

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 3
Project # 7-46-08
11317

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| DATE SUBMITTED: <u>FEB. 11, 2009</u> | Action Requested |
| UDC MEETING DATE: <u>FEB. 18, 2009</u> | <input type="checkbox"/> Informational Presentation |
| | <input type="checkbox"/> Initial Approval and/or Recommendation |
| | <input checked="" type="checkbox"/> Final Approval and/or Recommendation |

PROJECT ADDRESS: ONE SOUTH PINCKNEY STREET

ALDERMANIC DISTRICT: DISTRICT 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
PINCKNEY INDUSTRIAL GROUP LLC VALERIO DEWALT TRAIN
BRADLEY A. BINKOWSKI DAVID JOURNAL JAHN
THOMAS M. NEUHAHR

CONTACT PERSON: BRADLEY A. BINKOWSKI
Address: 10 EAST DOTY STREET
MADISON, WISCONSIN 53703
Phone: 608 251-0706
Fax: 608 251-5572
E-mail address: BBINKOWSKI@ULI.COM

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site
- (See Section B for:)
- New Construction or Exterior Remodeling in C4 District (Fee required)
(continuation of previous application review)
- (See Section C for:)
- R.P.S.M. Parking Variance (Fee required)
- (See Section D for:)
- Comprehensive Design Review* (Fee required)
 - Street Graphics Variance* (Fee required)
 - Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

US BANK PLAZA

PROPOSED MAIN BUILDING ENTRY,
SIGNAGE AND SOUTH WALL WINDOWS

RIGHT
LANE
BUSES
BICYCLES
AND
RIGHT TURNS
ONLY



Proposed Exterior Modifications to the Pinckney Street Entrance and Southeast Wall of US Bank Plaza

Application for Approval of Exterior Work by the Urban Design Commission
January 12, 2009

Final Approval of Main Building Entrance and Signage

The City of Madison Urban Design Commission (UDC) previously approved modifications to the existing building atria at US Bank Plaza. The Pinckney Street atrium modification anticipated constructing a new main entrance to the building lobby and new building signage. Because the building signage needed to be fully developed, reviewed and approved by US Bank, we requested and the UDC approved treating the entrance and signage details as a separate phase of work that would be reviewed and approved individually.

The original preliminary concept drawings for the new entrance that were presented to the Commission included preliminary sketches of US Bank's signage that showed the signage on a glass fin supported by a metal tube. Since the original submission, the building signage and entrance have been dramatically refined and have been approved by US Bank.

The new main building entrance on Pinckney Street is designed to be equivalent to the space behind the existing flagpoles, which has always looked like it should be the building's front door. The grid of the existing curtain wall mullions will be maintained and clear low iron glass will be installed to maximize views into and from the lobby. The proposed entrance signage is incorporated into a cantilevered canopy that provides weather protection for the lobby entrance doors and an adjacent ATM. The underside of the canopy aligns with the existing ceiling elevation of the main banking hall.

The canopy will be clad in brushed stainless steel. In order to capture the transparency of the exterior walls of the building, a sheet of glass mounted on custom stainless steel studs will float across the front of the face of the canopy (see canopy section). The main building signage indentifying US Bank Plaza will be mounted on the glass.

