

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 26, 2006
TITLE: Block 51 @ 309 West Washington Avenue (Capitol West) – PUD(GDP-SIP), Revision to Previously Approved Plans. 4 th Ald. Dist. (04195)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 26, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of July 26, 2006, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) for revisions to previously approved plans located at 309 West Washington Avenue. Appearing on behalf of the project were Thomas Miller, Bill White, Natalie Bock, Jonathan Cooper, Nathan Novak and Rosemary Lee. Appearing in opposition to the project was Michael May. Prior to the presentation staff noted to the Commission that many aspects of the plans for the overall development of Block 51/Capitol West had evolved significantly through the approval process following the Commission's approval of the project on May 4, 2005 and subsequent approval of the Broom Street Condominium component of the project in November of 2005 based on extended considerations of the project at both the Plan Commission and Common Council, which required adjustment to the plans following the Commission's final approval. The revisions to the previously approved plans as presented by Miller and Bock emphasized changes to the building at 309 West Washington Avenue and underlying parking structure as follows:

- A 1-story addition to the main tower portion of the building at 309 West Washington Avenue, increasing the number of stories from 10 to 11 with the new story providing for the addition of 10 units from a previously approved 116-units to 126-units within this structure.
- The mechanical system for the building at 309 West Washington Avenue has been revised to eliminate a rooftop HVAC equipment and other mechanicals on the roof of the building, to accommodate the additional story. Individual unit packs will be provided in lieu of a single rooftop system.
- The exterior façade of the building has been modified to maximize energy efficiency and reduce costs with changes to the building materials and palette involving the elimination of the extensive use of a glass curtain wall system as a component of the building's architecture.
- The underlying parking structure has been modified to add one additional layer of parking beneath two previously proposed layers. The additional parking levels will provide for 70 parking stalls, increasing the total number of stalls within the underlying ramp structure from 146 to 216 parking stalls.

It was further elaborated that:

- The more extensive use of precast concrete column covers and corrugated metal panels on the building.

- The elimination of cable systems for climbing planters on the “Main Street Townhouses”, substituted with plantings that can climb without the assistance of the cable system.

Testimony by various members of the Capitol West Steering Committee, Bassett District and Capitol Neighborhoods spoke on the project as follows:

- The neighborhood is disappointed with the modifications to the project.
- Pedestrian features eliminated, including proposed water features as well as a reduction in street trees, in addition to the cable supports for the vining.
- The replacement of a single rooftop HVAC system in favor of individual wall units is not environmentally efficient.
- The absence of sufficient loading accommodations for the project as a whole.
- A apparent reduction in overall bicycle parking.
- The remarkable reduction in bicycle/pedestrian access to the “muse.”
- The lack of a clear cut vision on the detailing for the first floor retail commercial spaces for the 309 West Washington Avenue building, as well as no clear motif for signage.

Following the presentation, the Commission noted the following:

- Concern with not seeing samples of the now more expensive application of corrugated materials on the 309 West Washington Avenue building.
- The similar application of corrugated materials is critical to the approval of the Marina project, finish and appearance an issue.
- Issue as to why street trees have been removed along Henry Street due to existing utilities; needs to be further explored.
- Consider replacing interim green roof proposed on the “306” site with a lawn for infiltration during the first phase.
- Issue with blankness of façade along West Washington Avenue and Henry Street elevations.
- Overall completely different project. Appreciate the need to cover costs. Provide samples on materials (corrugated).
- The extensive application of corrugated materials takes a lot from the building and question the energy conservation with the use of individual HVAC units.
- Loss of public amenities unfortunate.
- The building as redesigned a much different building than previously proposed.
- The corner element of the 309 building pop-out was a glass box with a masonry element on the end elevation; now metal with a precast panel, appears more massive.
- Need to provide more close-up views and details on the finish of the corrugated metal materials in conjunction with other materials on the façade.
- Question the need for the maintenance of the cross-bracing if the existing concrete frame of the building is sufficient to support an additional story.
- Problem with exposed concrete on West Washington and Henry Streets, especially the loss of stairs (unauthorized).
- Concerns with louvers on the face of the building, as well as the number of penetrations on the façade of the building.
- The stair removal off of Henry Street is disappointing.
- Although stormwater issues are not changed, details of the rain catching system should be provided for further review.

- Issue with the total number of bicycle stalls provided for the storefronts along West Washington Avenue.
- Disagree with building's architectural issues, previous not realistic. Provide an analysis showing conservation in the building envelope, but do homework on the use of skypacs (wall mounted HVAC systems) and piping distribution.
- Concern with the materials and need to see how building meets the street, in addition to providing specific details on a signage package for the retail commercial usage.

ACTION:

On a motion by March, seconded by Barrett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The referral motion required address of the above stated concerns upon further consideration of the project.

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, 6.5, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: Block 51 @ 309 West Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	6	6	-	6	7	6.5
	6	6	6	-	-	6	7	6
	-	7	-	-	-	-	-	7
	6	6	-	6	-	6	6	6
	9	8	6	-	-	9	9	8
	-	7.5	7	7	-	-	9	8

General Comments:

- Reconsider the expense of a temporary green roof to a smaller permanent area somewhere on the project. Better pedestrian interface along Henry Street and mitigation of the concrete first story.
- Significant questions remain on this project, not the least of which is how major building elements get changed without involvement of UDC and the neighborhood.
- Revised elevation needs further refinement, show details of corrugation at penetrations.
- Too many unresolved issues.
- The change in the general architectural theme is fine. The details of how the building meets the street is a catastrophic failure given the massive lengths of blank concrete walls along the sidewalk. The addition of yet more parking in this very urban, very walking-oriented place is questionable.
- Like new design (although prefer original). Need details for window openings; need clear corner element which is a counter point to mass; cross-bracing; streetscape/Henry stairs or lack of is concern.