

An aerial photograph of a city, likely Madison, Wisconsin, featuring the Wisconsin State Capitol building with its prominent dome in the lower-left foreground. The city is surrounded by greenery and a large body of water is visible in the background. The entire image has a light blue tint.

American Exchange Development

VALERIO
DEWALT
TRAIN

Urban Design Commission - 11.04.2020



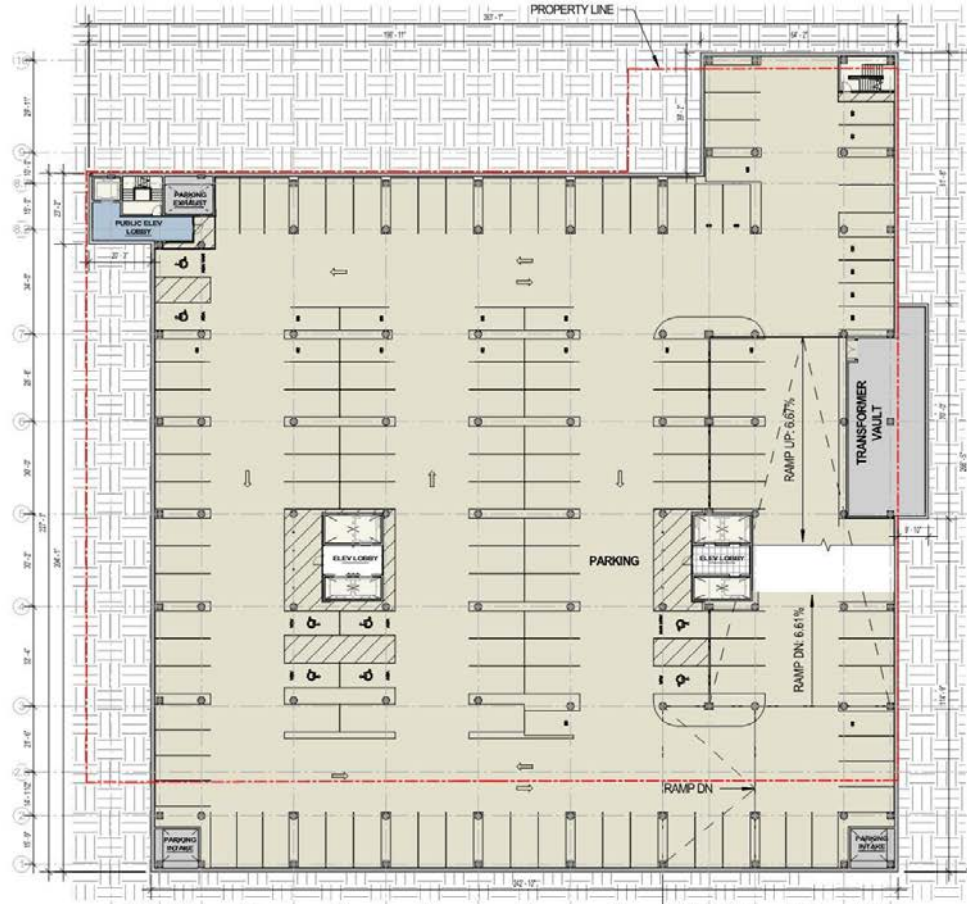
55% of current site area used for surface parking