The Installation of Windows on the Southeast Wall of US Bank Plaza

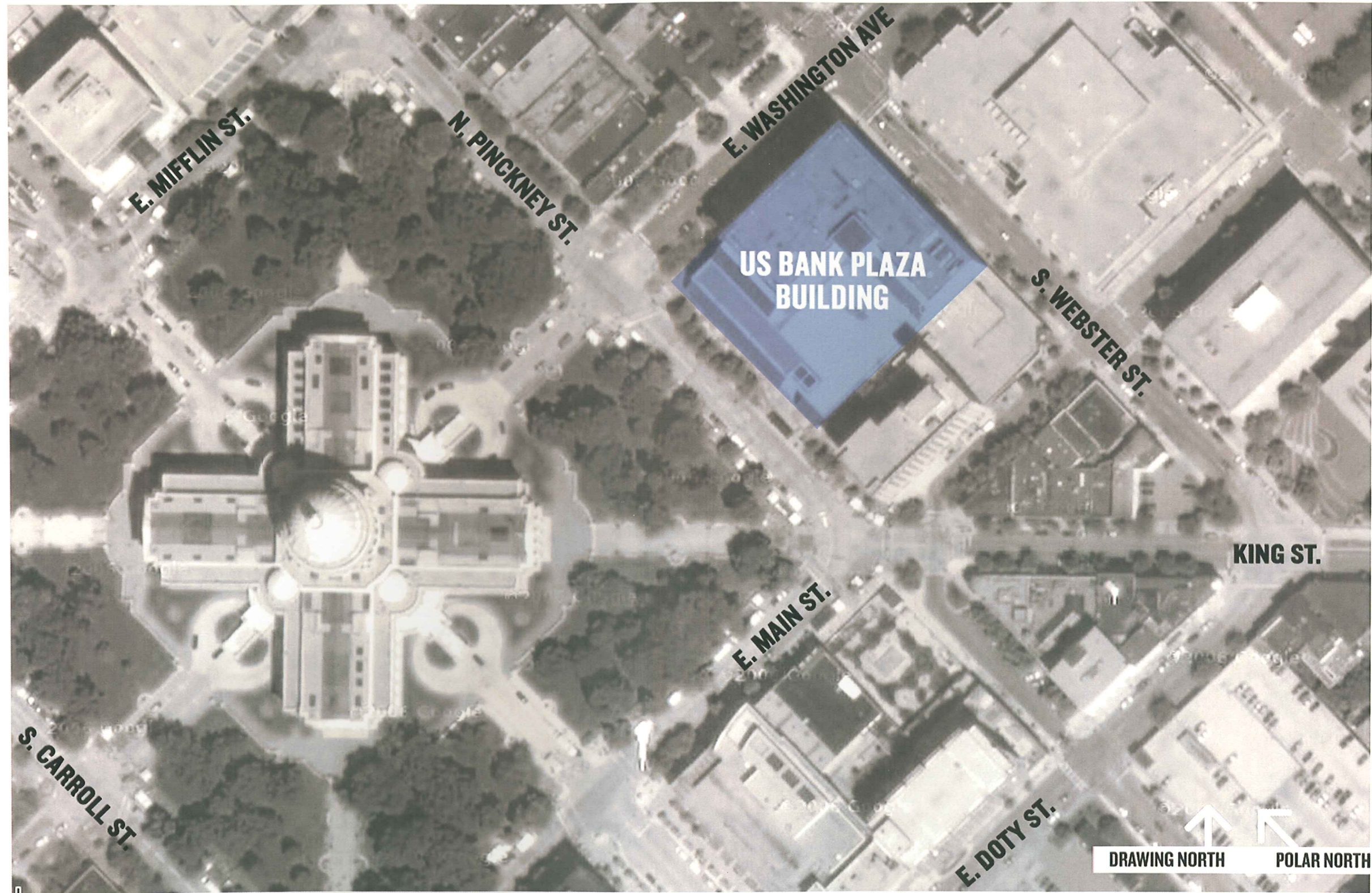
Urban Land Interests principals have purchased the Tenney Plaza building and parking ramp. The legal title to all of the properties located in Block 102 will be held by Block 102 Holding Company, which is owned by the principals of Urban Land Interests. The real estate title of the individual properties comprising Block 102 (the US Bank parcel, the Tenney Building parcel, and potential future parcels that may be created for common ownership of parking or for other reasons) will be owned by separate limited liability companies that will be 100% owned by Block 102 Holding Company.

According to the City of Madison Building Code, common ownership of all of the land allows the owner to effectively erase the pre-existing property boundaries, which in turn provides the flexibility to install windows in the southeast wall of US Bank Plaza. We have reviewed the proposed ownership structure of Block 102 with Anne Zellhoeffer from the City Attorney's Office and she concurs. The principals of Urban Land Interests used common ownership of all of the land in Block 89 to create the flexibility to install windows in all four walls of 33 East Main and the other buildings in the block.

Because the southeast wall of US Bank was originally constructed on the property line it was required by building code to maintain a four hour fire wall. The southeast wall was constructed of concrete block covered with insulation and stucco. The stucco was subsequently covered with white metal panels (see the attached photograph). The balance of the building is transparent glass.

