

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

04010

	Action Requested
DATE SUBMITTED: <u>6-21-06</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>7-12-06</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2313-2525 E. Washington/2306-2422 Winnebago St./11 S. 5th St.

ALDERMANIC DISTRICT: #6 - Judy Olson

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Union Corners, LLC Engberg Anderson Design Partnership
Schreiber Anderson Associates
SGN+A, Architecture CSG.

CONTACT PERSON: Lance T. McGrath
Address: 103 N. Hamilton Street
Madison, WI 53703
Phone: 255-3976 ext. 225
Fax: 255-1132
E-mail address: lmcgrath@mcgrathprojects.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 50,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(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)





REAL ESTATE INVESTMENTS

103 N. HAMILTON STREET, MADISON WI 53703
608-255-3976/FAX 255-1132
www.mcgrathprojects.com

June 21, 2006

Mr. Al Martin
City of Madison
Department of Planning and Development
215 Martin Luther King, Jr. Boulevard
Madison, WI 53701

**RE: UNION CORNERS - UDC SUBMITTAL FOR JULY 12 MEETING -
INFORMATIONAL PRESENTATION**

Dear Al,

The General Development plan for Union Corners was approved in January of 2006. Since that time we have been advancing building design for Phase 1 of the project. Phase 1 includes: Buildings C, G and the reconstructed French Battery Building. Additional phases will follow.

The general theme of the project is simple design using quality building materials and an industrial appearance. Each building is briefly described below:

Building C:

Building C at Union Corners will be a four story mixed-use building constructed over one level underground parking. The ground floor of the building will include the residential lobby, a community space that will be available for use by the buildings condominium owners and approximately 16,500 square feet of retail, office or live/work space. The parking garage is currently designed to provide 67 parking stalls.

The three levels of residential condominiums will be constructed above the ground floor and will include a total of 63 living units. Each residential level will consist of 21 units averaging approximately 950 square feet per unit. Each floor will also include individual storage spaces and a glass lobby facing onto Unions Corner's Main St.

The exterior facades of the building will be subdivided into a series of four story vertical elements that will be distinguished by varying brick colors and will be book ended with a glass curtainwall system at the narrow ends of the building. The initial concept will be

to provide simple architectural detailing on the upper three floors while allowing the ground floor storefronts to be as imaginative and as colorful as the individual shop or business owners prefer. On the Main St. side of the building the storefronts have been set back 6' from the face of the building in order to allow for a covered walkway and to provide the potential for outdoor seating areas. The public street side of the building will be an ideal location for anyone wishing to create a high ceiling live/work space.

Building G:

The G buildings are a series of three separate residential condominium buildings set over a shared below grade parking structure and joined at the main level with a raised, semi-private, community terrace. The three buildings provide 124 living units and are arranged in a flattened U-shape that is aligned with and terminates the major public "commons" or "square", forming the southeast edge of this community space. The exposed, sandblasted, cast concrete foundation wall of the parking structure extends approximately 4 feet above the sidewalk level creating a raised plinth. This platform serves to unify and anchor the three buildings as they meet the ground. In addition to providing a landscaped "green roof," the platform serves as a semi-private community terrace for the residential tenants. The base of the buildings is also articulated with private, raised, entry porches for the lower level units. These porches allow the buildings to soften the street condition at New Winnebago Street.

Each of the three buildings is comprised of 4 levels, providing approximately 150,000 gross square feet of living and common space. The buildings will be primarily brick veneer masonry and are intended to be reminiscent of simple American industrial/manufacturing structures. The masonry will consist of one primary "field" color and will utilize an accent brick to create areas of pattern for detail, texture and scale while other recessed surfaces will use the accent brick to break up the massing of the buildings. The stair elements are also articulated as vertical elements that intentionally break the roof line and are composed with the other building elements such as canopies and fenestration to identify points of entry. In addition, the elements further break down the mass and repetition of each building. A combination of recessed balconies and French balconies with open metal rails also work to break down the mass while providing more intimate scale on the larger surfaces of the buildings

Single hung windows of a monumental scale, with divided light upper sashes, are placed within the primary field brick. Simplified punch openings containing lower hopper units are used at the recessed portions of the masonry surfaces. The single hung windows are identifiable with both a residential scale/character as well as those found in turn of the century factory buildings. The simplified punched opening is more closely identified with more recent industrial buildings and is typically associated with larger, open views in the primary living areas of the units. In both cases the windows are operable and together are composed to reinforce the articulation of critical elements assisting in the reduction of the mass. This is most clearly evident at the corners where the recessed wall

plane, simplified windows, balconies and differentiated masonry combine to reduce mass and give detail to the buildings as they step to the existing neighborhood.

Reconstructed French Battery Building:

The French Battery Building is being reconstructed to nearly replicate the existing 3-story 21,000 square foot building. Masonry, signage and other adornments will be salvaged from the demolition of the existing building and reused in the reconstruction. The building will contain 20 "hard" loft style condominium units with high ceilings, large windows and exposed ductwork, conduit and other mechanicals. Window patterns will replicate the original windows on the building and the fire escape will be reused as a second exit. The ground floor units will have individual at grade entrances and may be zoned for live/work or commercial use. The upper two floors will be accessed from a single loaded corridor at the rear of the building. An elevator will also be installed for residential use. The rear elevation will mimic the front elevation with a few modifications and there will be no underground parking.

The attached drawings provide additional information for each of the Phase 1 buildings.

Sincerely,

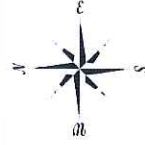
McGrath Associates, Inc.



