

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** April 29, 2020

TITLE: 2524 Winnebago Street - PD, New
Development of Approximately 105
Market-Rate Apartments with 16,000
Square Feet of Ground Floor
Commercial Space at Union Corners.
6th Ald. Dist. (58528)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: April 29, 2020 **ID NUMBER:**

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

SUMMARY:

At its meeting of April 29, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD located at 2524 Winnebago Street. Registered and speaking in support were Jason Korb, Justin Frahm and Ted Matkom. Registered in support but not wishing to speak was Mark Larson. Korb presented the site plan that has remained consistent since the Commission saw the project in December 2019, with further developed specifications for both landscape and hardscape. They have integrated materials used at Carbon, specifically brick pavers, wall features, and patio features of the spine connecting E. Washington Avenue to the central core of the site, including passive and active space for vendors and set-ups, and the patio serving the building along E. Washington Avenue as Gorman works to attract a tenant. The landscape treatment focused on the spine area fronts the terrace facing E. Washington and wraps the corner to Milwaukee Street while maintaining open space to the south and east along Winnebago Street to create a transition to this entire Union Corners entrance. Stormwater management is central to the site river walk concept. The rear trash enclosure is screened with a wood fence detail placed on the southern edge of the parking lot at the rear of the building. Below grade parking will accommodate 79 parking spaces, with the balance of bicycle parking located at the three 2-bedroom townhomes on Milwaukee Street. Regarding the desirability of balconies on E. Washington Avenue, the ownership has determined that they want to provide balconies for all the residents, with the E. Washington Avenue and Milwaukee Street façades about 90% recessed; others that face southeast and southwest are fully exposed because it's a quieter environment. The fifth floor plan has a taller community and club space for residents, and immediately to the left is an outdoor roof deck. The team reviewed floor plans and building elevations. In response to comments that the building wasn't prominent enough to be the gateway the neighborhood wanted, they added an additional floor increasing the density to 105-units, simplified the fields of the building by removing the "hats," and went back to the earlier corner element design. The street facades are primarily masonry except for areas that are recessed, with a large format stone product and modular brick above. The back has a masonry base and siding panel product on upper floors that starts roughly 16-feet above the ground. The site lines for mechanical equipment were studied and shown; adding the fifth floor helped with

this exercise. The corner is now more integrated into the building while still being special. The two-story plaza remains in place. Photos of building materials were shown.

Ald. Rummel spoke, noting that the development team responded to the neighborhood's concerns, but there are still concerns outstanding with the sidewalk on the other side of Winnebago Street where there currently is no sidewalk. Having the bike connection as it works its way through the egress into the parking lot, make sure there are good connections there. She appreciated how they made this "spine" a dedicated space. Generally people liked this iteration.

The Commission discussed the following:

- I appreciate the updates, it helps the corner element stand out more. You didn't mention screening for rooftop items – what units are on the roof?
 - The vast majority of the equipment are condensing units for a/c, only 3-feet tall. We have a couple larger units for retail but those are located in such a way that they are not visible from the site line study so we were not planning to screen them.
- The ordinance for screening – is it just for what you see from the street?
 - This is a PD – there is a general code requirement that requires all rooftop and ground level mechanicals to be fully screened from view. That's something Zoning would determine is met. However, as a PD the Plan Commission can waive that but it would need to be a specific request. As part of your advisory recommendation that would be appropriate for the Commission to add.
- With the adjacent properties there will be different vantage points, it's for equity's sake.
- I'm happy to see balconies on Milwaukee and E. Washington and to have them recessed. What is the facing material of the fences on those balconies?
 - The intent is clear glass railings.
- I compliment you on the planting selection, it's nice to see variety of plants we don't typically see on projects like this. Some might be a challenge to get established but I give you credit for trying.
- I appreciate how you've addressed a lot of our comments from a site plan and landscape perspective. I like your stormwater concept. I feel like the reddish orange is less red and better than a primary color red. One small caveat was next to the Nexus sign on the corner element on the E. Washington side, the burnt orange cross stood out as a potential wayfinding issue. I would consider revising that element. Make sure in the interior of the site where the path continues along the stormwater feature includes a continuation of that with a crosswalk through the drive aisle.
 - We did discuss the crosswalk and had been planning to stripe that at the very least.
- The knuckle with 2-story patio – I'm trying to get the design of that.
 - The top floor of the corner element is taller than the rest of the building. As you're looking through you can see a large glass wall facing southwest. The first two brick towers on the E. Washington façade are basically a parapet wall and glass railing that go all the way to where the gray fifth floor reappears. The first 35-feet of that fifth floor is a shared roof deck. We're hopeful that a resident who goes out onto one of those towers would have a distant Capitol view.
- My concern is the bottom, I actually like the top. I'm trying to understand the program and design complement to the program, why is it what it is? Why the columns? It looks a little top heavy.
 - It has always been a desire in meetings with the neighborhood to have a connection between the intersection and the interior of the Union Corners site. If we brought down the corner element and made it one-story, it was too low and felt oppressive. We pushed it up to the third floor but needed to connect the wings of the building on the second floor. It allows the penetration of daylight and breezes. The two floors immediately above are premier 3-bedroom apartments.

- I do like the changes you made to the design, particularly how you addressed the balconies and materials. What is the material that divides the balconies?
 - Metal panel.
- I wanted to make sure is it the same material used for the other accent red? Often if it's a different material sometimes you can't match them all the way and you end up with two different reds.
 - It's the same material.
- At first it looked a little top heavy but I think it's more important to get daylight in there. In an evening shot I would like to see that really well-lit.
 - I agree that lighting this is critical. And we want a safe space at night.
- How will the bottom surface of the balconies be finished?
 - We are anticipating them being powder coated aluminum. It's a fairly refined surface that all represents a consistent color.
- The Nexus logo looks like the Red Cross to me. Maybe it can be resized. Secondly, it's a transit-oriented building on E. Washington, and the airport will be expanding. Have you done anything about sound mitigation? You could look into STC and OITC ratings to see how you can make this a better experience for residents and how you can mitigate noise.
- Note that the signage is not part of this approval and will be separate. Typically the Commission does not approve signage above the second floor level on the E. Washington Avenue corridor.
- I don't know that there have been many instances where we've seen drawings like these, and I don't know how we can grant final approval without seeing the true all four sides of it. A perspective should be provided to be clear. To have this many questions about all kinds of things...

ACTION:

On a motion by Braun-Oddo, seconded by Weisensel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-2) with Weisensel, Braun-Oddo, DeChant, Bernau and Abbas voting yes; Asad and Harper voting no. The motion provided for screening around the rooftop mechanical equipment units, and to reconsider the representation of the Nexus sign and how it could be modified to look less like the Red Cross.