We propose to remove the metal panels and stucco and install new glass curtain wall on the southeast wall US Bank Plaza from the fourth floor through the roof. The existing floor plates will be extended by almost three feet so that the same relationship and detailing that presently exists between the windows, slab edge and angled soffit on other building elevations can be maintained. Removing the metal panels and creating windows on the southeast wall of US Bank Plaza will significantly enhance the value of existing office space and dramatically improve the overall appearance of the building. Floors with adjacent vacant space will have the existing block walls removed immediately to take advantage of the new windows. Other floors with space under lease will maintain the block walls inside of the new glass until tenants want to redesign and modify their existing tenant improvements. This condition is similar to what now exists on the ninth floor surrounding the cooling tower recess.

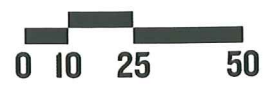
The new cooling towers that have been installed in US Bank have adequate capacity to accommodate a future addition of 250,000 square feet of office space. If an addition is undertaken, to create adequate air flow to the cooling towers it may be necessary to install a aluminum louver that is approximately six feet high on a portion of the ninth floor elevation.



US BANK PLAZA
UDC SUBMISSION

SITE LOCATOR MAP

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

SITE / LANDSCAPE PLAN

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

STREET / EXISTING

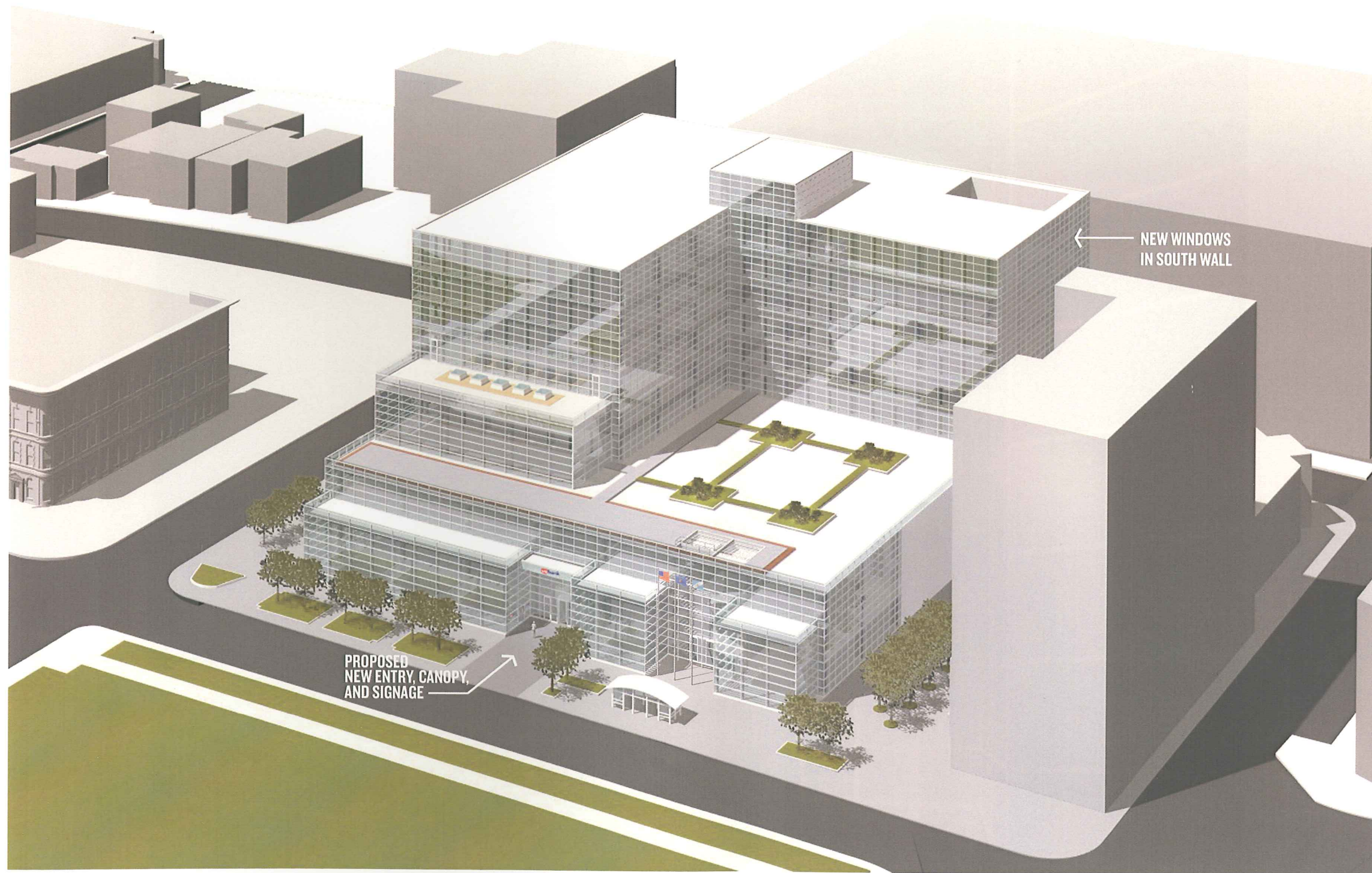
OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

