

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 2, 2017

TITLE: 668 State Street – Comprehensive Remodel of the Existing 2-Story Building and the Expansion of a 6-Story Area in the Downtown Core District. 8th Ald. Dist. (47269)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: August 2, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lois Braun-Oddo, Rafeeq Asad and Michael Rosenblum.

SUMMARY:

At its meeting of August 2, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a comprehensive remodel located at 668 State Street. Appearing on behalf of the project were Scott Faust, Kevin Burow and Randy Bruce, all representing 668 State Street, LLC.

Bruce addressed the Commission’s comments from their previous review of the project to have more consistent architecture across the State Street façade in terms of its vertical integration. They had attempted to keep the existing 2-story façade in place and build on top of that; they’ve adjusted that approach based on those comments. The first floor entry lobby will be altered to create an entry sequence up for the residential area; the UW Credit Union will remain untouched. A small addition in the back will house trash and bicycle parking. The stepback at the fifth floor creates a rooftop plaza accessible by all residents. The windows on the center area are reconfigured, leaving the existing entry doors in place for both the residential side and the commercial space, incorporating new materials across the entire façade. Brick material, flat lock metal panel and corrugated metal panels will be utilized. Building material samples were shown. The dark corrugated metal will not be reflective at all; the flat lock has a metallic fleck but they could go with a gun metal gray instead as it has no flecks.

Comments and questions from the Commission were as follows:

- Our comment was that that should be one unified design along State Street.
 - We may have misunderstood to some degree. I think this is very successful show here with this option. We brought some of the metal down to the street level. I think the upper levels are setback so far you’re not going to get that relationship anyway.
- How did you arrive at the brick color?
 - The brick on the sides of the building there now is a buff color so we thought let’s try to integrate into that because we can have the buff on the sides be consistent.
- You wouldn’t do a utility brick here, would you?
 - I think it should be modular.

- On the plain brick wall portion, have you considered just doing some kind of texture of the brick? It might be interesting rather than just a plain flat wall; and I see graffiti on that too.
 - It's a good suggestion. We could even simulate window openings that are bricked in, just recessed back slightly. Or we could do a pattern.
- The balcony on the sixth floor looks a little lonely. Is there a way to maybe bring it across?
 - We could take it across that entire façade.
- When I look at the first one (Option B), I see the brick and the precast on the same level but it ties to something above. When I look at the other one (Option A), I just see different pieces; none of them intersect. It's like a bunch of squares of materials sitting there.
- I like that one (Option A) because it's such a symmetrical composition, to me it seems fitting to have a unified composition. The other one is almost like wearing a patterned shirt that has white long sleeves.
- When you look at this as a building on State Street, with all the other buildings, this looks a little bit more cohesive, it's got a more solid base. Coming around with the metal panel all the way down, I'm not a fan of metal panel all the way to the ground, especially in the middle of masonry buildings.
- I like this iteration better (Option A), and like you pointed out that's what you'll see when you're walking along State Street. The interplay, especially on this end of the street, you're not going to see at all unless you stop and look straight up 30 feet.

ACTION:

On a motion by Braun-Oddo, seconded by Asad, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0). The motion provided for consideration of the comments regarding texture of the brick return and extending the balcony across at the 6th floor. During the discussion, members of the Commission expressed a preference for the all brick option for the four-story façade at State Street.