Lance T. McGrath, P.E.
President



UNION CORNERS LOCATOR MAP





Public Street Elevation

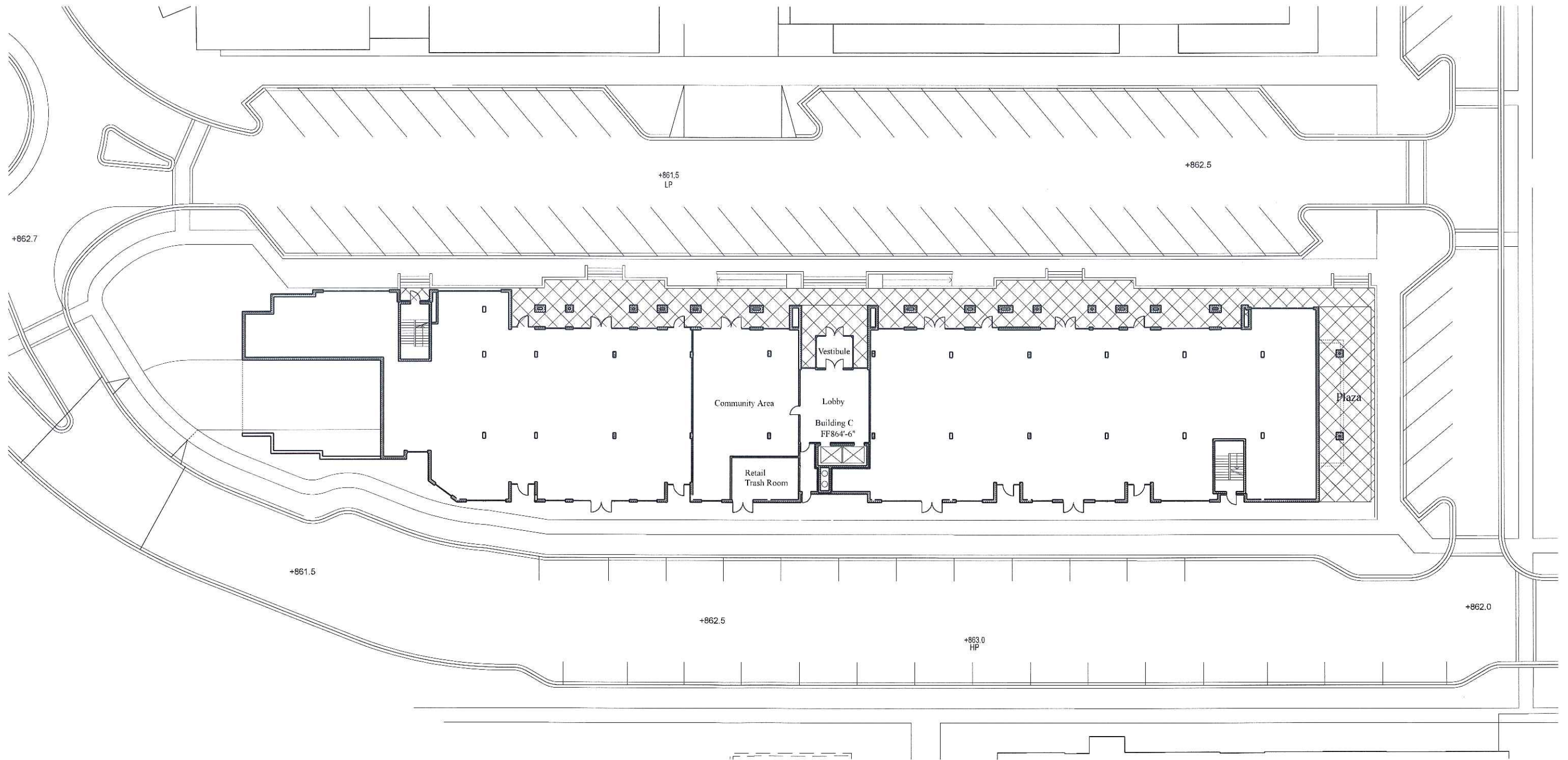


Main Street Elevation

Scale: 1" = 12'-6"

Building C - Preliminary Concepts

Union Corners
 Madison, Wisconsin

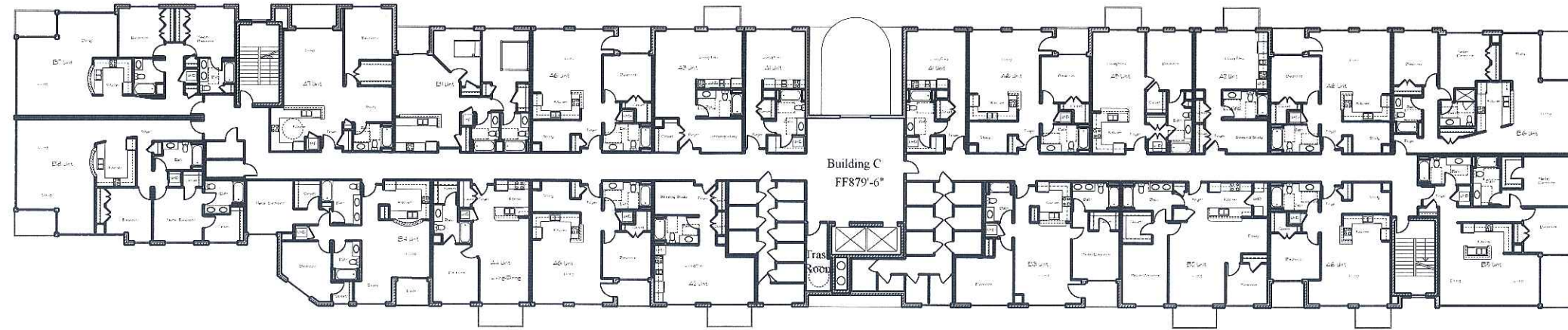


Ground Floor Plan

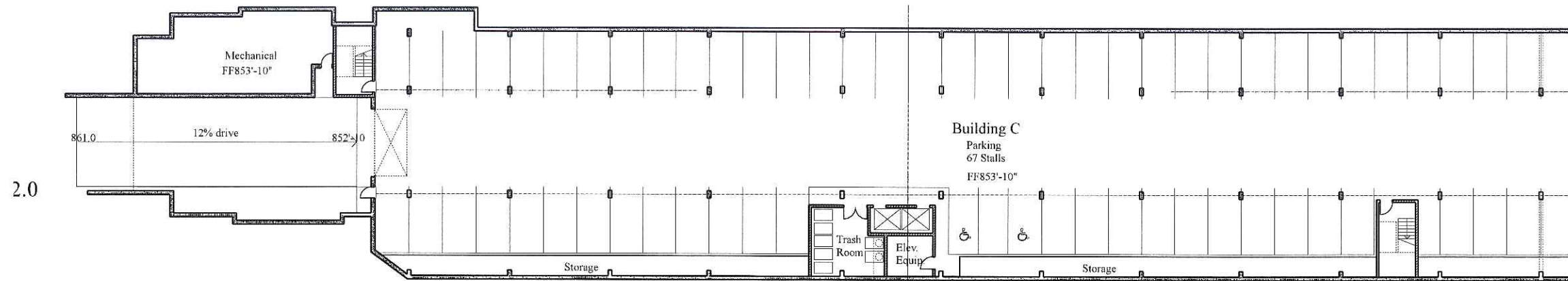
Scale: 1/16" = 1'-0"

Building C - Preliminary Concepts

Union Corners
 Madison, Wisconsin



Typical Residential Level



Parking Level

Scale: 1/16" = 1'-0"

Building C - Preliminary Concepts

Union Corners
 Madison, Wisconsin

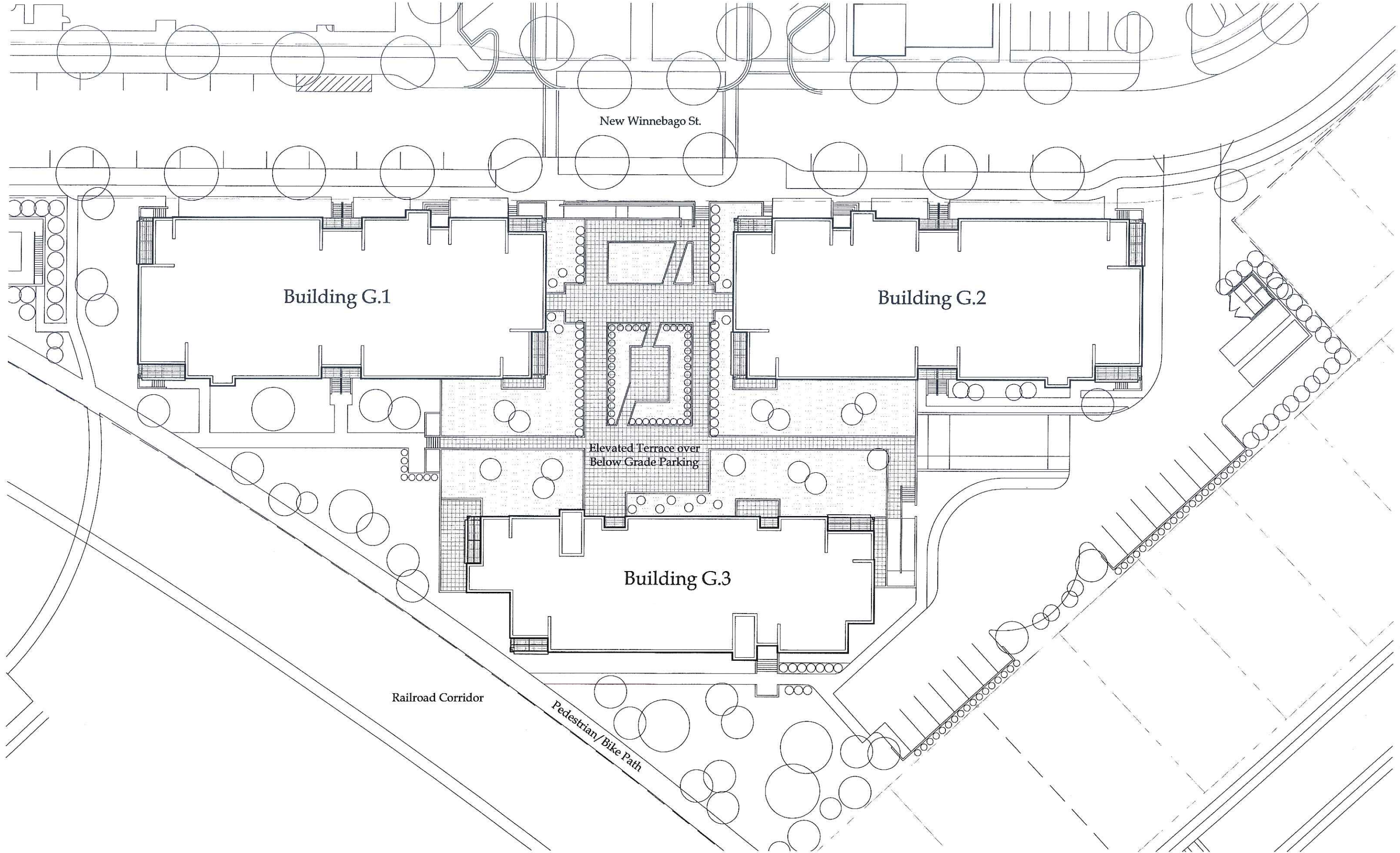
Union Corners - Building G

UDC Informational Meeting

July 12, 2006

Sheet List:

- A1 - Building G Site Plan
- A2 - Below Grade Parking Plan
- A3 - Overall Plan of Building G.1 (G.2 Mirrored)
- A4 - Overall Plan of Building G.3
- A5 - G.1 Elevations (G.2 Mirrored)
- A6 - G.1 Elevations (G.2 Mirrored)
- A7 - G.3 Elevations
- A8 - G.3 Elevations



Building G.1

Building G.2

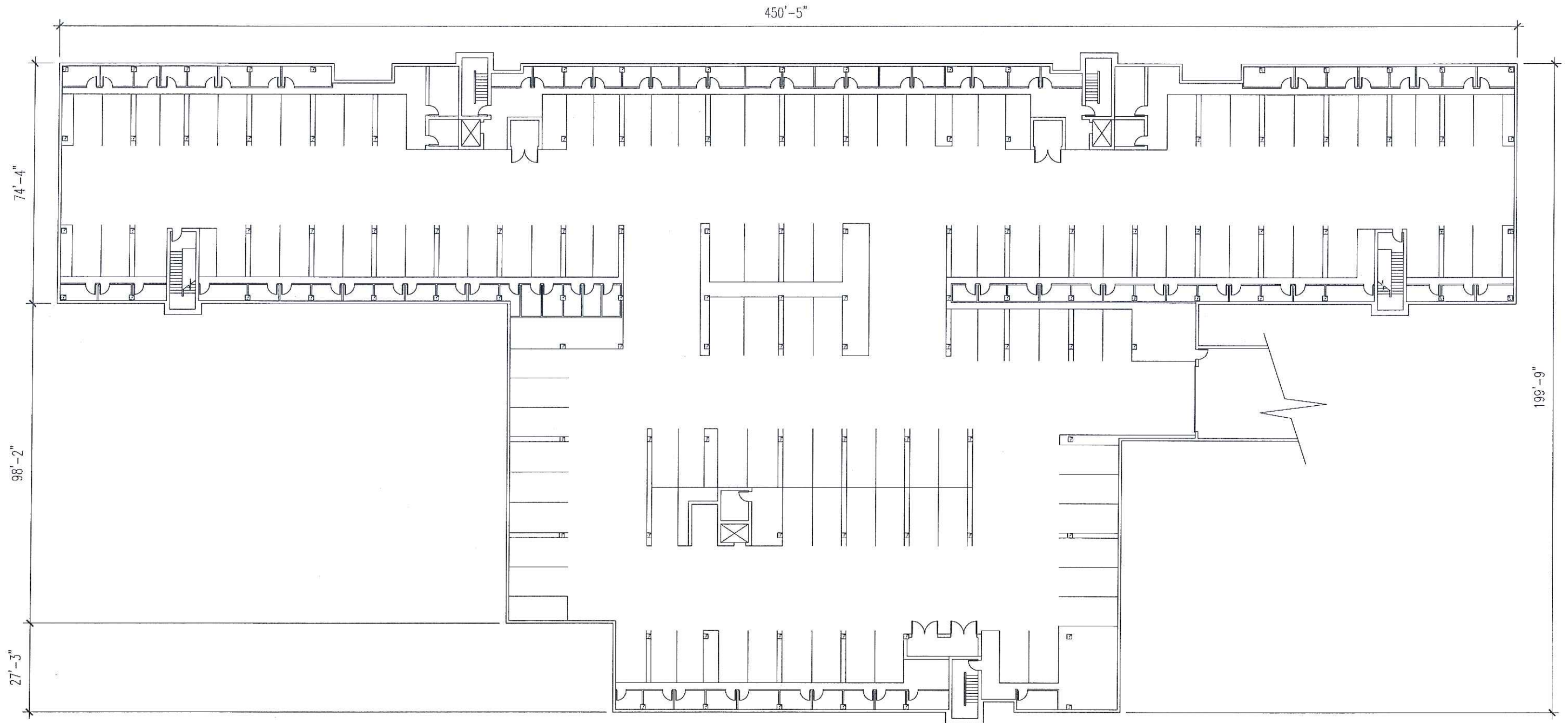
Elevated Terrace over
Below Grade Parking

Building G.3

Railroad Corridor

Pedestrian/Bike Path

New Winnebago St.



Parking Count

*All drive aisles 24'-0" minimum

- 5 - Accessible Stalls
- 1 - Van Accessible Stalls
- 16 - Compact Stalls (8'x18')
- 104 - Stalls (9'x18')