STREET / PROPOSED

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

AERIAL VIEW

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

ENTRY
SOUTH PINCKNEY STREET

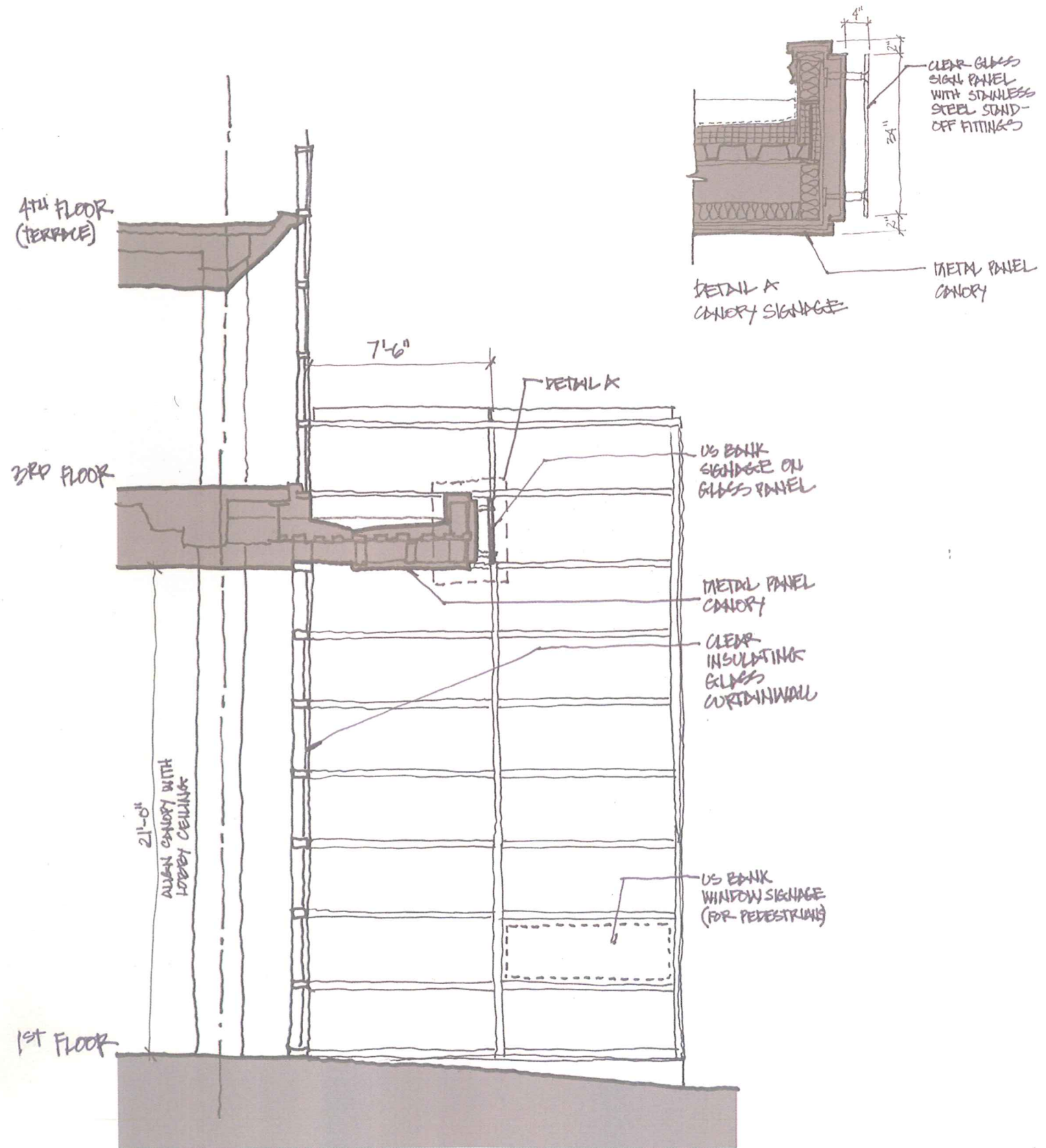
OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

