



Agenda Item #: 4

Project Title: 802-826 Regent Street and 9 N. Park Street; 8th Ald. Dist. - Demolition of existing structures and construction of a 10-story residential building in Urban Mixed-Use (UMX) zoning.

Legistar File ID #: 70450

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Shane Bernau, Rafeeq Asad, Christian Harper and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 13, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a 10-story residential building located at 802-826 Regent Street and 9 N. Park Street. Registered and speaking in support were Alison Mills, Veronica Widholm, Nicholas Moen, and Angie Black, all representing CRG Development. Registered in support and available to answer questions was Johnathan Lilley, representing Vierbicher.

The development team reviewed updates to the project based on the Commission's previous comments. In address of privacy issues, they have shifted the windows on the north façade to make sure bands of windows with views have sight lines that do not see sleeping areas, while still allowing for some natural light. The covered plazas around the east entrance now include a set of stairs and accessible ramp to match the stone base banding, which provides a nice human scale design element along the streetscape. Walking westward the existing sidewalk condition is 7-feet from curb to face of building; the new proposed condition with setback is complying with the Regent Street South Campus Plan. Brick pillars come down to the ground of a stone base and emphasize materiality, and fixtures have been added to the building to light the sidewalk at night. The planting schedule has been updated to show taller, narrower trees, with City Forestry being involved in the final tree selection. On the west façade where the lower mass of the building along Park Street originally showed a dark wood material, it has been replaced with a dark metal panel that matches what's being used above the entry along Regent Street. This helps tie the building together better. On the east façade they have reconfigured windows on the upper portions of the building for a more asymmetrical pattern, and grouped windows on the upper two floors for a double height expression that gives more visual texture to the upper portion of the building. This fully completes the design so that both ends of the proposed building are equally visually compelling. Building materials include light brick, dark brick, high pressure wood panel as an accent area on the lower part of the east façade, gray fiber cement board siding, stone base along the sidewalk and gray composite metal panel complementary to the brick.

The Commission discussed the following:

- Per the staff report we are advisory and need to revisit the setback and stepbacks, particularly on Park Street, the building composition and details, the access drive along the north and landscaping that does not include anything in the right-of-way, as well as integration of sign areas.
- The section of sidewalk with raised planters in the right-of-way is wonderful. What is the ongoing conversation or what is your plan if it is just lawn and trees, or trees and tree grates?
 - Our intent is to build out as shown in the plans.

- This was discussed in the early phases. It feels like a good use and fits well with the goal of the developer. We have briefly coordinated with City staff, but it's not necessarily something that's had a detailed conversation to this point.
- (Secretary) This has been coordinated with Traffic Engineering, ultimately the raised planters are not a possibility from their perspective. They would be looking at a tree grate or vault in this situation for flat pavement. It will be a culmination of discussions with Fire and Forestry.
- It is done in other cities, it's too bad we can't get there. From the private property side of the line what you're doing with the façade, canopies and detailing is still very nice and contributes to a really nice pedestrian environment along that edge.
- If we could get trees thirty feet on center that would be great. I do think as we turn the corner onto Regent Street, there are two trees that really deserve a vault or silva cell type system that connects the tree root zones. That is something you should be looking at providing.
- I don't really care for the alternation of brick to metal panel, it seems weird to alternate it so many times. I really like the materials and some of the detailing, the elevation along East Campus Mall. Regarding the setback on Park Street, I really like that space you create under the overhang, it gives the building some depth we don't always see, and gives refuge from the weather. I'm fine with the setback. I think the setbacks get a little bit more complicated and if we're not in compliance there, I don't know why we wouldn't just be compliant.
 - We are in compliance with the setbacks.
- It's a matter of a larger setback on Park Street as a general recommendation in the local neighborhood plan, which is not a zoning requirement vs. what is required by zoning, with which they are compliant. In Madison we usually measure the setback from the property line; the numbers Alison was giving us are from the curb. Staff is asking us to comment on this open relief they are showing that's not there now.
- I really like that void space underneath and in a lot of ways I would rather have that than a sheer wall.
- There are other exhibits from the applicant that look due north up Park Street to give you a better view in context with the other buildings.
- I think this is a pretty good project. I agree that the void space at the entries create a separate place that's unique to this area and I fully support those setbacks as displayed here. The black material at the vaulted space at floors 2-4 on Park Street bothers me a lot. Before it had some interest to it, now it takes away from the design. If the only wood is on the opposite end, I don't see the harm in having it mirror this side, it does a lot for the other side.
- It was a different color, a brown panel that was too similar. I personally like this, it gives you more depth here. If they went to the natural wood I wouldn't object, it was just another material that was slightly off. I prefer the darker tone, if they want a wood material stained dark that would be nice.
- I thought you wanted consistency across the board. I just think that black is a little much.
- What would the designer really like to do here?
 - What we were originally trying to represent was that inset being a darker wood, a similar material to what we're using as an accent on the other end but stained darker. Instead of having that full Park Street façade being all brick, to have an accent piece that acknowledges the importance of the corner while giving visual interest.
- Maybe you could find a way to use that other lighter wood in just a very subtle frame or a highlight in that area, the inset balconies.
- Maybe the solution is that there's an inner darker frame with the wood element in that middle part.
- I was concerned about pedestrians cutting through that area from Park Street. I'm not sure there's a safe way for pedestrians to navigate this area.
 - We have added doors on that recessed patio area so pedestrians can enter straight into the lobby concourse without having to walk down the auto drive.
- That works for folks coming into the building, even just accessing that alley to get to their car at the temporary drop off area, people will walk up the entrance drive. Make sure in the evening, especially in winter that it is very well lit. It would be better if there was a designated pedestrian area through there but it's a pinched site.
 - There's a guardrail between the pedestrian and getting down to the garage.