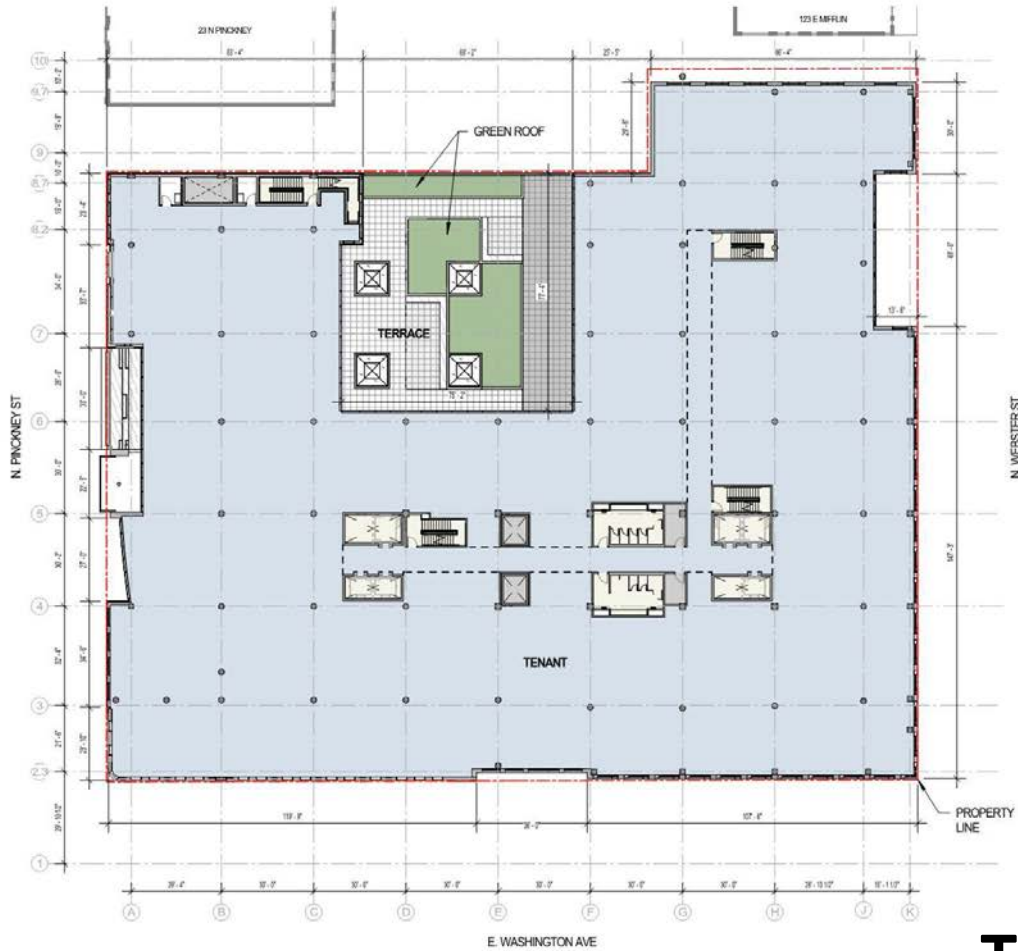


Planned Development Statement of Purpose:

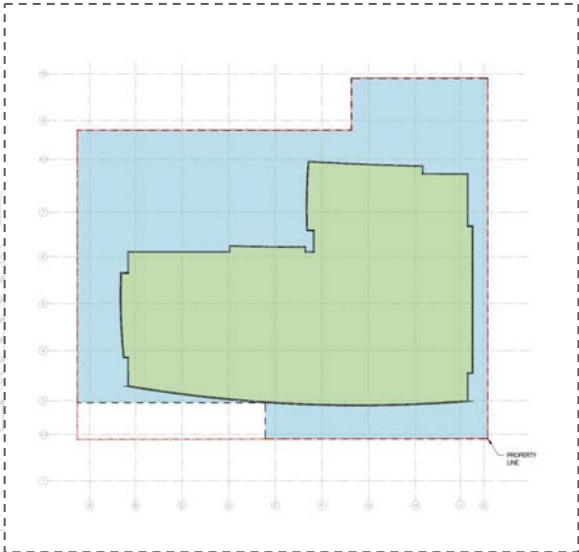
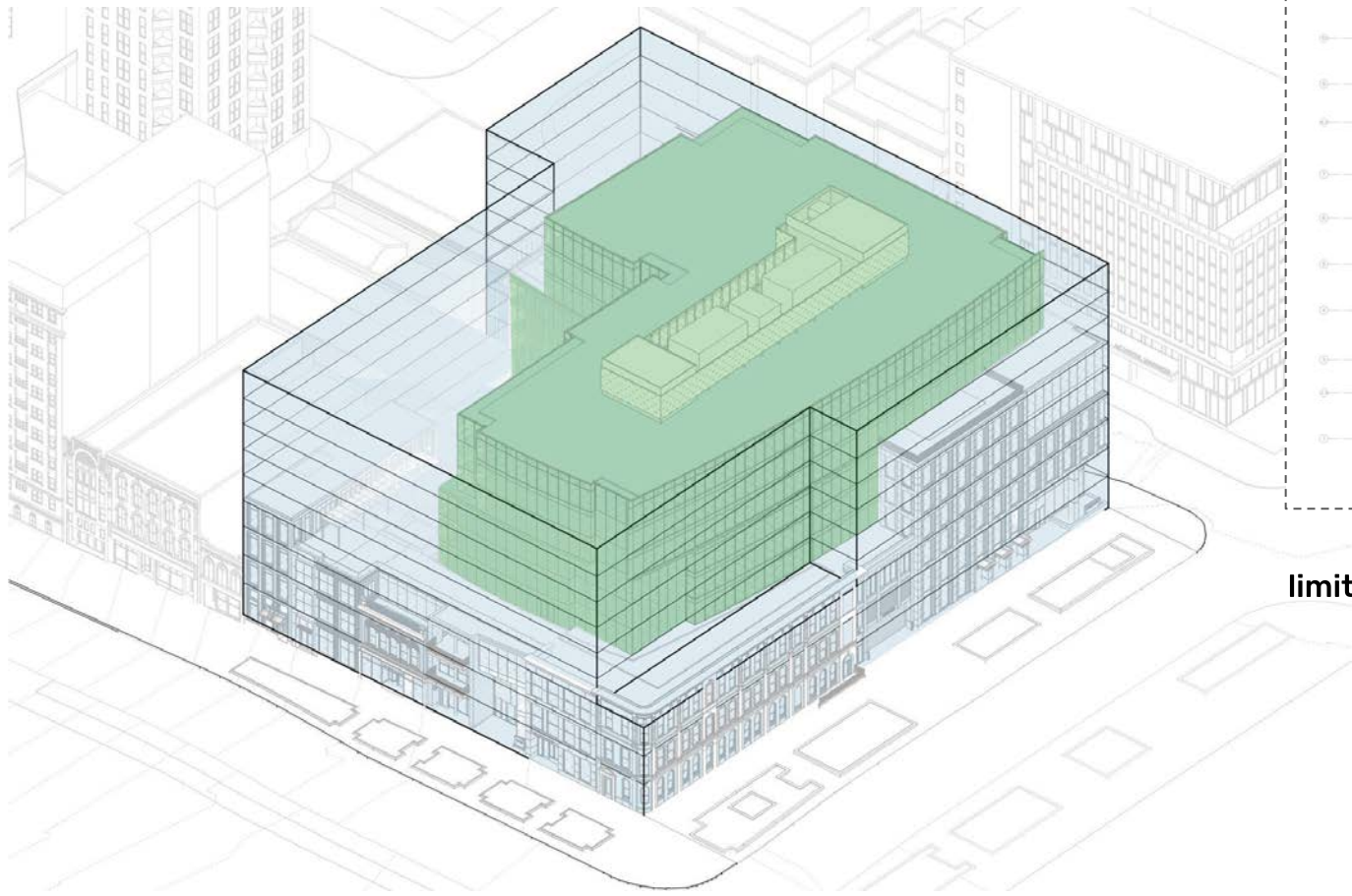
Preservation of historic buildings through adaptive reuse