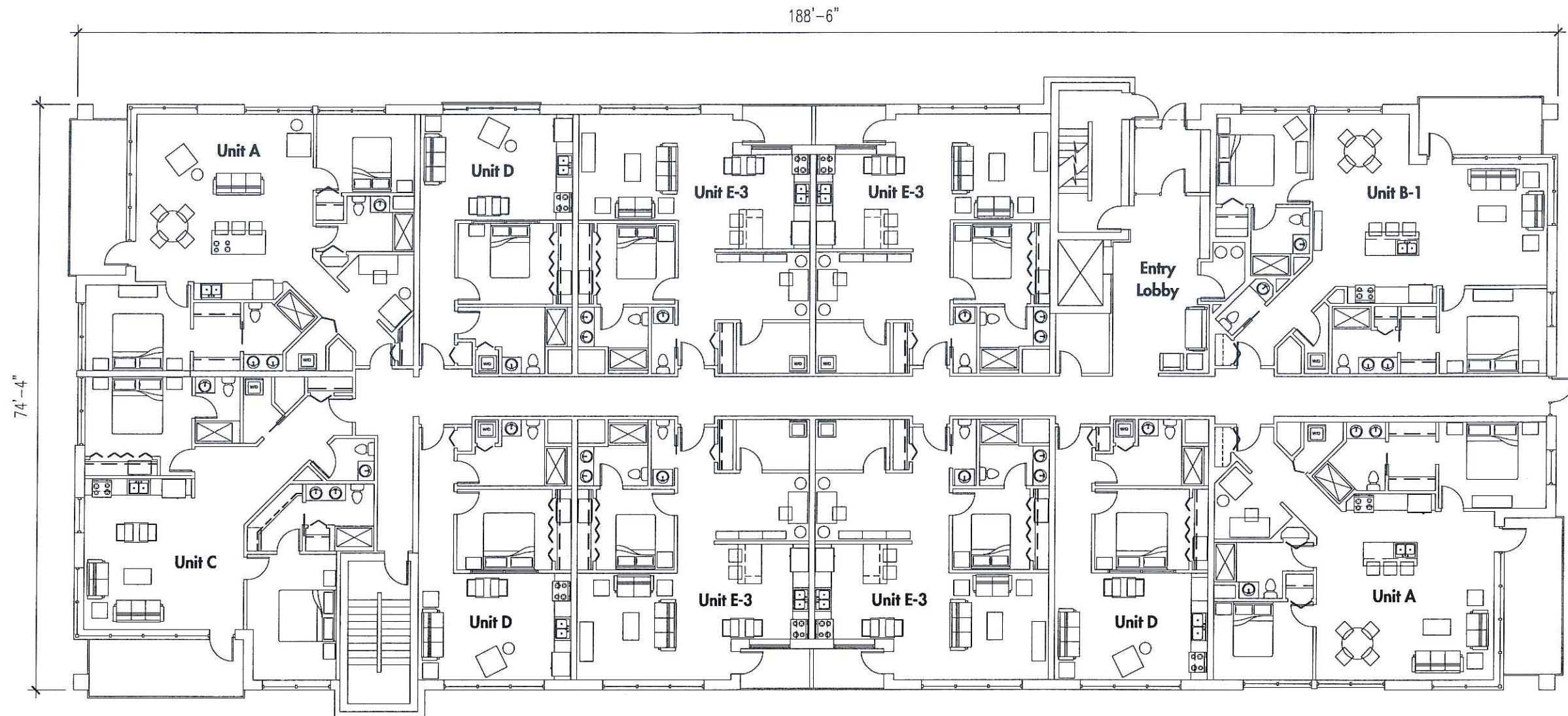
Total Underground Parking Spaces - 126

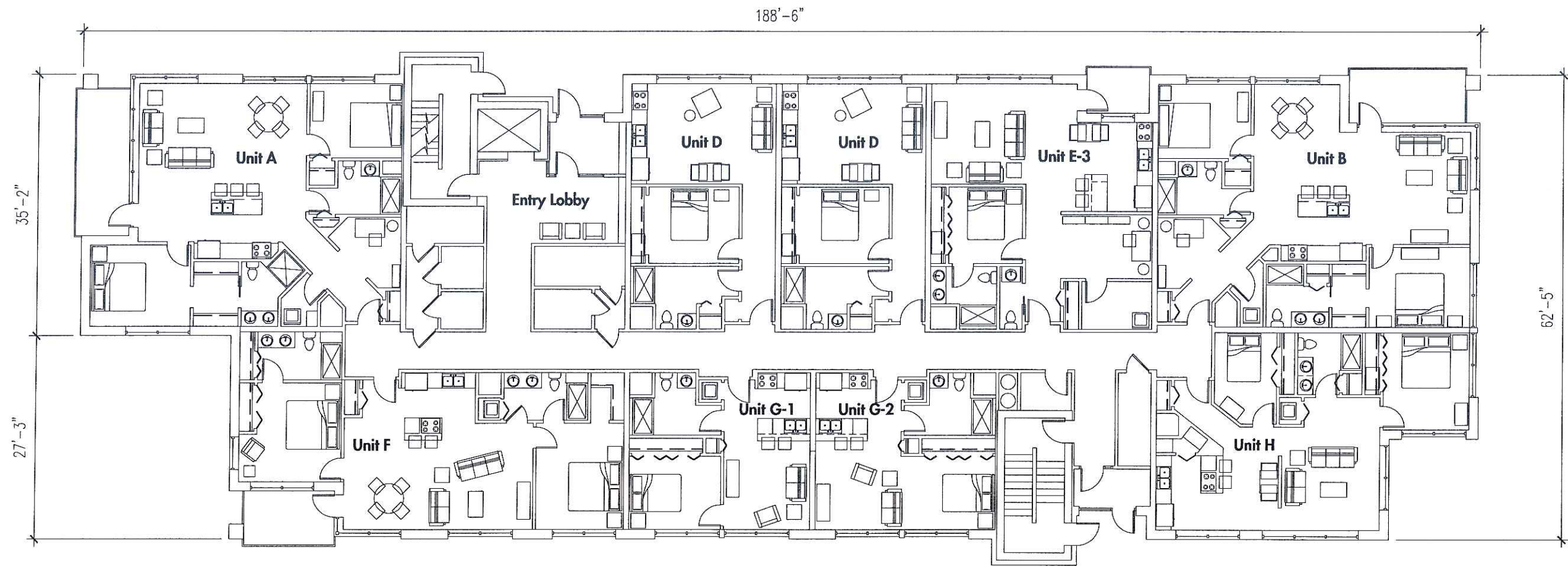
86 open bike stalls and 76 storage units

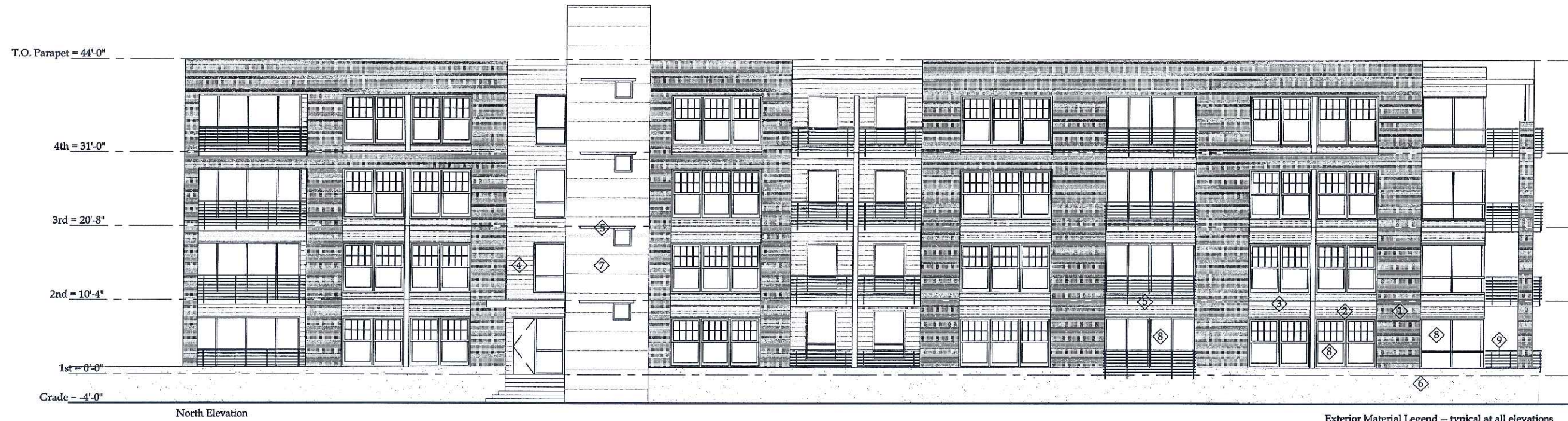
A2 - Below Grade Parking Plan

Scale: 1/32" = 1'-0"

Union Corners - Building G

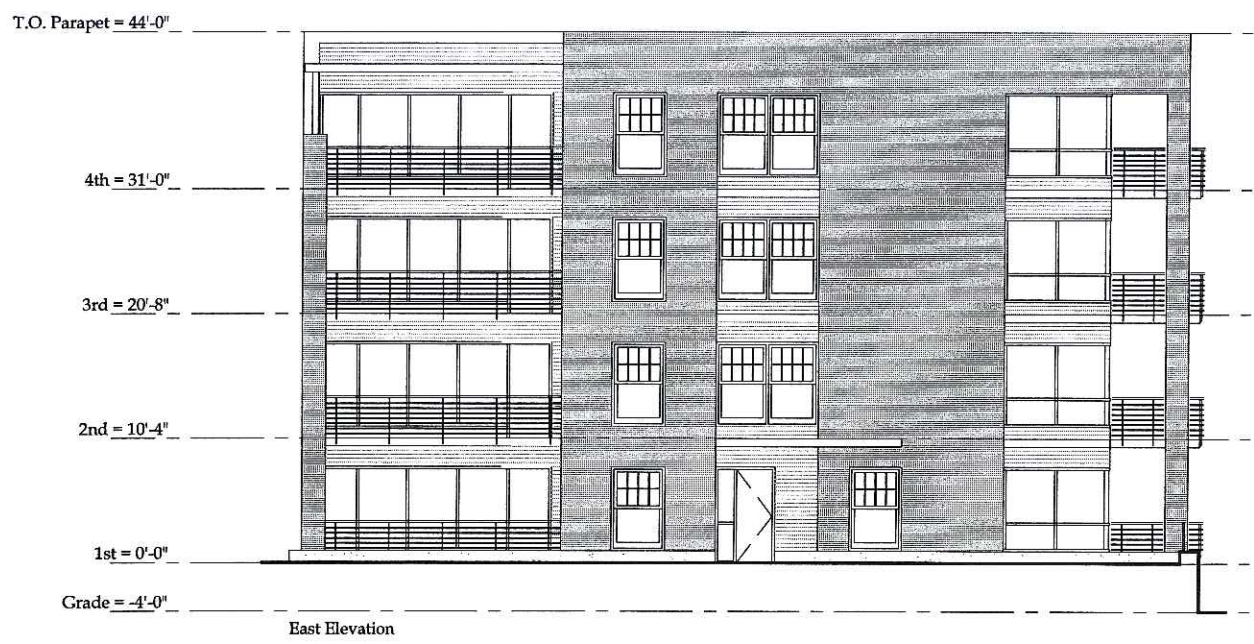






Exterior Material Legend – typical at all elevations

- 1-Brick in Running bond pattern
- 2-Brick in Flemish bond pattern
- 3-Brick Soldier course
- 4-Lighter Brick in Running bond pattern
- 5-Precast concrete
- 6-Sandblasted concrete
- 7-Metal panel
- 8-Insulated Glazing in aluminum frame
- 9-Aluminum railing system