- I appreciate that that was given some thought. Make sure it's well lit. Even cyclists that will cut through there, it is important.
- I commented last time on the waterfall effect on the south elevation. The yin and yang and how that interrupts it with this overlapping color aspect. I'm okay with it, I think it would be more successful the other way.
- I really like the project. The signable area on Park Street, there's a little overhang that looks a little unfinished, I'm not sure if that's where you want that. That's the only thing that seems a little off balance to me.
- Suspending lettering from the bottom of the wall seems unresolved. Maybe a spandrel between those large pillars that has a signable area that is more architectural. You certainly don't want signage on the brick.
 - There is a small canopy projecting between the piers that would work if there was outdoor seating in that covered plaza. We would seek to develop signage appropriate to the tenant.
- All that signage should be below the second floor and not on that brick.
- I find the campus mall corner far more successful in terms of that inset. I like the asymmetry of the dark corner.
- The recess to me totally offsets any concern about the projected stories above within three feet of the property line. I'm fine with where the building projects.
- The height of the building falls within the allowable limits, are they seeking LEED certification?
 - We are seeking LEED silver certification.
- The north façade, is there a view of that that includes the outline or shadow of the adjacent building? I'm wondering how much of that dark monolithic façade is obscured by that.
- There is a rendering of it with the 21 N. Park Street aligned there so you can what it would look like from across the street.
- I very much like the way this turned out, the change in materials on the second tier, especially in the long views. It's a big building and keeping those main dark and light colors separate would have emphasized just how huge it is.
- I wish those planters could be there, I'm not sure why they can't and I'm curious because it's an integral and important aspect of that side of the building. The alley plantings are nicely done with shade loving plants, the rooftop amenity plantings are fine, but we'll see how they fare in winter. All in all a really handsome project, looking forward to seeing that corner develop.
- A motion could include a comment that the UDC supports raised planters in the public right-of-way. There aren't a whole lot of other opportunities for plantings, the developer has made adjustments for a wider pedestrian realm, it would be an improvement.
- Any comment on the alternation of materials on the Regent Street second floor elevation?
- I think it gives a nice visual tension that would not be there if it was all brown brick on red brick. Having an irregular rhythm gives it a nice design tension and helps define the entrance too, with the use of high quality materials.

Action

On a motion by Braun-Oddo, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

The motion included the following:

- The Commission highly recommends that the raised planters shown on the Landscape Plan be included in the final construction of this project as they add quite a bit to the urban landscape and pedestrian experience.
- Regarding the Park Street projecting end of the building, the Commission recommends utilizing a similar treatment and detailing as that of the East Campus Mall, including incorporating a darker double frame within the inset.
- The Commission found the proposed building setbacks and design to be adequate along Park Street, including the carved out corners.