Underground Parking Plan



Third Floor Plan



The building's upper levels are limited to only 52% of Allowable Area

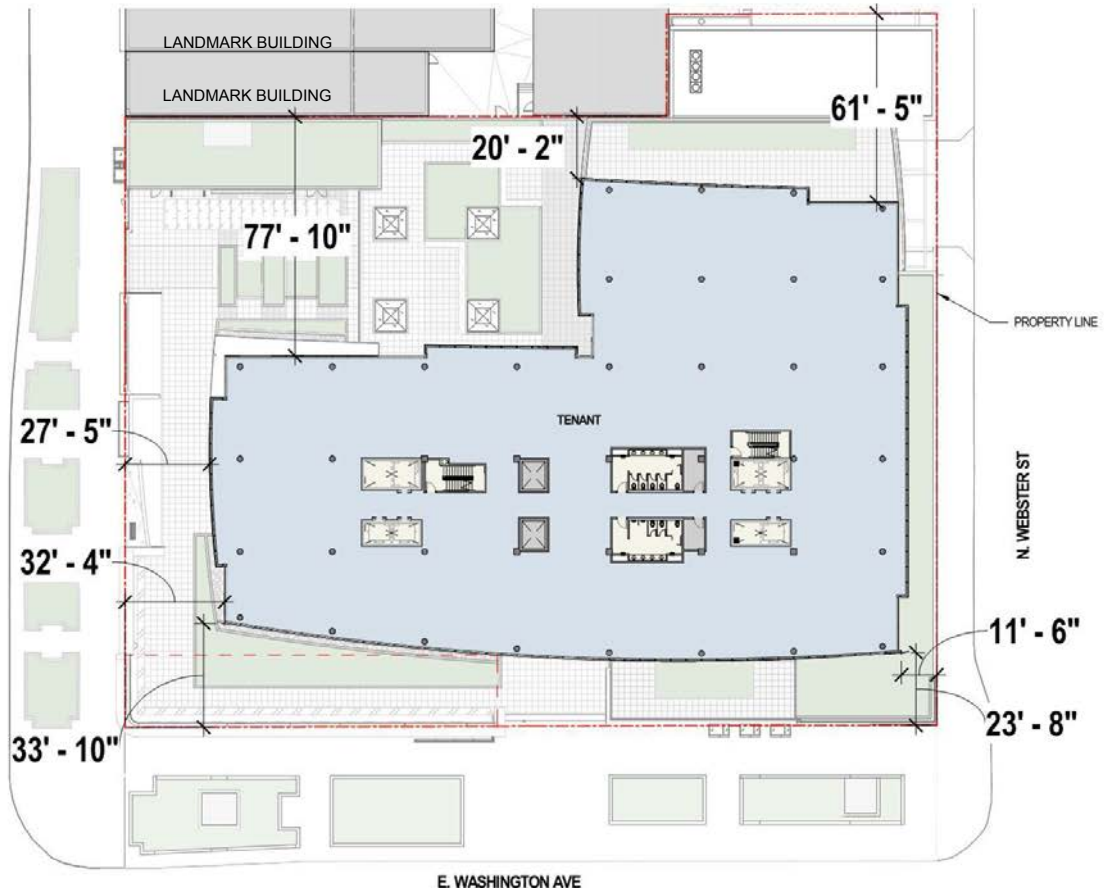
Setbacks - Allowable Zoning Mass



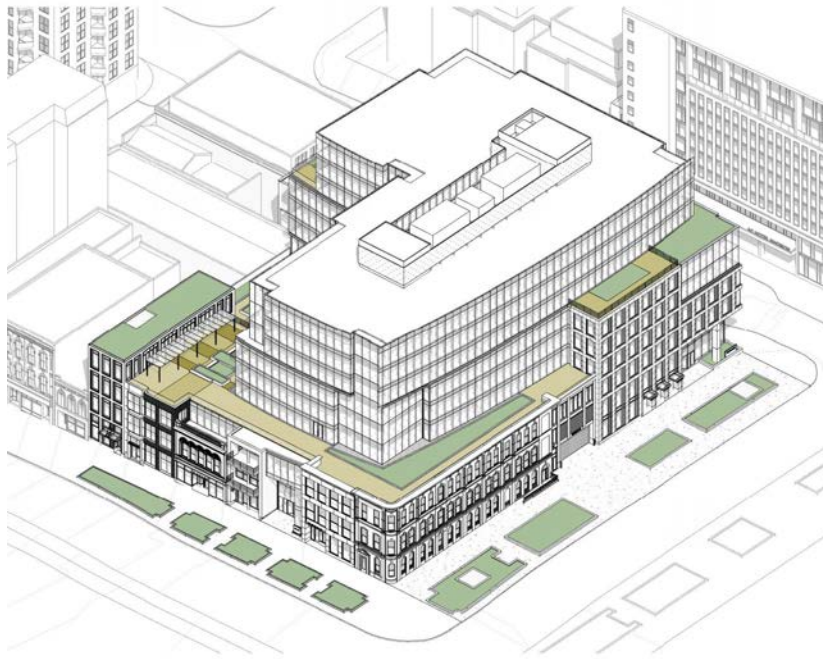
Fourth Floor Plan

Downtown Urban Design Guidelines - Architecture:

- 1) Massing - setbacks were used extensively to minimize the project's scale

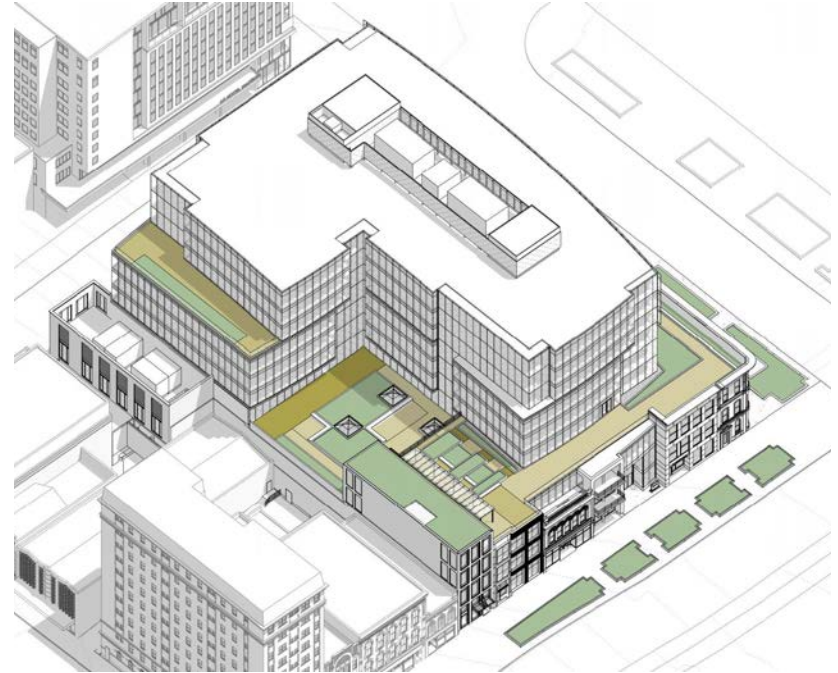


Setbacks - Typical Upper Floor Plan



The upper floors step back to minimize massing and create 22,150SF of landscaped roof terraces.

Exposed roofing is limited to the top of the building.



Setbacks - Roof Terraces

**Downtown Urban
Design Guidelines -
Site Design:**

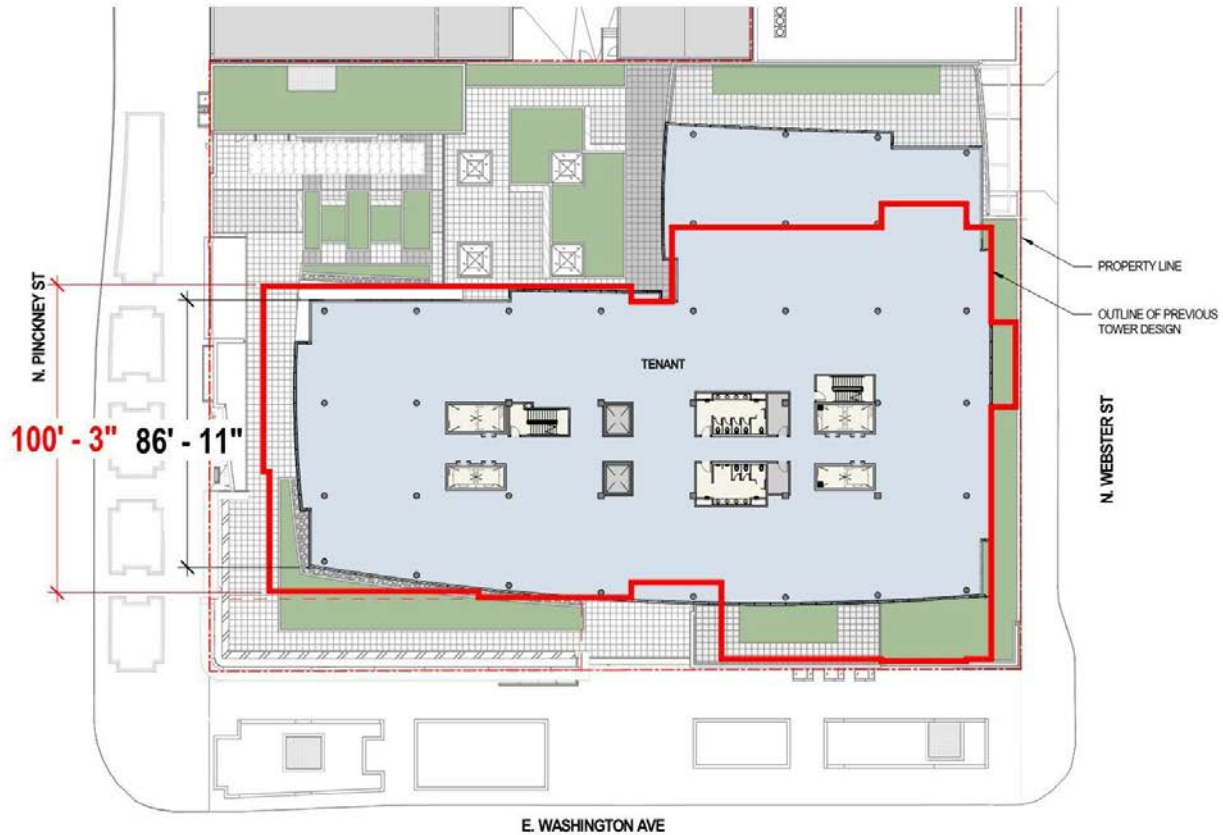
- 4) **Landscaping -
created urban
landscape
through
outdoor
landscaped
terraces and
green roofs**







