

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 2, 2011
TITLE: 434-454 West Johnson Street – PUD(GDP-SIP), Nine-Story Hotel with First Floor Commercial Space and Elevated Parking. 4 th Ald. Dist. (18499)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 2, 2011	ID NUMBER:

Members present were: Mark Smith, Dawn O’Kroley, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins, Jay Handy and Henry Lufler, Jr.

SUMMARY:

At its meeting of March 2, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) for a nine-story hotel located at 434-454 West Johnson Street. Appearing on behalf of the project was Gary Brink, representing Raymond Management Co.; available to answer questions was Jeff Brenkus, also representing Raymond Management Co. Brink updated the Commission on modifications to the plans for the hotel at the corner of Johnson and Bassett Streets. The interior of the building is hardly changed at all: commercial space on the corner of the first floor with the balance of the floor taken up with the hotel and breakfast area. Entrance to the hotel is off of Johnson Street with a drive-under the sidewalk leading to two levels of elevated parking. The hotel will have 194 rooms with 136 total parking stalls which includes 9 parking stalls at grade. The window configurations have been changed, with spandrel and composite panels now introduced. They are trying to bring more strength to the entrance with the introduction of a canopy.

Comments and questions were as follows:

- You’ve gone a nice job of fitting this into the urban context.
- The tower needs to be integrated with parking garage façade.
- Soften view at University Avenue.
- I’d love to see at least a partial green roof above garage levels and at bend with trellis over the edge.
- The accessibility of your commercial space from the street – have you studied that?
- You need more than one entrance to the building’s commercial space at the patio.
- View 3, I like the verticality of this wall.
- Eliminate brick atop the vertical window column in View No. 3 and extend up glass.
- Add windows to garage levels as shown at View No. 3 as shown on View No. 1.
- Break-up edge of face of canopies at the corner to two or three pieces to keep it crisp and straight not to “oil can.” Love to see “gray composite” panel.
- The corner of the west elevation problematic with finite elements coming together; stop canopy short and extend masonry down.

- Need more atop the masonry element of garage on the west elevation, 1 ½” coping.
- Move blade signs down to match datum level on second floor canopy at corner at middle; moving down will make top higher.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 434-454 West Johnson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	-	-	7	6	8	7
	8	7	7	8	8	9	9	8
	6	7	-	-	-	6	8	7
	5	7	-	-	-	6	7	7

General Comments:

- Ready for initial or more.
- Love the verticality!
- Excellent evolution from previous submission. A green roof over the fitness/pool area should be considered.