

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> October 18, 2006
TITLE: 505-550 Midvale Boulevard, Midvale Plaza Redevelopment, PUD(GDP-SIP), Mixed-Use Development. 11 <sup>th</sup> Ald. Dist. (02988)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <span style="float: right;"><b>POF:</b></span>
DATED: October 18, 2006	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Cathleen Feland, Lisa Geer, Todd Barnett, Michael Barrett, Robert March, Ald. Noel Radomski and Bruce Woods.

### **SUMMARY:**

At its meeting of October 18, 2006, the Urban Design Commission **REFERRED CONSIDERATION** of a PUD(GDP-SIP) for a mixed-use development located at 505-550 Midvale Boulevard. Appearing on behalf of the project were Bruce Simonson, Joe Krupp, Michelle Quinn, Paul Haskew, Peter Fortlake, and Tim Gruber. Appearing neither in support nor opposition were Denise Lamb, Brandon Casto and Anna Strenski. The modified plans as presented by Simonson and Krupp featured the following:

- The site plan denotes the location of a corner element at the intersection of Midvale Boulevard and Tokay Boulevard adjacent to the library, featuring a sculpture, in addition to an adjusted driveway entry to the Phase 1 building off of Caromar Drive.
- A reading room area on the interior of the library featuring a glass curtain wall with a view to the proposed sculpture.
- Relevant to the landscape plan, it was noted that the plans will be modified regarding the provision of street tree plantings in conjunction with the City Forester, as well as corrections to the landscape plan as proposed per comments by neighbors. In addition, it was noted that electrical transmission lines along Tokay Boulevard would be buried where all landscape islands are also proposed to be irrigated.
- Bioretention areas provided along Caromar Drive with screening from mechanicals was noted.
- The building footprint is unchanged, floors 1-3 with a change in the 4<sup>th</sup> floor level with the elimination of upper level townhomes along Midvale Boulevard.
- Simplified all street side elevations with the emphasis on simplified horizontal elements and details.
- A review of the lighting and photometric plan emphasized the use of double-headed fixtures 18-20' high downward.

Following the presentation, neighbors speaking in regards to the project noted issues with the landscape plan, the use of ash trees due to known bore issues, issue with the utilization of two large red dogwoods, the lack of open space provided within tree planting areas within the surface parking area. Issues were also raised with the lack of native and hardy plantings in the landscape plan, as well as rain garden appropriate plantings in rain garden infiltration and bioretention areas, as well as a lack of details on the plantings and maintenance agreement provisions. The proposed use of a logo on the upper elevation of the building identifying the center

was noted as appearing out of place with the architecture and inconsistent with the style of the building. Concerns were also raised with the lack of detailing relevant to required traffic calming measures required for the project; as previously raised by the Urban Design Commission. Concerns with the alignment of the lower level garage entry with that of adjacent residences to the east across Caromar Drive relevant to the lack of effective landscaping and screening to minimize light intrusion were discussed. Relative to architecture, it was noted that it was improved with the loss of the story over the retail portion of the building with concerns still raised about the lack of transparency on windows for the library, as well as the corner treatment. The need for more green amenities such as permeable paving within the surface parking lot was emphasized, as well as the need to provide for assurances for the maintenance of rain gardens and bioretention areas and maintenance costs should be incorporated into the future condominium structure. Ald. Gruber spoke in favor of the project, noting its simplified styling and removal of the fourth floor over retail, the need for the detailing of required traffic calming measures and concerns about the proposed logo signage. Following the presentation, the Commission noted the following:

- The plant materials need to change to address issues relative to the salt and snow tolerances, the extensive utilization of large amounts of ground cover inappropriate and the need for native perennials and more diversity in rain garden bioretention infiltration areas.
- Need to use more permeable pavers in parking areas, in coordination with planting areas due to their lack of size.
- Need more details on rain gardens, traffic calming amenities consistent with the areas of cross-hatching shown on the landscaping plan.
- Examine the provision of common entries to both the retail and library components of the first phase building.
- Correct renderings to be consistent with the protrusion of lighting lamps and fixtures dropped well below their shields.
- Want to see other traffic calming measures such as raised crossing at Caromar.
- Not a good sense of what's going on landscape-wise relevant to the bioretention areas and overall landscape treatment at the corner of Caromar Drive and Tokay Boulevard.
- Relevant to the corner issue, quality architecture on the remainder of the building is good but corner is not done. It is underdetailed, the pane treatment of windows is weak, doesn't have texture, space behind is unknown, still needs to create a space with a sense of place, a setting incorporating protective overhangs, needs inside/outside connection, needs to be an outdoor room, needs to be a space that attracts not repels.
- Suggest lighter trim with darker siding on upper elevations. Examine the base stone work to be consistent and not look like a turn-of-the-century treatment.
- Look at patterning of the window mullions between the library level, second and third story windows, especially their alignment.
- Firm up differences in coloration/textural differences between renderings and elevational details.
- Large mass of view of stair tower in hall off of the southeast corner off of Tokay Boulevard needs attention; break up with high windows.
- The red cedars in front of the windows on the corner and along Tokay Boulevard are not appropriate in size, as well as salt tolerance. The overall landscape plan needs local input and should be redone due to issues with appropriateness with type, size and function.
- The small openings provided within the landscape islands in the surface parking area require that structural soils be provided in conjunction with permeable paving at the head of adjoining parking stalls to ensure sufficient area for survivability of plantings, as well as the proposed irrigation.
- Like the development of the architecture, it fits the neighborhood well, the library portion of the building is now clearly a civic building.