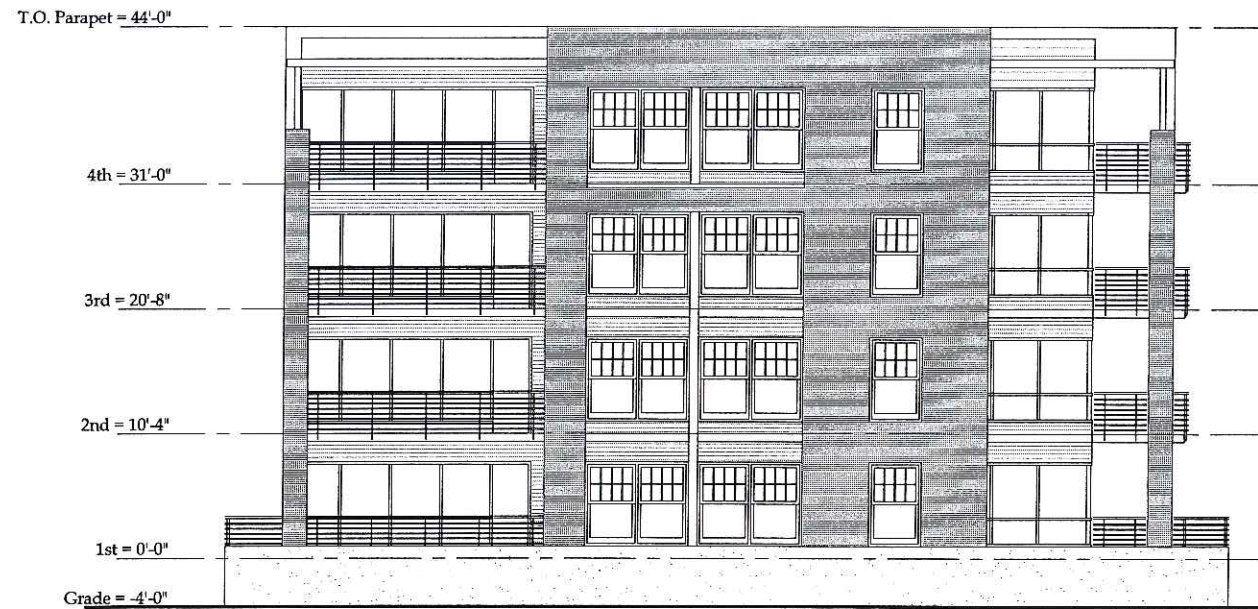




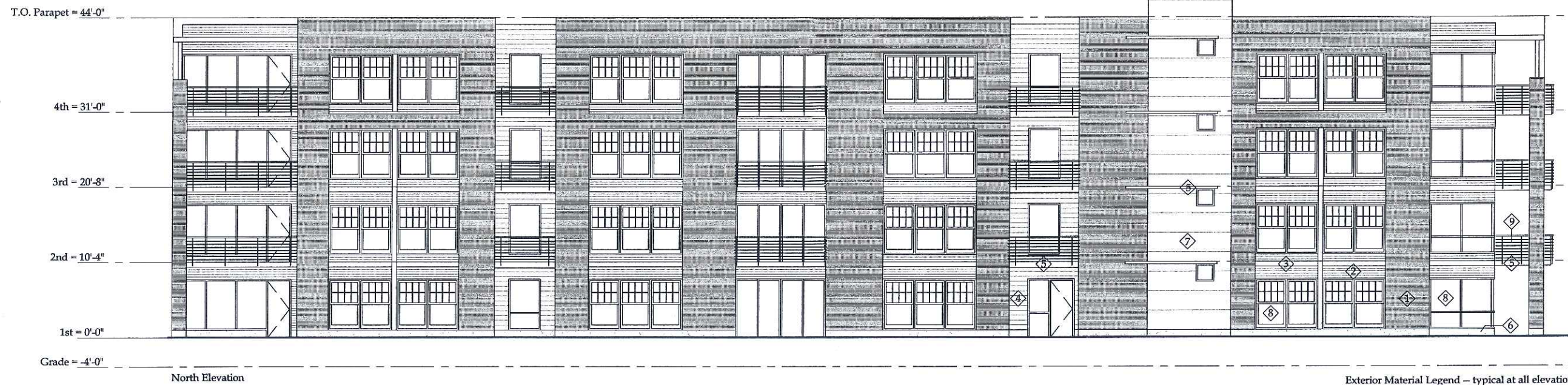
South Elevation

Exterior Material Legend – typical at all elevations

- 1-Brick in Running bond pattern
- 2-Brick in Flemish bond pattern
- 3-Brick Soldier course
- 4-Lighter Brick in Running bond pattern
- 5-Precast concrete
- 6-Sandblasted concrete
- 7-Metal panel
- 8-Insulated Glazing in aluminum frame
- 9-Aluminum railing system