ENTRY
SOUTH PINCKNEY STREET

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES

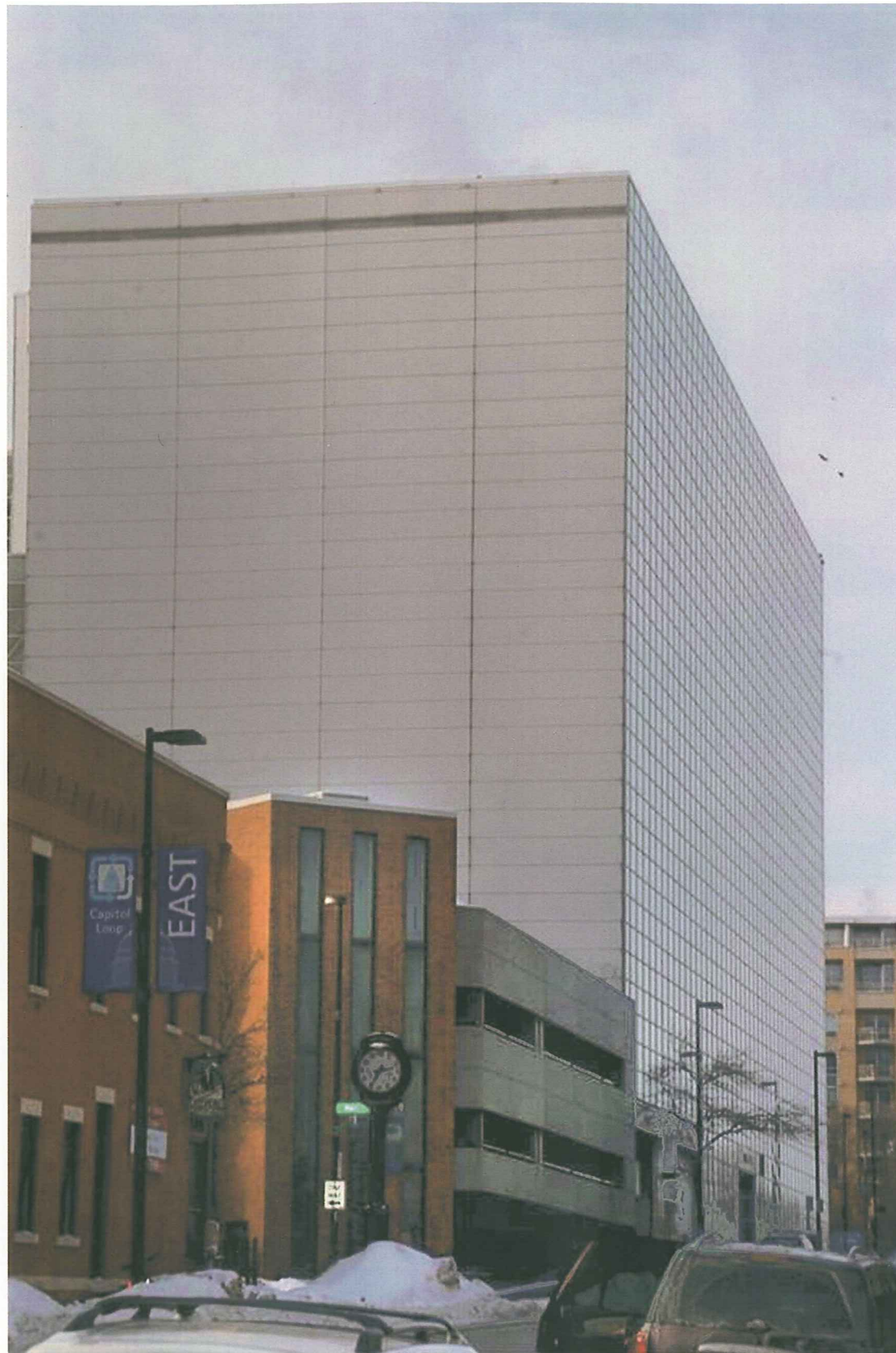




US BANK PLAZA
