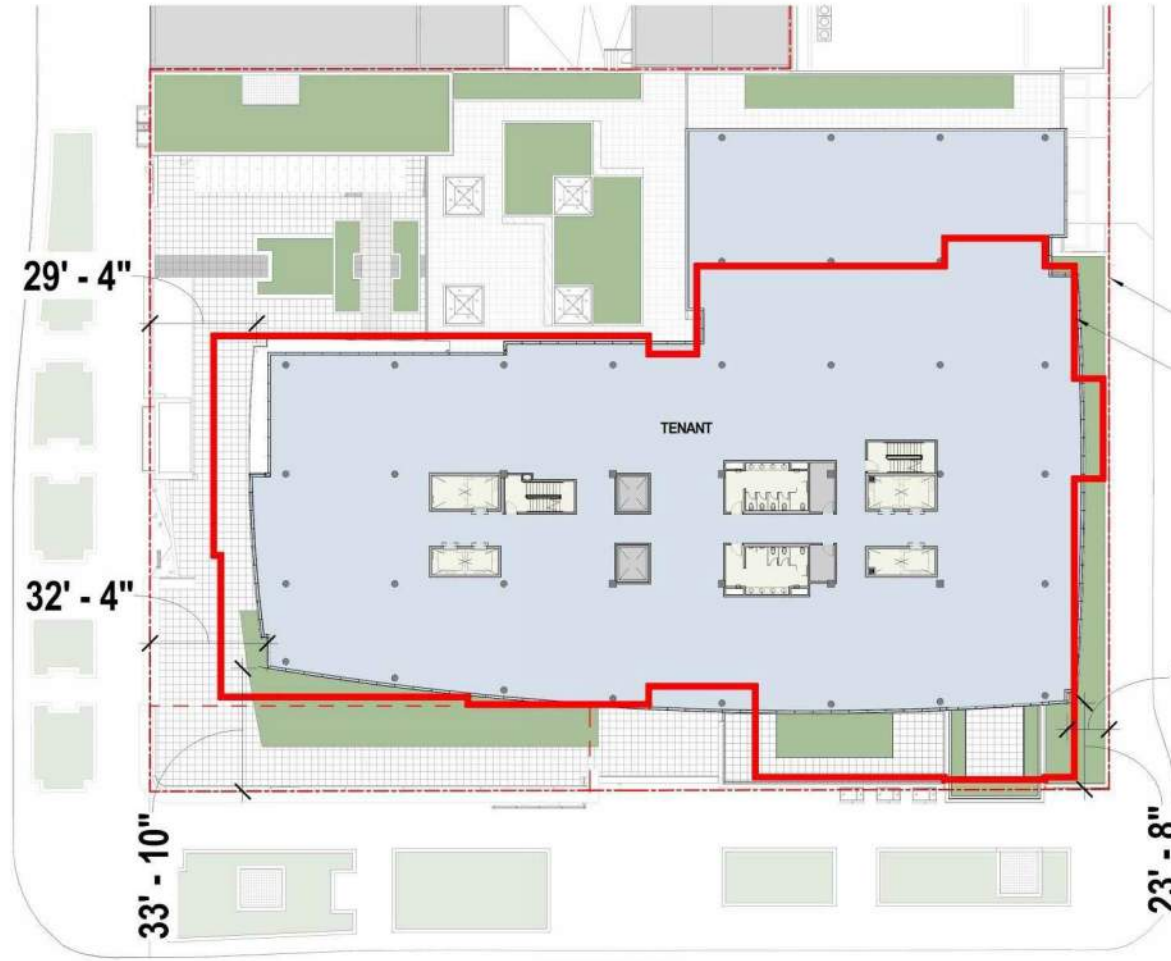
VALERIO
DEWALT
TRAIN

N. PINCKNEY ST

29' - 4"

32' - 4"

33' - 10"



The building's tower was reconfigured to further step back from the property lines and shift towards the center of the block.

PROPERTY LINE

OUTLINE OF PREVIOUS TOWER DESIGN

N. WEBSTER ST

11' - 6"

23' - 8"

E. WASHINGTON AVE



**Eno Vino
Terrace View
May 2020**



**Eno Vino
Terrace View
Current**



**Eno Vino
Bar View
May 2020**



**Eno Vino
Bar View
Current**







An aerial, monochromatic cyan-tinted photograph of a city. In the foreground on the left is a large, prominent dome-shaped building, likely a state capitol. The rest of the city is filled with various multi-story buildings, some modern and some older. A large body of water is visible in the background. The overall scene is a dense urban landscape.

Additional Renderings

VALERIO
DEWALT
TRAIN











SIGNAGE





An aerial photograph of a city, likely Madison, Wisconsin, showing the Wisconsin State Capitol building with its prominent dome in the lower-left foreground. The city is densely packed with various buildings, including modern high-rises and older structures. A large body of water, Lake Monona, is visible in the background. The entire image has a cyan/blue color cast.

Approach & Long Views



E. WASHINGTON & S. FIRST



OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & BALDWIN



OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & PATERSON



VISIBLE PORTION OF
PROPOSED BUILDING

OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & BLOUNT



OUTLINE OF PROPOSED BUILDING BEYOND

E. WASHINGTON & HANCOCK



OUTLINE OF PROPOSED
BUILDING BEYOND

MAIN & MLK



OUTLINE OF PROPOSED
BUILDING BEYOND

CARROLL & MIFFLIN



OUTLINE OF PROPOSED
BUILDING BEYOND

WASHINGTON LOOKING NORTHEAST



WEBSTER LOOKING NORTHWEST



WASHINGTON LOOKING SOUTHEAST



WEBSTER LOOKING SOUTHEAST

