

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 9, 2008
TITLE: 822-844 John Nolen Drive – New Construction of a Hotel and a Restaurant in Urban Design District No. 1. 14 th Ald. Dist. (10521)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 9, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Richard Wagner, Bruce Woods, Marsha Rummel, Bonnie Cosgrove, Richard Slayton, John Harrington and Todd Barnett.

SUMMARY:

At its meeting of July 9, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of new construction of a hotel and restaurant located at 822-844 John Nolen Drive. Appearing on behalf of the project were Christopher Thiel, SAA, Jay Supple, Aaron Ebent, representing Kahler Slater, and Stan Ramaker, representing Design II Ltd. Appearing neither in support nor opposition was Sally Stevens, representing Causeway Center Condominium Association. Prior to the presentation Ald. Bruer spoke in support of the project. The plans as presented emphasized the following:

- Modifications to the site plan including landscaping to address the Commission's previous comments.
- Details on an arrangement with adjoining property owners to provide for a shared parking arrangement with adjacent office/condominium development.
- The provision of additional bike racks for both buildings including an electric hookup for hybrid cars.
- The provision of screen fencing along the northerly boundary of the site as previously requested.
- A review of the material colors palette for both the hotel and restaurant.

Following the presentation the Commission noted the following:

- Concern with parking stalls adjacent to walkway from streets in front of buildings; put trees on both sides of walkway even if you lose adjacent parking stalls. In addition, provide a list of proposed ground covers.
- Applaud shared parking arrangement with adjoining neighbors.
- There doesn't appear to be enough integration between the two buildings, need more space between.
- Need to provide areas for more people not in rooms of the hotel.
- Relook at landscaping around stormwater area and at street frontage.
- Hotel building is extremely boring with mostly a masonry mass; need more end treatment to be integrated into the façade, in addition to roof covering to be more functional and cover more area of the upper roof patio.
- Building needs more interest across full façade.

- Need to be able to see buildings from other viewpoints (hotel).
- Renderings should be of actual building as proposed consistent with elevations.
- Provide a view of both the hotel and restaurant buildings from the off-ramp at John Nolen Drive for context.
- Put the “Lombardi Poplar” that are in the plan in the elevations to determine their impact.
- Trees in islands should be larger shade trees around the center aisle entry.
- Consider moving main entry to interior courtyard space.
- Need to provide a better more functional integration between the two buildings in the courtyard area.
- Need to see how buildings meet ground and how openings on buildings relate to the interior courtyard space.
- Courtyard as designed is OK as a passage in for bike parking but need to allow for views into the space and from buildings.

ACTION:

On a motion by Cosgrove, seconded by Harrington, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-1) with Host-Jablonski voting no. The motion required address of the above stated concerns relevant to providing tree landscaping adjacent to the walkway within the surface parking area, understory plantings in tree island such as grand covers with expanded details on how they relate to the main drive aisle approach.

- Bring infill vegetation up to and into the interior patio courtyard; get rid of the formal aspect.
- Provide more details on the sweep and architecture of the upper roof canopy and the hotel’s corner.

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 4, 5, 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 822-844 John Nolen Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	6	-	6	6	6	6
	7	7.5	6	-	-	6	7	-
	-	-	-	-	-	-	-	4
	-	-	-	-	-	-	-	5
	6	5	5	-	-	5	-	-
	5	6	5	-	-	5	6	6
	7	6	6	-	-	6	6	6
	6	5	5	-	-	6	-	6

General Comments:

- Handsome duo. Like “rendering” prototype – incorporate in actual site plan the swoops, corner elements, symmetric windows. Utilize lake views and outdoor space for hotel. Space between buildings.
- Middle ground between buildings doesn’t work yet.
- At this important lakeside location, I’d hope for a...
- Lots of potential. This project will be a major asset to area. Tweak the landscape to create a stronger entrance corridor. Shading of parking.
- Great project, but we do need more detail, especially with respect to the hotel. It’s a good thing for Madison to make greater use of the lake.