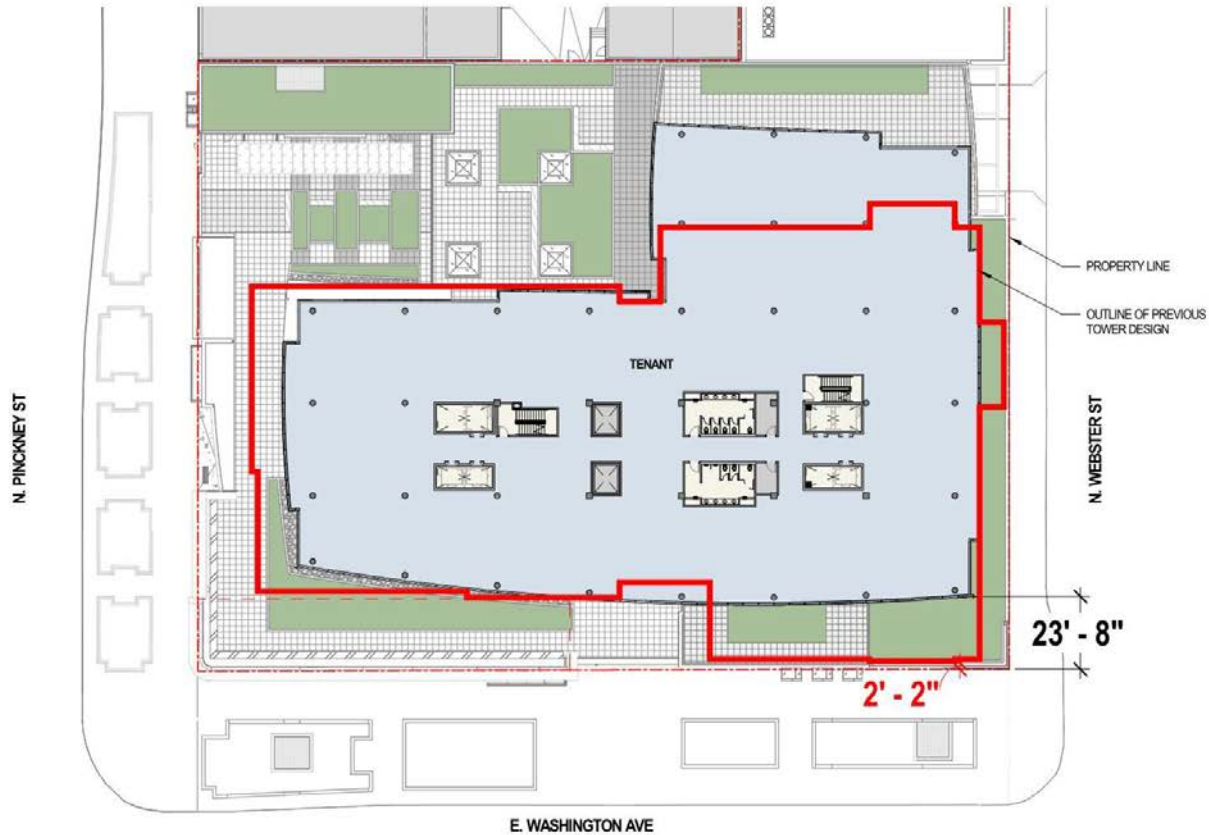
Current: Pinckney/Washington



Footprint Comparison









**Downtown Urban
Design Guidelines -
Architecture:**

- 2) Building
Components -
ground floors
designed to
create
engaging
pedestrian
environments**

**Downtown Urban
Design Guidelines -
Architecture:**

- 3) Visual Interest
- use of
articulation to
create well
designed
architectural
forms**



Washington Elevation



Webster Elevation







Downtown Urban Design Guidelines - Site Design:

- 1) Orientation - created a strong corner presence with complementary facade



Downtown Urban Design Guidelines - Architecture:

- 4) Door and Window Openings - creating a pedestrian experience that recalls the traditional scale of the Capitol Square



**Downtown Urban
Design Guidelines -
Architecture:**

- 6) Highly Visible
Corners -
architectural
feature created
by recessing a
two story office
lobby.**





Downtown Urban Design Guidelines - Architecture:

- 7) Awnings and Canopies - add texture to the sidewalks



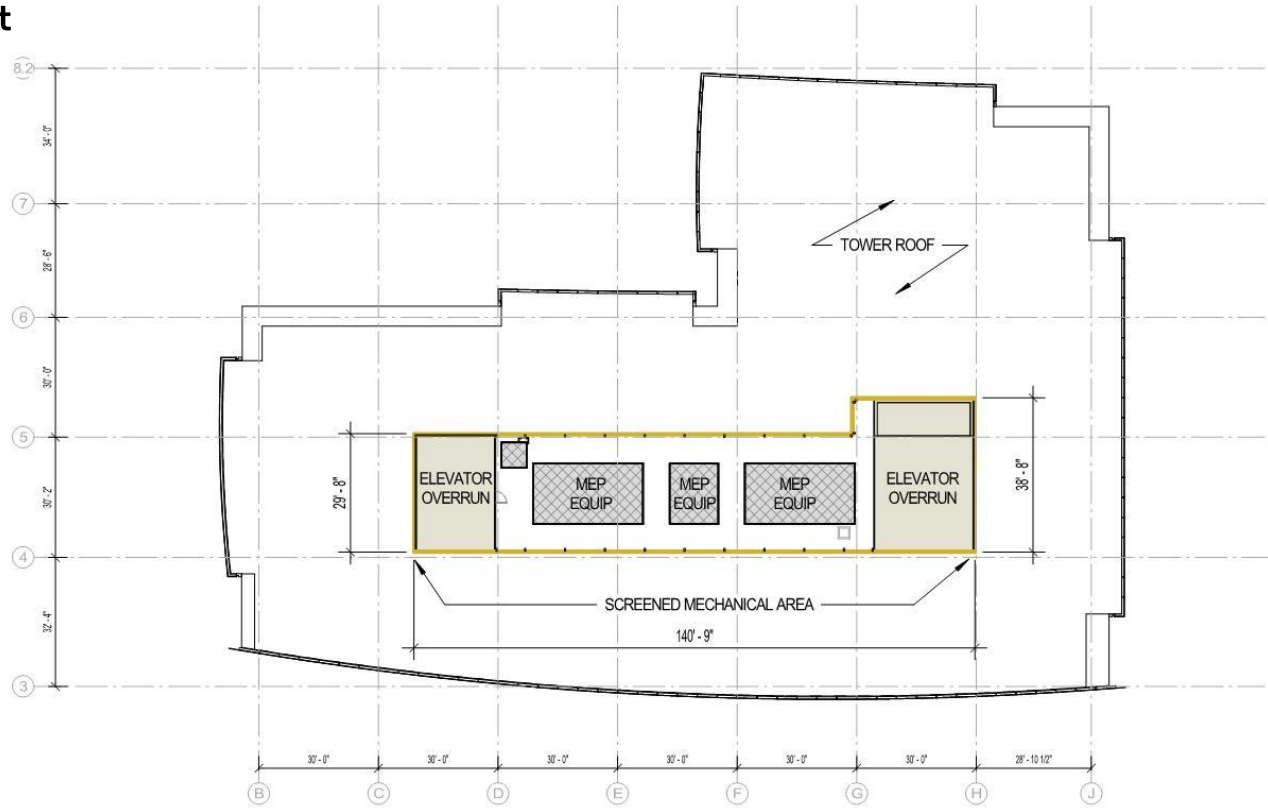
**Downtown Urban
Design Guidelines -
Site Design:**