UDC SUBMISSION

WEST ELEVATION
SOUTH PINCKNEY STREET

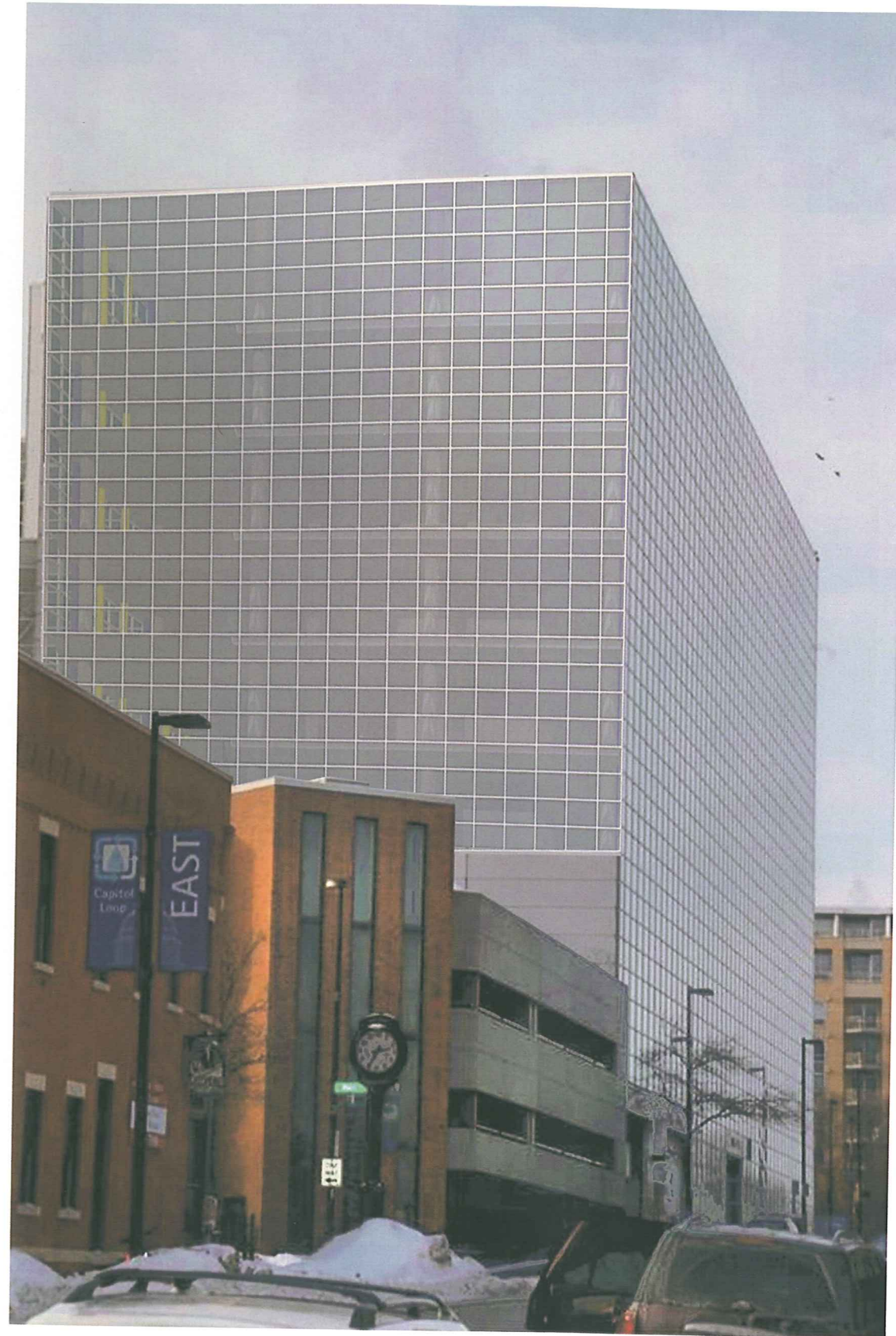
OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

