

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 7, 2020
TITLE: 920 E. Main Street – Archipelago Apartments in UDD No. 8. 6 th Ald. Dist. (61288)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: October 7, 2020	ID NUMBER:

Members present were: Cliff Goodhart, Chair; Craig Weisensel, Lois Braun-Oddo, Tom DeChant, Shane Bernau, Jessica Klehr, Rafeeq Asad, Syed Abbas, Christian Harper and Russell Knudson.

SUMMARY:

At its meeting of October 7, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Archipelago Apartments located at 920 E. Main Street in UDD No. 8. Registered and speaking in support were Doug Hursh and Rebecca De Boer, both representing Archipelago Village, LLC. Registered in support and available to answer questions were Andy Laufenberg, representing Archipelago Village, LLC; and Jacob Harris.

Updates to the plans include the middle upper portion balconies now being recessed halfway, the addition of an accessible ramp and stairs by the heritage façade project, and more detail to activate the alley space. They blended the brick material in an orange/red/brown range to get an older warehouse building look. De Boer noted relatively few changes to the actual structure of the site or green roof, with an additional level of refinement including plantings on the north-south drive connecting to E. Washington Avenue, the elevated plantings in the terrace to mitigate the grades between the required floor elevation for stormwater and the existing site and right-of-way grades. Two accessible entries are located at the western corner and main entry area. The courtyard area has an added level of refinement in the planting design with shorter ornamental grasses and vine species, but applied in more of an urban treatment. The planting plan pays some homage to the lines and linearity of the spaces and populating those planters with an interesting and playful mix of this pioneering evocative species. The green roof palette is toned down to be really simple, using some berming and mounding to provide interest, and carving out some paved areas for community spaces. Two overhead canopy structures are proposed to hold the grill station and harvest table community space.

Ald. Rummel noted that she has no concerns.

The Commission discussed the following:

- I continue to really like this project. The *Acer ginnala* ‘Flame’ species on the roof terrace, I think it’s listed as invasive. I’m not sure about that cultivar but that species might be too aggressive. I like how

you're mounding and siting trees on the roof. *Crataegus* ssp. (common name is Hawthorn) would be a potential substitute that would respect the design you've created.

- It's worth a call to the DNR. It's difficult to find plants for this type of roof. *Acer ginnala* 'Flame' is different, but similar. Might be a matter of semantics.
- Straight species and subspecies, correct. Not sure what the finer points of that are, but it has been a problematic plant in general in places where those beautiful whirly birds (samaras) end up everywhere and can take off. The shallow nature of the medium it's going to be planted in is important. Olbrich Gardens or UW Arboretum are good sources as well as the DNR. The lists often lag well behind. The access to that green roof from 920, is it limited strictly to 920 or is it accessible to the public?
 - It's only for 920. We will be donating park fees to help Central Park (McPike Park) a block away and Breese Stevens across the street. They access it from the fifth floor to the community room.
- On the east façade the balconies have been pushed in but are still exposed on the north and south. It looks busy, wondering if anybody had a thought on that.
- I noticed that but I like the progress they made with the ones on the main façade.

ACTION:

On a motion by Asad, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-0). The motion provided for looking into a replacement species for the *Acer ginnala* 'Flame'.