

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 9, 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: August 9, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of August 9, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of revisions to a PUD(GDP-SIP) for Capitol West located on Block 51 at 309 West Washington Avenue. Appearing on behalf of the project were Ed Freer, Jonathan Cooper, Thomas Miller, Natalie Bock, Randall Alexander, Nathan Novak and Peter Ostlind. The presentation opened with statements from the developer Randy Alexander regarding the project, relevant to its merits as an urban infill development, provisions for adaptive reuse, in addition to the project responding and providing a level of affordable housing within the area as a component of the mixed-use redevelopment proposal. Tom Miller and Natalie Bock provided an overview of the plans as a follow-up to the Commission's review of the project, emphasizing the following:

- Elevational details and material samples for the 309 West Washington building emphasizing increased energy efficiency and affordability:
 - A review of metal panel samples consisting of a wide gauge corrugated (square) pattern in a weathered copper color, a smooth panel with a horizontal orientation 12” in width and a light metallic color, a narrow gauge corrugated panel; utilized as infill between columns in a silver pewter color in a horizontal orientation and a louver system with a 2” blade painted in a light silver color utilized to screen a/c and dryer vents that also included details on respective fastener systems.
 - Window glazing featuring clear low-E glass in a light greenish color with a clear anodized window frame system; silver.
 - Samples of a tie back for cross basing and support for balconies, along with masonry concrete block in a dark gray color to be utilized on the tower elements of the building, along with a sample of a sandblasted precast panel to be utilized as vertical column coverage.
 - Relevant to stormwater management issues, the green roof system previously proposed for an interim period on the 309 West Main Street portion of the site is more expensive where a lawn is more cost effective.
- A tray system provided with townhouses, in combination with a catch system for stormwater.
- A transportation demand management plan incorporated with the project as originally approved, in addition to a recycle and reuse plan, all of which had been provided for the Commission’s review within the application packet.

- The Henry Street elevation modifications involving the elimination of stairs to the sidewalk was further explained. It was noted that the elimination of the stair is the only part of the current alteration not previously approved, in addition to modifications to proposed vertical vining, planting and support system on various portions of the redevelopment site.
- The issue relevant to bike parking relevant to commercial use has been modified to provide for 24 bike parking stalls in various locations.
- A complete signage packet has yet to evolve with a review of building identification signage only.
- Coordination of transit stops with Madison Metro on the Capitol.

Following the presentation, representatives of the Capitol West Steering Committee, Bassett District, Capitol Neighborhoods spoke on the project as follows:

- Issue with elimination of fountain/water features; a modest cost for a general public amenity.
- Alternate bid for cable system and screens for general plantings needs to be retained.
- Relevant to bike parking originally one stall per bedroom, the project appears to fall short of the standard.
- The provision of visitor parking at 24 stalls short of the 32 as originally approved.
- The loading zone as provided is still too small to accommodate the redevelopment proposal.
- Existing trees along Main Street and West Washington Avenue terraces are proposed to be removed despite a tree protection plan.
- There is a 30% savings in construction costs with the use of individual HVAC wallpacs but is less efficient than the previously approved central rooftop HVAC system on the building with more energy efficient skinning as proposed.
- Changes to landscape quantities and descriptions don't equal the number of the previously approved plans.
- Some bike parking stalls partially in upgrade for owners.

Following comments from the neighborhood association, the Commission noted the following:

- Question whether or not the issues as emphasized by the neighborhood association, as well as discrepancies within the plans are substantial. The association noted that the issue on the extent and identification of green roof areas, the loss of the fountain and loss of the rain catch system were substantial.
- Concern with the blank walls in an urban environment along Henry Street and at the corner of Henry Street and West Washington Avenue.
- The Henry Street issue is not to kill the street as sheer walls do without a connection to the street; add a stoop to connect the street, concentrating and separating entries not good urban design.
- Landscape plan doesn't show rooftop gardens (green roof applications); how much area provided and proposed plantings. These should be clearly identified within the plans.
- Relative to the Henry Street wall, consider upright Amelanchier or multi-stem trees, 24" plantings as proposed are not substantial enough.
- On building architecture, appreciate the differentiation of materials on various elevations, a nice mix of interesting textures and colors in a nice composition.
- Concern when addressing the street on Henry Street and West Washington, as well as discrepancies between the perspective rendering and actual elevational details regarding the exposure and height of the wall.
- Concern with the elimination of the stair connection to the street.
- Concern with the loss of the glass corner element.

- Concern with the changes along Henry Street from townhouse units to something accessed off an interior corridor. Problem with wall up against the street that provides an unpleasant experience with the exposed concrete wall also a corner element, a much better piece when all glass.
- The modifications eliminating the glass treatment of the tower elements based on putting back a walk-in closet as a replacement is an issue, as well as the loss of central HVAC systems for individual magic packs.
- The wall at the corner along West Washington Avenue needs more windows to engage street, especially for a retail tenant.

ACTION:

On a motion by Feland, seconded by Ald. Radomski, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion required address of the above and the following:

- Look at the Henry Street treatment as it relates to the street to be more pedestrian-friendly.
- Provide green roof in the amount and scale as originally approved.
- Provide windows at the corner retail storefronts.

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, 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	8	8	9	9	-	7	8	8
	7	7	7	7	-	7	7	7
	7	7	7	-	-	-	7	7
	8	8	8	8	-	6	8	8
	-	7	-	-	-	-	-	7

General Comments:

- Corner element (“tower”), South Henry pedestrian “wall” is not friendly.
- Interesting and exciting use of materials and colors.
- Some confusion to what is being provided in regard to landscape that will need to be shown or at least noted, example green roof areas. Enhance pedestrian experience along Henry Street.
- On balance, a successful project. I still think it’ll be disturbingly shiny.
- The architecture is beautiful...until you get to the street. The corner of West Washington and Henry is thrown away. Henry Street’s pedestrian life is killed by the wall.