STREET / EXISTING
SOUTH WEBSTER STREET

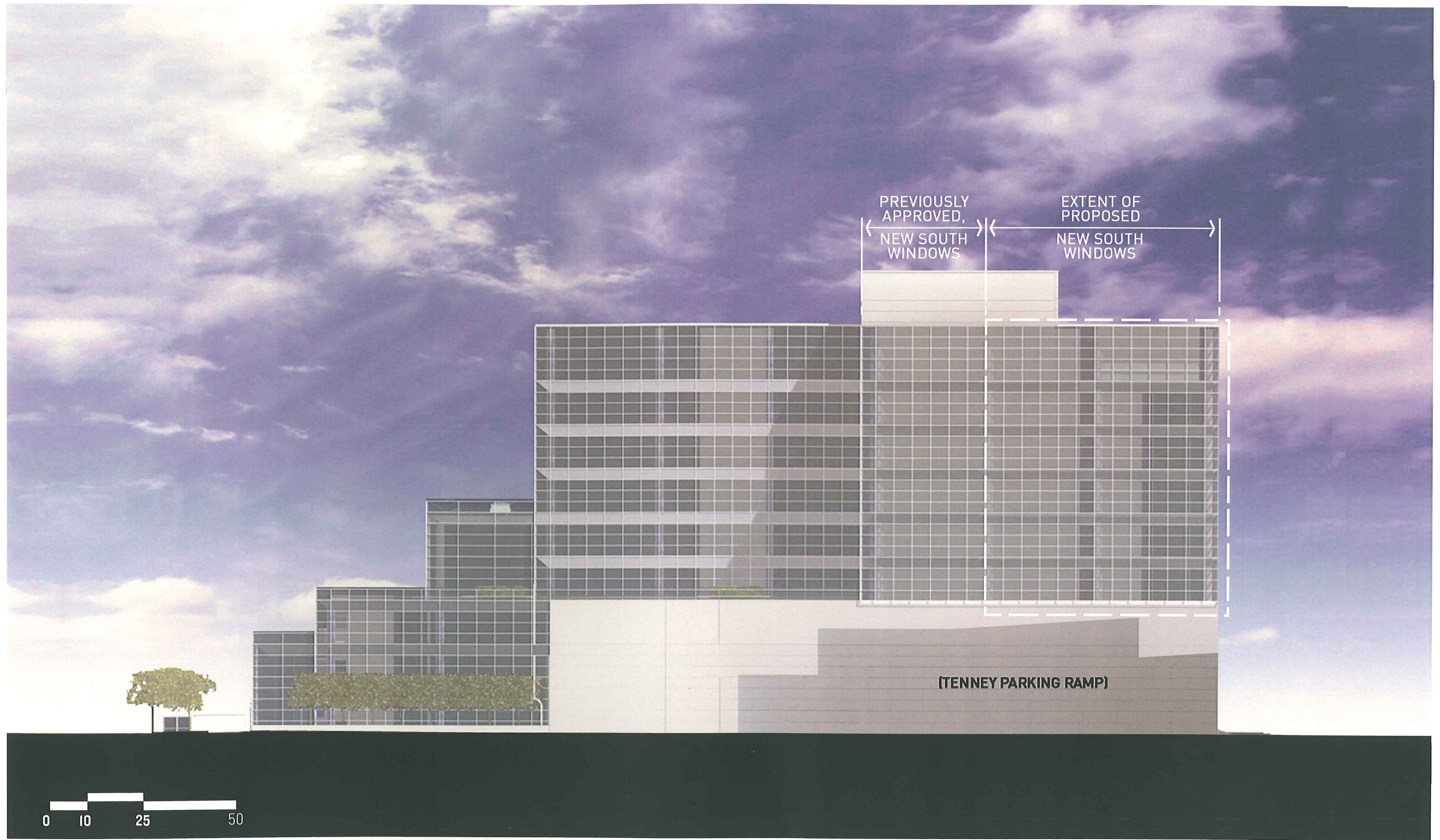
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US BANK PLAZA
UDC SUBMISSION

