

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** March 30, 2022

TITLE: 504-524 W Johnson Street/312 N. Bassett Street/505-527 Conklin Place - New Residential Development in UMX District. 4th Ald. Dist. (67242) **REFERRED:**
REREFERRED:

REPORTED BACK:

AUTHOR: Jessica Vaughn, Secretary **ADOPTED:** **POF:**

DATED: March 30, 2022 **ID NUMBER:**

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Jessica Klehr, Tom DeChant, Rafeeq Asad, Christian Albouras and Christian Harper.

SUMMARY:

At its meeting of March 30, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new residential development located at 504-524 W Johnson Street/312 N Bassett Street/505-527 Conklin Place. Registered and speaking in support were Neil Reardon and Nathan Cantley, representing ESG Architecture + Design. Registered neither in support nor opposition and available to answer questions were Dylan Lambur and Brandt Stiles. Registered in support and available to answer questions were Jesse Symynkywicz and Matt Haase.

Colin Punt of the Planning Division reviewed the Plan Commission's approval of the project, noting that flooding concerns expressed by City Engineering resulted in first floor programming changes and the loss of one walk-up unit along W Johnson Street. The development team reviewed updates based on the Commission's previous comments, including addition of gray metal panel on the west façade, subtle design elements on the west tower to break up the mass, moving the entry to Bassett Street, removal of the notched entries on W Johnson Street to a more straight on approach, and moving the columns on the west tower to be more in-board.

The Commission discussed the following:

- It looks like the glazing has changed on the silver paneling.
 - We moved the column location on the western façade, which limits that third panel glazing.
- That's unfortunate as it reduces the visual impact of that corner.
- The top floor feels rather heavy.
- I like how the base changed, it's more coherent. It appears to go from silver to dark in the same plane.
 - There is a change in plane there. The dark panel is recessed deeper by at least 2-inches so it will appear as different materiality and depth. The 12th floor does come around in light gray and continues all the way back.
- It looks OK, glad it is shifted and not aligned perfectly.

- Color is highly subjective. The James is a light suck and affects the experience walking by. The renderings show cold gray, it will be a huge sun suck. I encourage you to think about the experience of slowly walking past these buildings.
- Is the height/number of stories and the penthouse resolved?
 - Yes, Zoning has reviewed that and when it comes in for final Site Plan Verification it is expected to be compliant.
- The guard rails are black anodized material, what is the lighter material?
 - It will be a wood type material, we haven't 100% committed to it.
- Consider using all black anodized materials. As the public interface you want durable and not damageable materials.
 - We are open to other materiality.
- It's open and simple, consistency might be appropriate, particularly the diagonal, maybe stick with horizontal.
- I like the planters, those are an important separator of the corner for pedestrians. I do take issue with neatly planted rows, it looks like agricultural crops and will encourage cut-throughs. Consider simple staggering of rows and not strictly an X/Y axis.
- The plant list shows tough plants that should hold up. The Spirea should be looked at, there are better newer versions with nicer more colorful displays that would be worth a few extra dollars.
- The second level amenity space and the top level – kudos for big planting beds that are good for birds and pollinators. Just make sure you have built-in modes for maintenance purposes.
- Has Streets signed-off on this in the right-of-way?
 - That will come with final site verification and the developer's agreement.
- Why is there brick on this building when the majority is metal?
 - That was based on a comment from the Commission at the December 15, 2021, meeting to break up the tower element.
- I wish the different planes were more than 2-inches. Brick is not enhancing this design.
- The close-ups of the entries look good, but I don't know that the residential part wants cables, the black ties together more. I like it independently but something is off.
- Have you considered a more gray brick vs. a buff color?
 - We can move in that direction.
- The brick has a cooler feel more like the concrete retaining wall material and the metal panel. I'd encourage a cooler gray brick rather than buff.
- I was hoping for a different color than such darkness, especially at street level.

ACTION:

On a motion by DeChant, seconded by Harper, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1-1) with DeChant, Harper, Braun-Oddo, Asad and Albouras voting yes; Klehr voting no; and Goodhart non-voting.

The motion included the following conditions:

- Utilize a cooler gray brick instead of the warm buff color.
- Utilize a lighter color on the metal panel on the first floor around the curve.
- Stagger the plantings in the planting beds along W. Johnson Street.
- Reconsider wood detail on individual residential entries along W. Johnson Street.