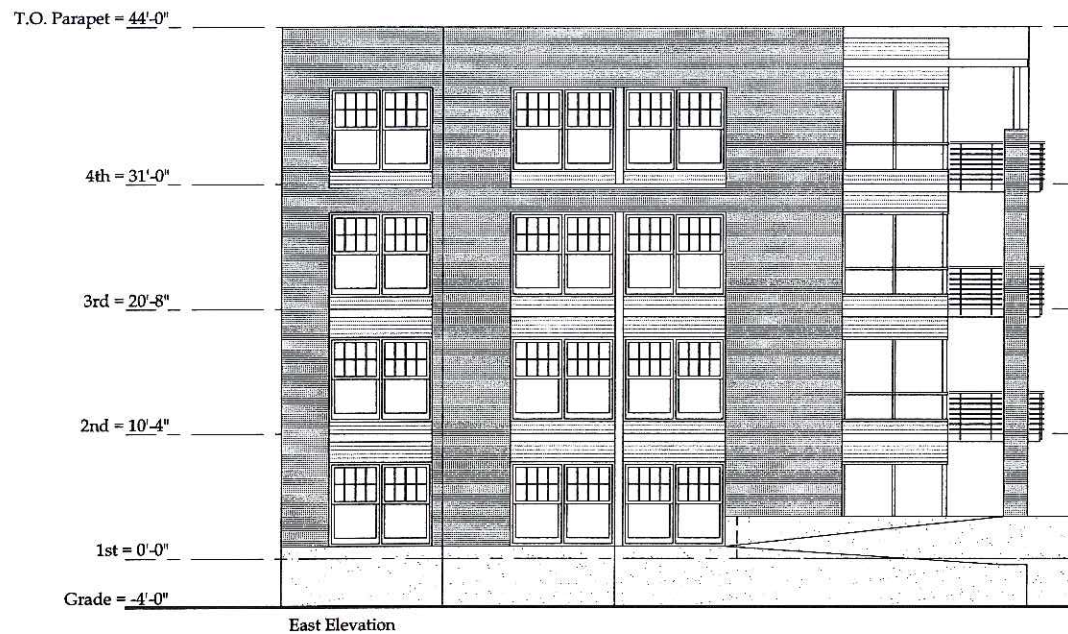


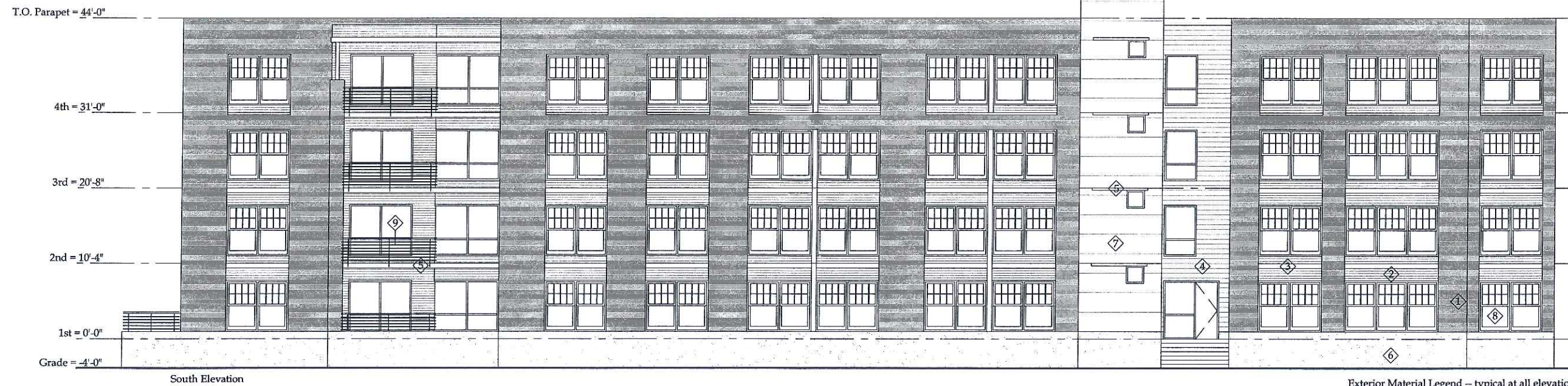
West Elevation



Exterior Material Legend -- typical at all elevations

- 1-Brick in Running bond pattern
- 2-Brick in Flemish bond pattern
- 3-Brick Soldier course
- 4-Lighter Brick in Running bond pattern
- 5-Precast concrete
- 6-Sandblasted concrete
- 7-Metal panel
- 8-Insulated Glazing in aluminum frame
- 9-Aluminum railing system

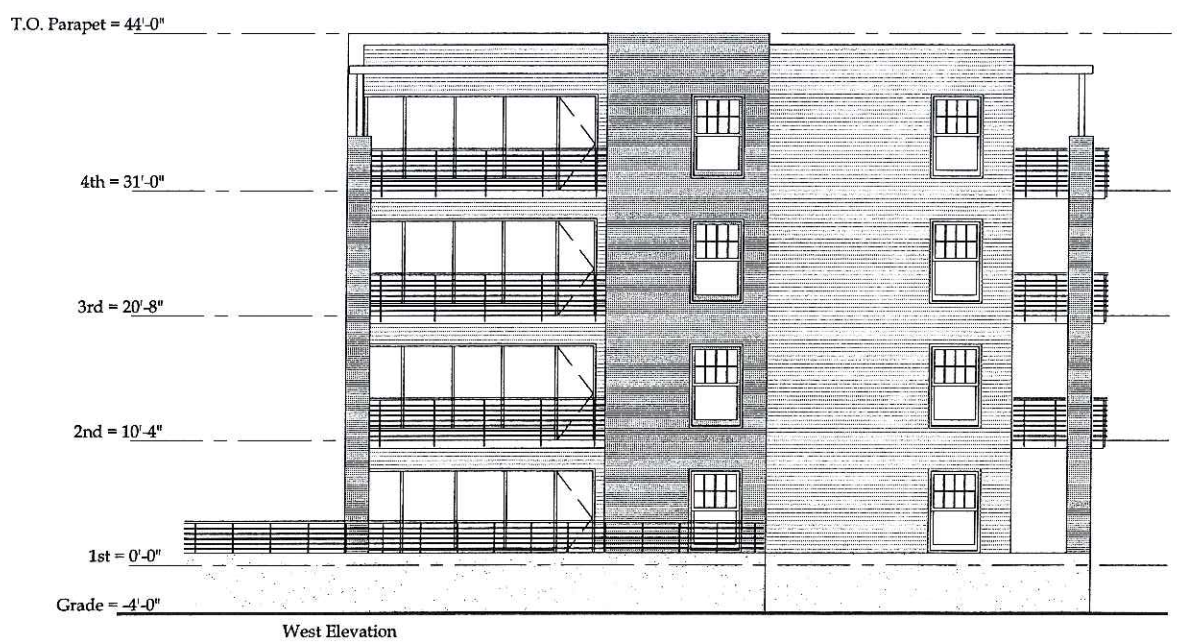




South Elevation

Exterior Material Legend – typical at all elevations

- 1–Brick in Running bond pattern
- 2–Brick in Flemish bond pattern
- 3–Brick Soldier course
- 4–Lighter Brick in Running bond pattern
- 5–Precast concrete
- 6–Sandblasted concrete
- 7–Metal panel
- 8–Insulated Glazing in aluminum frame
- 9–Aluminum railing system



West Elevation

SHEET INDEX

- 2.1 PROPOSED FIRST FLOOR PLAN at 3/32"=1'-0"
- 2.2 PROPOSED SECOND FLOOR PLAN at 3/32"=1'-0"
- 2.3 PROPOSED THIRD FLOOR PLAN at 3/32"=1'-0"

- 4.1 FRONT EXTERIOR ELEVATION at 3/32"=1'-0"
- 4.2 REAR EXTERIOR ELEVATION at 3/32"=1'-0"
- 4.3 SIDE EXTERIOR ELEVATIONS at 3/32"=1'-0"

OWNER:

MCGRATH ASSOCIATES

103 N. HAMILTON STREET
MADISON, WI 53703 608/255-3976



ARCHITECT:

ARCHITECTURE | CSG, INC.

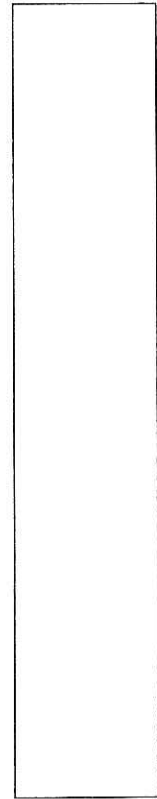
107 N. HAMILTON STREET
MADISON, WI 53703 608/251-4402

PROJECT:

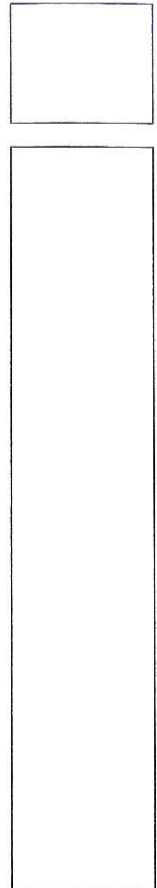
FRENCH BATTERY BLDG RECONSTRUCTION

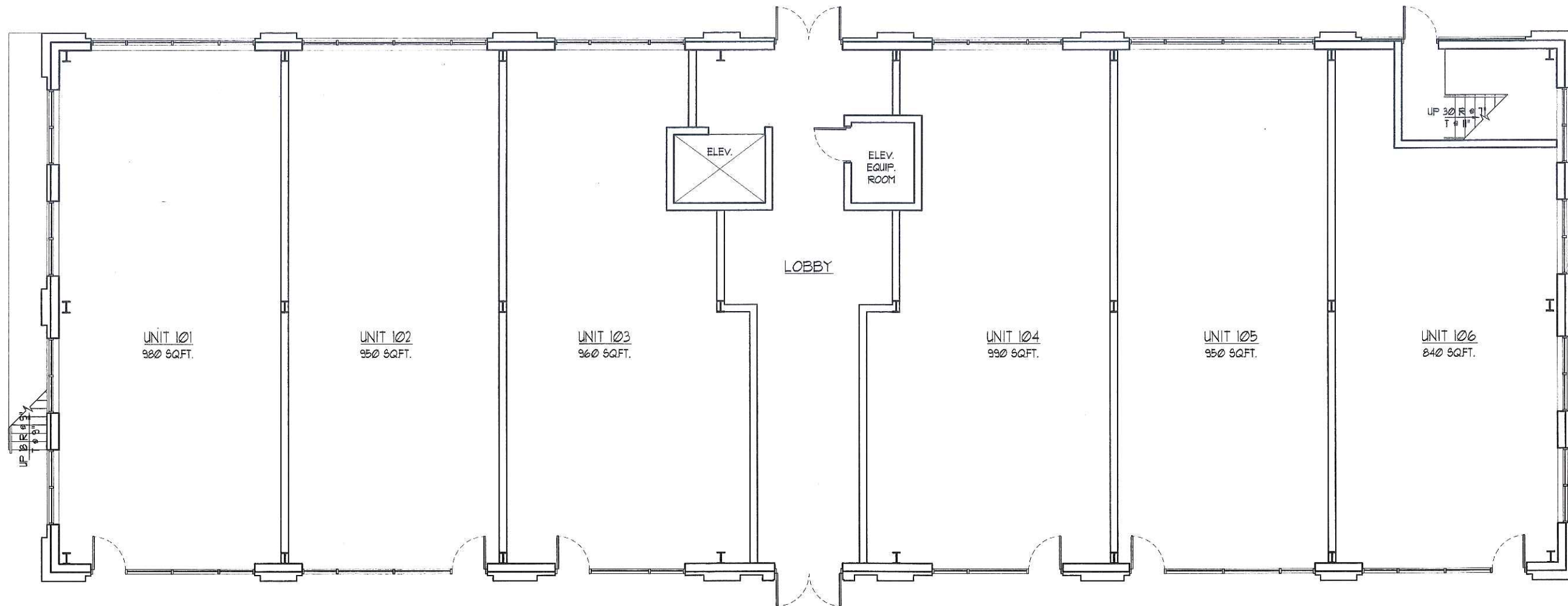
UNION CORNERS REDEVELOPMENT
MADISON, WI

TS



06/20/06





PROPOSED FIRST FLOOR PLAN
3/32" = 1'-0"

ARCHITECT:

ARCHITECTURE | CSG, INC.

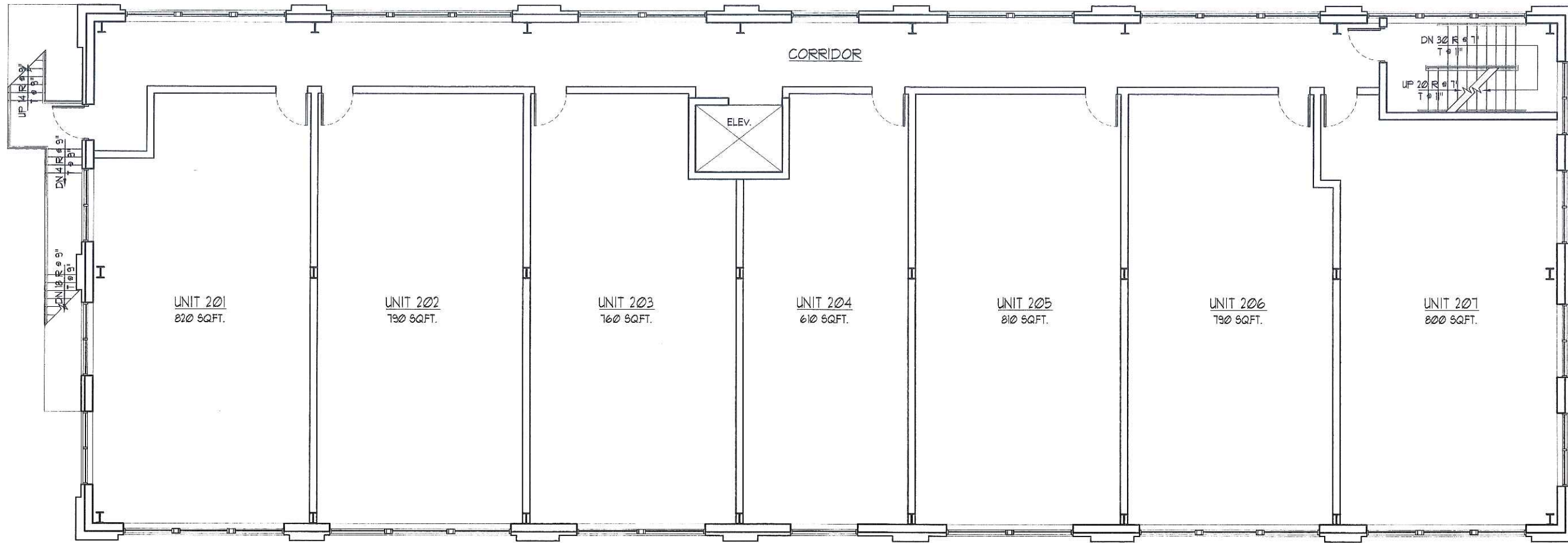
107 N. HAMILTON STREET
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PROJECT:

FRENCH BATTERY BLDG RECONSTRUCTION

UNION CORNERS REDEVELOPMENT
MADISON, WI

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2.2

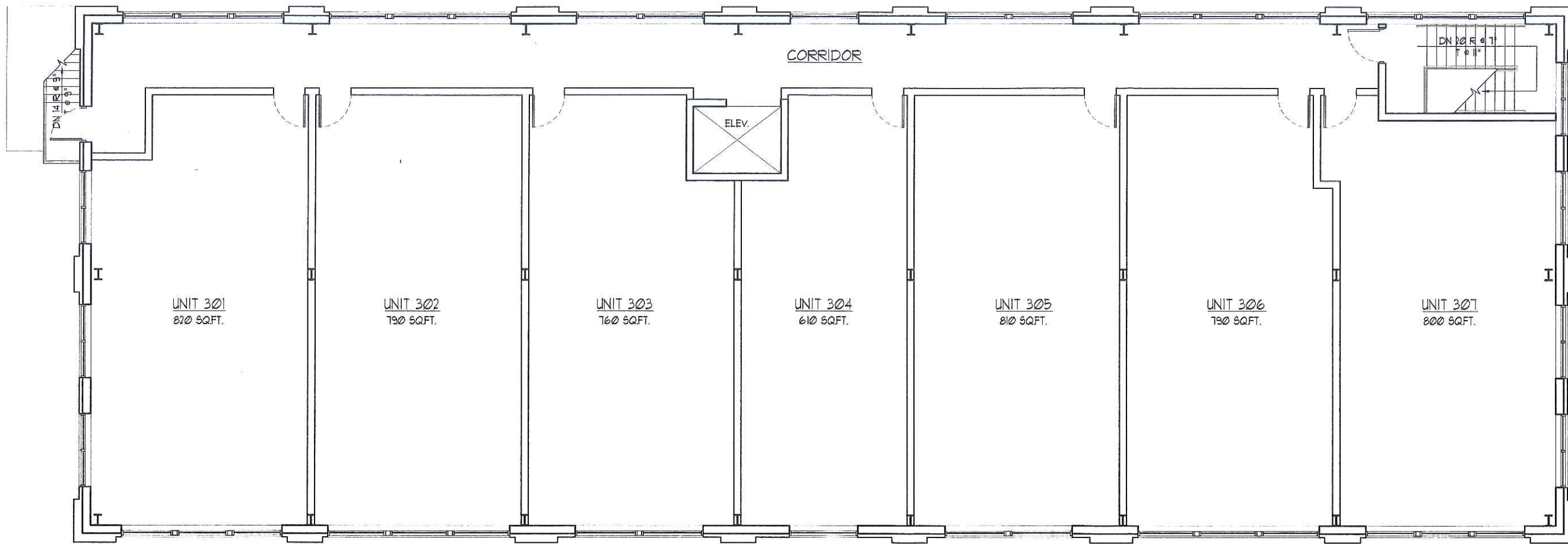
PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



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FRENCH BATTERY BLDG RECONSTRUCTION
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1
2.3

PROPOSED THIRD FLOOR PLAN
3/32" = 1'-0"



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ARCHITECTURE | CSG, INC.