STREET / PROPOSED
SOUTH WEBSTER STREET

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

SOUTH ELEVATION
EAST MAIN STREET

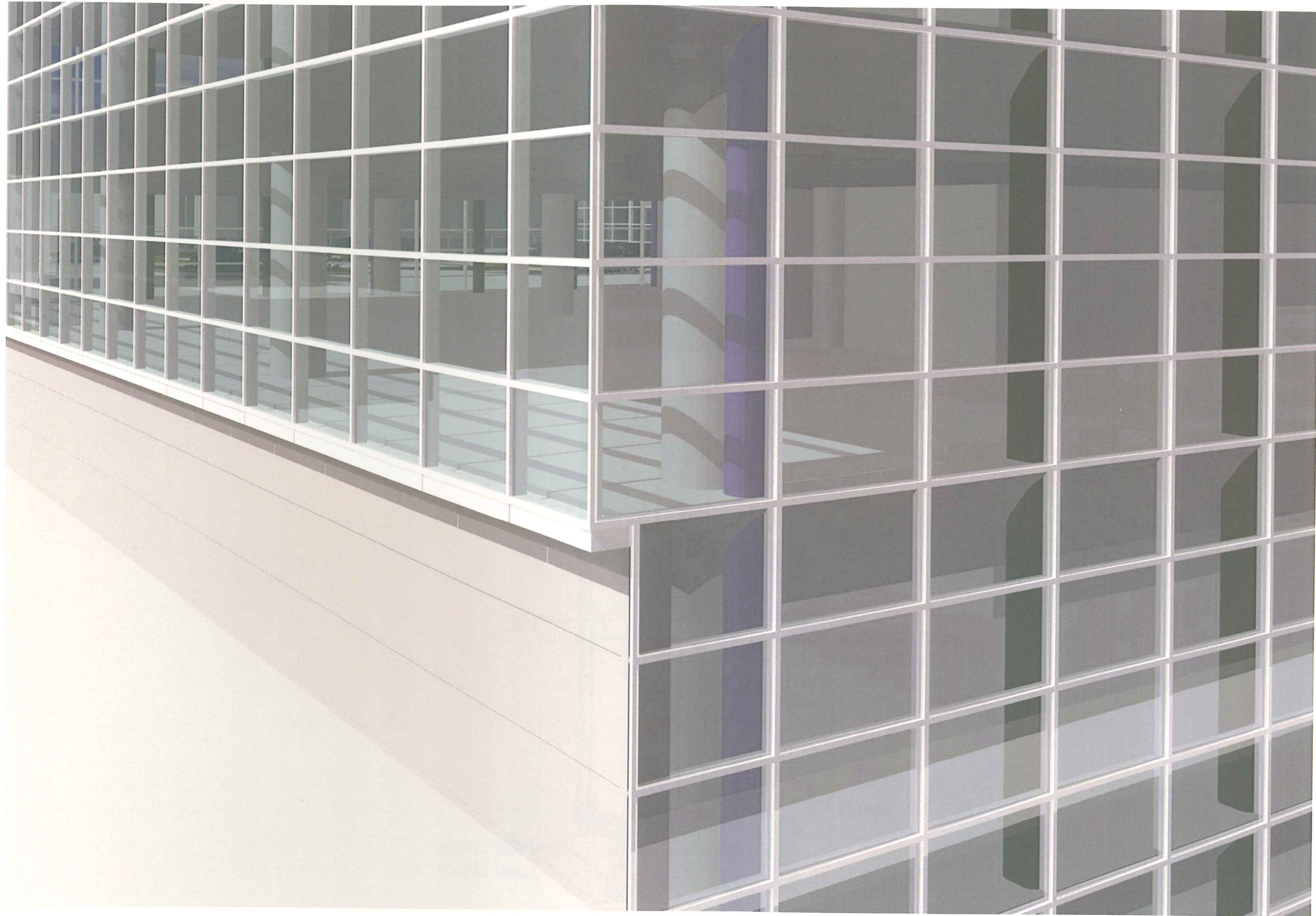
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US BANK PLAZA
UDC SUBMISSION

PROPOSED NEW SOUTH WINDOWS

OWNER : URBAN LAND INTERESTS
ARCHITECT : VALERIO DEWALT TRAIN ASSOCIATES



US BANK PLAZA
UDC SUBMISSION

PROPOSED NEW SOUTH WINDOWS

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