- Some stalls at the perimeter of the surface parking lot can be 16' in depth with the raised curve utilized as a wheel stop in order to make the adjoining sidewalk wider. Verify with the Traffic Engineer.
- Need to provide permeable paving to add to supply of water to support the tree and landscape plantings within the undersized island areas in conjunction with the provision of structural engineered soils due to the minimal size planting areas. These structured engineered soils contain large pores which act to conduct water to the roots of plantings. Cornell University specifications provide that these soils should be 24" deep. The combination of structural engineered soils, as well as permeable pervious pavers at the head of adjoining stalls will act to ensure root growth and provide nutrients to feed trees within the undersized areas.
- Correct corner element on the perspective rendering relevant to brick color along Caromar Drive.
- Consider extending the roof decks for residences above the library level to the roof edge; make roof deck long and narrow with plantings in between, 3-4' wide to screen and separate patios.
- Emphasize maintaining transparency of lower level; look at size of columns along the library colonnade to make sure.
- Like improvements in architecture, still problem with corner and lack of entrance, disappointing without a grand entrance, no inside/outside activity customary with civic buildings.

### **ACTION:**

On a motion by Host-Jablonski, seconded by March, the Urban Design Commission **REFERRED CONSIDERATION**. The motion was passed on a vote of (5-3) with Barrett, March and Geer voting no. The motion required address of the above stated concerns and the following:

- Look at the extension roof/deck on the Tokay Boulevard elevation above library.
- Examine the use of pervious pavers along with structurally engineered soils in tree planting islands in order to provide adequate area infiltration and moisture to ensure the survivability of the trees.
- Examine the use of 16' stalls with 2' overhangs; increase the width of tree island areas.
- Modify landscape plantings utilizing native/hardy species and a local landscape architect.
- Provide detailing on required traffic calming measures approved with this project.
- Reexamine the landscaping and screening issue relevant to the location of the lower level garage entry and adjoining screening of lights onto adjoining properties along the east side of Caromar Drive.
- Provide confirmation and necessary adjustments to the coloration and texture differences between perspective renderings and elevational details relevant to colors and materials.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 7, 7, 7, 7, 8 and 9.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 505-550 Midvale Boulevard**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	8	5	7	-	7	7	7
	5	8	3	5	-	7	8	6
	-	-	-	-	-	-	-	7
	6	8	4	6	6	6	7	7
	6	8	6	6	7	7	8	7
	7	10	6	9	-	7	10	9
	8	8	7	8	8	8	8	8
	6	6	7	7	7	9	6	6

General Comments:

- Need to improve corner element; traffic claming must be identified; a much improved landscape plan must be submitted; and when you return 2 weeks from now with improvements, this will be a wonderful development in the neighborhood and the City.
- Referral – just too much needs to be improved/changed for approval. Basic building is greatly improved.
- Much improved architecture. However, the very important Midvale-Tokay corner is still strikingly under-designed, despite the UDC’s repeated insistence that this is a crucial portion of the building. That, plus numerous other items rate a referral vote on a fine project.
- Architecture has vastly improved and is very attractive. Plant materials are not suitable for the site, look to native, urban salt tolerant species in parking lot use structural soil beneath pavement with permeable pavers in the parking stalls and adjacent to rain gardens.
- Need further refinement per our comments. But great improvement. Thanks for the changes.
- You finally hit the right style! Nice work – landscaping needs consideration.
- Use 16’ parking stall with 2’ overhang where possible. Deep window openings; not thrilled with yews; would like to see some 3 bed; extend roof deck to edge of building at south side and would be dynamic from outside/street; transparency is key: avoid opaque quality of Monroe Commons (Monroe Street façade); use permeable paving; like, really like logo; architecture much approved.

- Overall architectural theme is quite nice, very fitting. The side design, overall is a perfect match, perfect enhancement for this neighborhood. The one major drawback: the fishbowl-effect of the corner of Tokay and Midvale. It kills any sense of an active civic corner, it needs an entrance! A major one that opens to a shared public-private space, e.g. a galleria that could serve to mix people coming for books and coffee. This is a major drawback to the whole project. It is meant to be viewed at 45 mph, not be people walking.