

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** May 10, 2017

TITLE: 211 South Livingston Street – Public Project, New Development of the Capitol East Parking Garage. 6th Ald. Dist. (46095) **REFERRED:**
REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary **ADOPTED:** **POF:**

DATED: May 10, 2017 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Rafeeq Asad, Lois Braun-Oddo, John Harrington, Tom DeChant, and Amanda Hall.

SUMMARY:

At its meeting of May 10, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of the new Capitol East parking garage located at 211 South Livingston Street. Appearing on behalf of the project were Rick Gabriel, representing BWBR; and Jeff Steen, representing Ken Saiki Design. Gabriel presented changes to the project since its informational presentation:

1. Larger site context plan with the building mass the same as previously shown;
2. Addressed streetscape (and noted parts that will be part of the future project);
3. Considered stormwater features;
4. Enhanced corner design (power lines will be underground);
5. Developed the metal façade screening;
6. Fleshed out materials:
 - Perforated corrugated metal panel (grey, aluminum color)...on 3 sides, oriented vertically.
 - White precast panels along Main Street and along vertical elements for stair elements.
 - Charcoal brick (to relate to the neighboring panels).
 - High performance, low-reflectivity window panels.
 - Anodized metal aluminum for coping.

Comments and questions from the Commission were as follows:

- Appreciate the mindfulness of the staircase design (safety aspect), but do have concerns about it having a greenhouse effect with higher temperatures.
 - The windows have low E component and will not project due south (at 45 degree angle).
- How the “no dump” access gate area going to work?
 - Those are solid precast panels, the snow will be dumped over the side and along this entire part of the site. This is a bioretention stormwater element and that will be where the snow will melt. We do have another snow chute in this area where snow from the top level will go down the chute and be hauled off.

- Why doesn't this project have any street trees?
 - These 3 are existing but the street trees along Livingston will be part of a future City street reconstruction project, so the guidance was we shouldn't show something that's not in the project because it's outside of our control. They'll also be doing the street lighting.
- There is an existing fairly good-sized tree at plaza at the corner...is it possible to save that?
 - By the time they excavate it will be hard to save.
- Any motion put forth today should really suggest that the City should put back in large scale trees.
- I have a question about bikes being located in the terrace. Didn't we have a really long discussion with the neighbor and that wasn't allowed? I thought the entertainment venue couldn't have it but now this one can? If it wasn't allowed there I don't think it should be allowed here.
 - I'm not sure what the contractual obligations will be between MG&E and the City. Typically bike parking in the terrace is something required to go through a separate approval process.
- Maybe we just note in the motion that the adjacent property was not allowed to do that and the City should look closely at why it would be allowed here, and encourage it not to be located in the terrace.
 - This right here will be a B-Cycle location. We also have a significant amount of bike parking inside the parking garage as well.
 - B-Cycle as a private entity would be leasing land from us to put their station there. On the Cosmos/Spark project they were intending to use the bicycle parking in the terrace to meet their bike parking requirement, which they cannot do so they had to shift their bike parking onto their property in order to meet those requirements. So a little bit of a different situation.
- It's the taking away of green in the terrace...
- Your interior light fixtures, look at the shroud so we're hopefully looking at an indirect glow when we look through that perforated metal.
- The landscaping works pretty well but I do have concerns with individual species. The Sea Oat is invasive so I would encourage a different species. The Trillium, I'd be very surprised if it grew there. You've got Cup plant in there and I won't say you can't, but it is aggressive and you might just have a wall of that. The Norway Spruce seems odd; I would encourage you to look at something more appropriate. 90% of what you've got is native but I wouldn't want to advertised that this is a purely prairie planting.
- What can you tell us about public art?
 - We are working with two artists called "Actual Size Artworks." They have a great deal of experience with public art installations. We got preliminary ideas from them but nothing to share publicly just yet. We did talk about location, and originally we were showing three different locations we were exploring. Since then we've narrowed it down to this façade above the public plaza on the corner. It's highly visible, welcoming to the entrance of both the commercial and the parking garage, it helps reinforce the public nature of the plaza. It also reinforces the previous comment about placemaking.
- Would it be possible to do it in two spots? Having two related pieces right on that corner would take it up 110%.
 - We can explore that; we do have a set budget for the art.
- I would say one place for art. Too busy otherwise. I like what I see now better. The addition of the art will enhance it, but not if it's too much.
- If the focus is on the plaza and the plantings, the art is going to have to be really good.
- I'm averse to any particular color or material that goes on too long so I like that you have broken it up. I personally would like to see something there, whether it's a slightly different color of the mesh.
 - We really don't have any signage in this location. There is signage low and above the entry; at one point I think we were considering some signage over here but that wouldn't address this.
- It's a parking garage, you don't need to advertise it.

- Does the art come back to us?
- If you could get the City to pin down where they will be putting trees, that may be a big factor in where you put that art piece. And make sure where there isn't an art piece that you have tall trees there.
 - The street trees would probably be along Livingston but not right at the corner. There's a massive underground electrical line here so I don't know that we'll be putting anything on top of that.
- If you incorporated the artwork with the trees then it could become 3D artwork.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). An amendment to the motion was made by Hall, seconded by DeChant, to have the artwork return for design and location. The motion passed on a vote of (7-0).

The motion provided for the following:

- Strong encouragement for big trees.
- Shroud the lighting in the parking ramp.
- Sea Oat, Trillium and Cup plant should all be removed in favor of something less invasive.
- The artwork will come back to the Commission once the artists have a final design and location to present.