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UNION CORNERS REDEVELOPMENT
MADISON, WI

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2.3



1 FRONT EXTERIOR ELEVATION (WINNEBAGO ST)
4.1 3/32" = 1'-0"



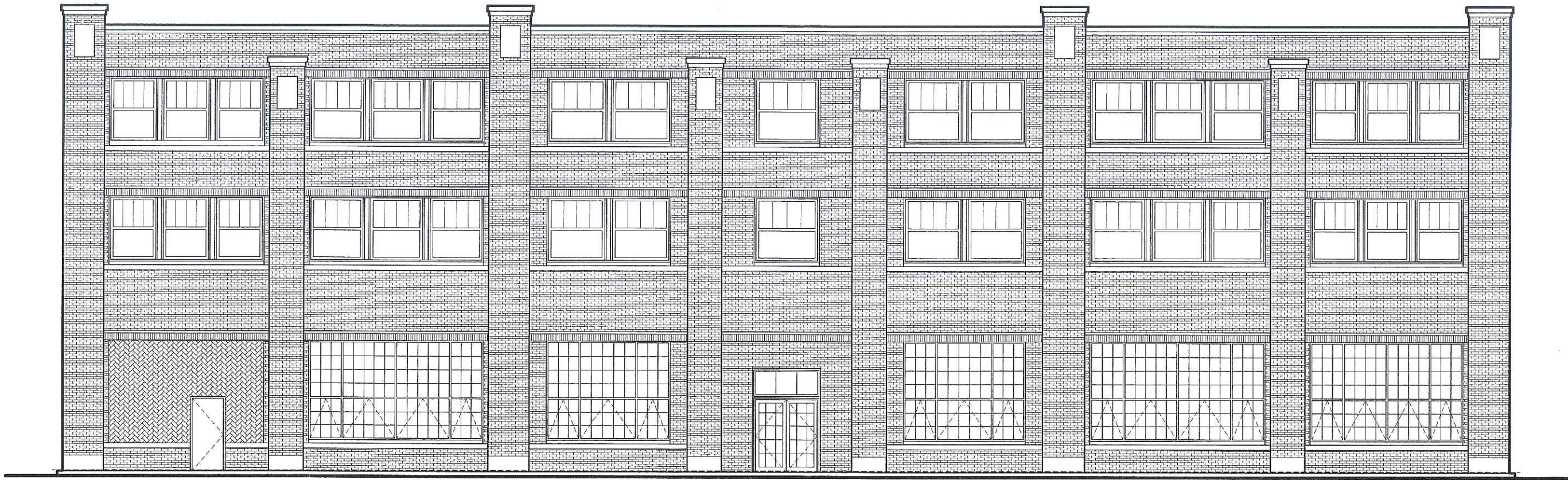
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4.1



1 REAR EXTERIOR ELEVATION
4.2 3/32" = 1'-0"



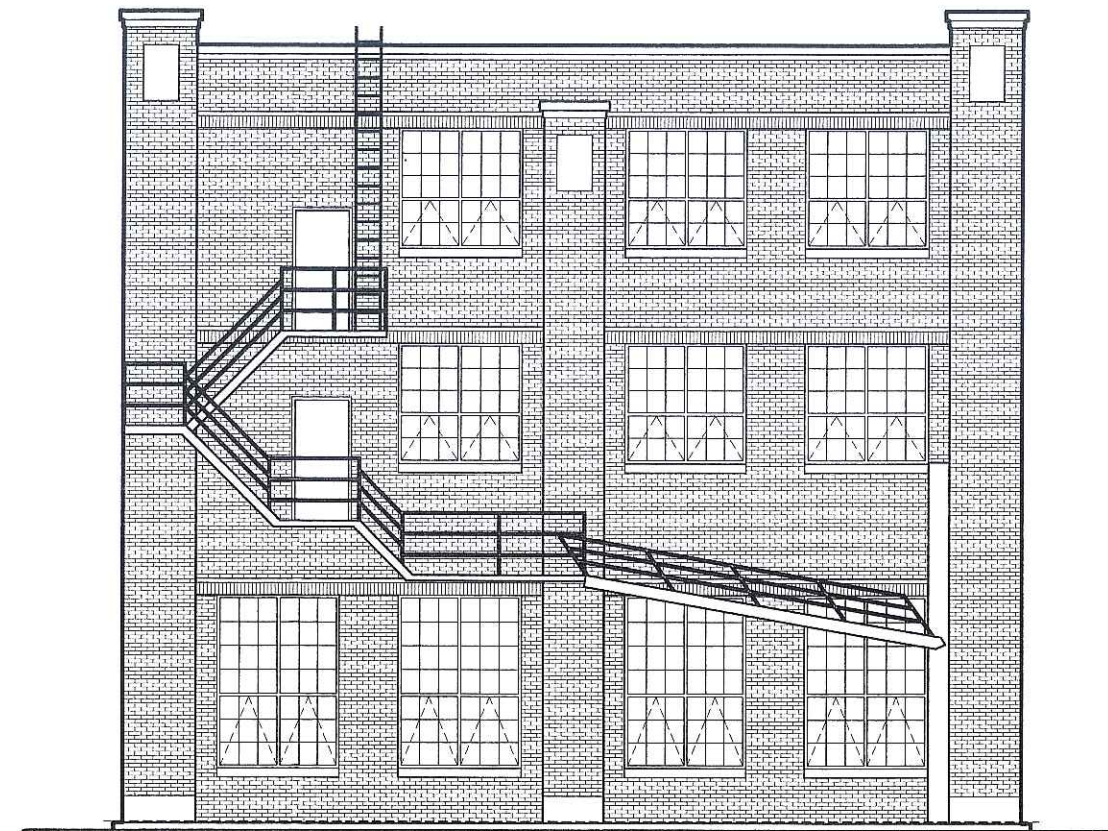
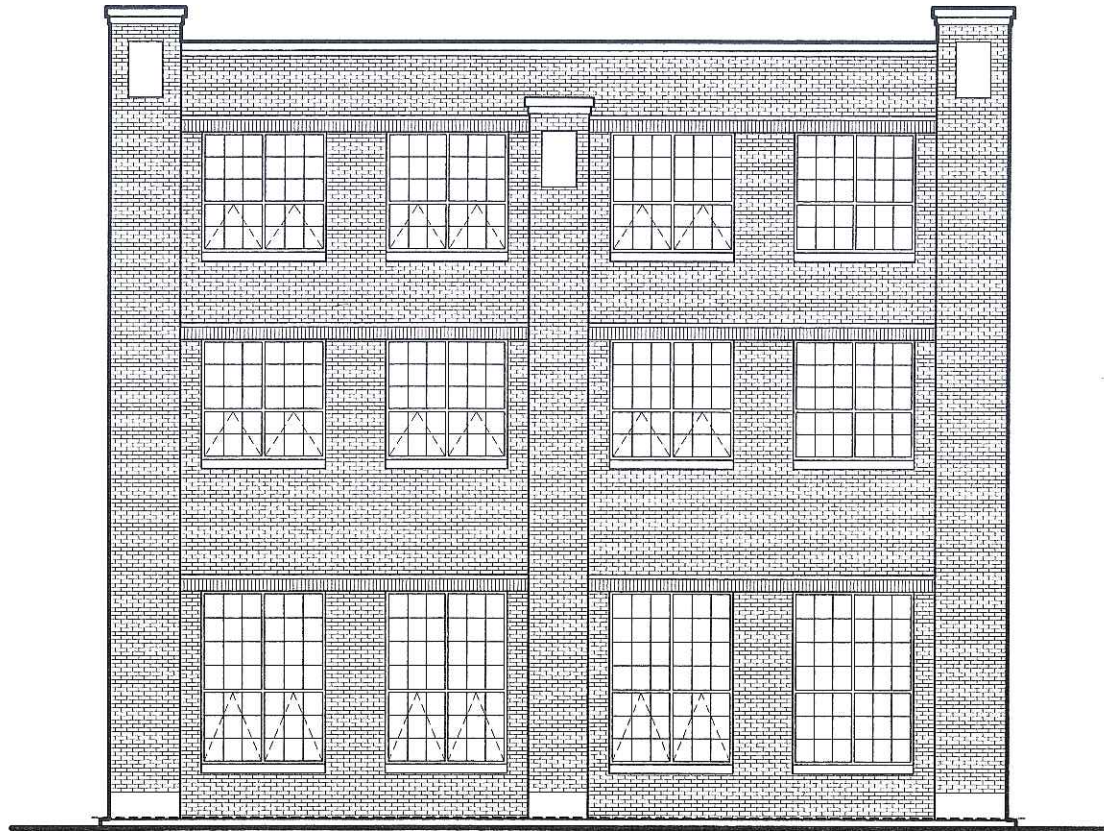
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4.2

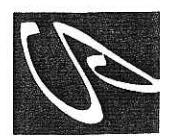


1 SIDE EXTERIOR ELEVATIONS
4.3 3/32" = 1'-0"

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UNION CORNERS REDEVELOPMENT
MADISON, WI

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4.3