

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** January 27, 2016

TITLE: 1 North Webster Street – Alteration to Approved Development for the “AC Hotel” in UDD No. 4. 2<sup>nd</sup> Ald. Dist. (41462)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: January 27, 2016

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Lois Braun-Oddo, Richard Slayton, Sheri Carter and John Harrington.

### **SUMMARY:**

At its meeting of January 27, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of an alteration to an approved development for the “AC Hotel” located at 1 North Webster Street in UDD No. 4. Appearing on behalf of the project was Andy Inman. The design progression looks to modify the green roof component of the hotel, essentially an advisory recommendation for staff. They would like to enhance the green roof over the canopy above the entry and eliminate it on the 10<sup>th</sup> floor portion that wouldn’t be visible to anyone. The depth of the plantings would be approximately 9-inches. They would further enhance and put more bollards in that canopy area for a human scale connection. They looked to one regional, one national and local for inspiration of what they wanted that canopy to look like and how to improve the original concept. Some native plant materials were discussed that would bring interest almost year-round. They have an “AC Library” where guests can come up to the second floor and look out onto this canopy. City Engineering weighed in without any opposition to these changes. This is not a cost saving measure; this is actually more expensive than the original budget. They have gone above and beyond in what they see as more meaningful sustainability by focusing on energy to incorporate a number of enhanced mechanical systems that are resulting in some true savings as far as energy consumption, while minimizing the carbon footprint.

Jay Wendt noted that Planning staff asked their team to come to the Urban Design Commission because of the conversations of additional height as this project went through its approval processes, with the discussion being on the sustainability side of things. Staff is supportive of what the team is trying to do here but wanted full disclosure to be sure they are meeting their agreements for the additional height. This will probably have a more sustainable benefit from a stormwater management standpoint by enhancing the depth of the tray systems.

Comments and questions from the Commission were as follows:

- Green roofs do have a lot of benefits, but I agree that the sedum trays aren’t beneficial.
- Do these grasses need maintenance and mowing?
  - You can cut them back.

- More often than not it's about replacement.
- I like that it is more visible. I'm sure you'd see it from the roof. How are you treating the roof that remains?
  - That's another sustainability component, it's a white roof.
- I'd like to think that in your maintenance program that you do maintenance on this space so you have it to see in the winter, it's a great aesthetic to the winter landscape.

**ACTION:**

On a motion by DeChant, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).