- 2) **Access and
Circulation -
the parking
entrance/exit
is minimized**

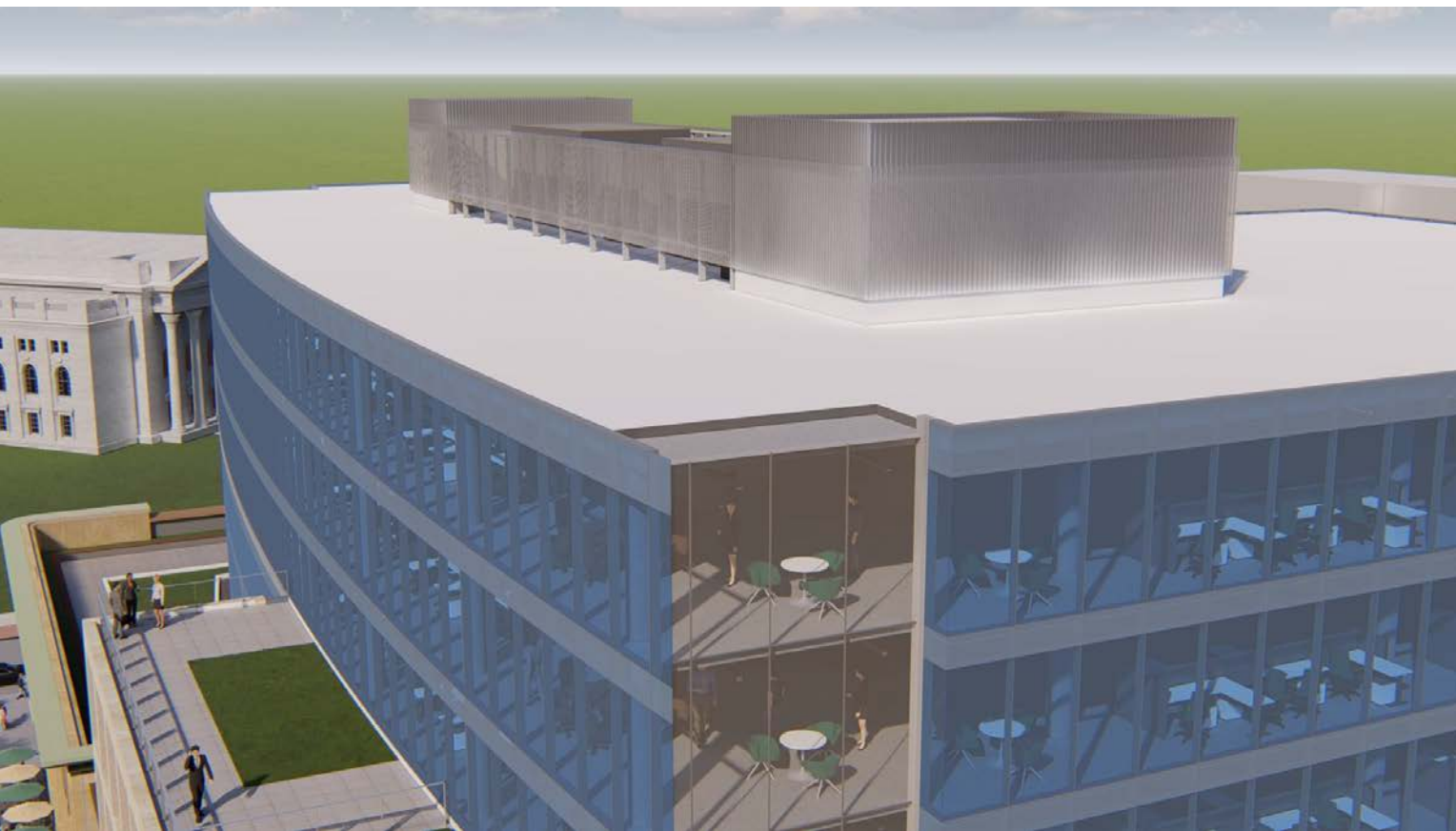
Urban Design District #4

Building Design Guideline:

- Rooftop mechanicals are minimized and architecturally screened



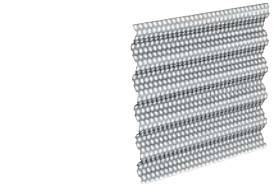
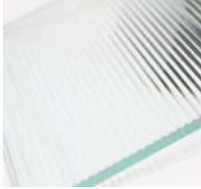
Rooftop Mechanical Area Plan



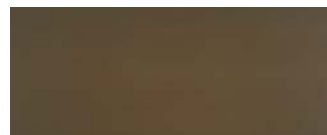
Rooftop Mechanical Screening

**Downtown Urban
Design Guidelines -
Architecture:**

**5) Building
Materials - use
of high quality
materials on
all sides**



Masonry



Terracotta

Metal Trim



Granite Base

Key Materials

VALLERIO DEWALT TRAIN

View Study

VALERIO
DEWALT
TRAIN

N. PINCKNEY ST

29' - 4"

32' - 4"

33' - 10"

E. WASHINGTON AVE

N. WEBSTER ST

11' - 6"

23' - 8"

The building's tower was reconfigured to further step back from the property lines and shift towards the center of the block.

PROPERTY LINE

OUTLINE OF PREVIOUS TOWER DESIGN

TENANT





**Eno Vino
Terrace View
May 2020**



**Eno Vino
Terrace View
Current**



**Eno Vino
Bar View
May 2020**



**Eno Vino
Bar View
Current**







An aerial photograph of a city, likely Madison, Wisconsin, featuring the Wisconsin State Capitol building with its prominent dome in the lower-left foreground. The city is densely packed with various buildings, including modern high-rises and older structures. A large body of water, Lake Monona, is visible in the background. The entire image has a cyan/blue color cast.

Additional Renderings

VALERIO
DEWALT
TRAIN





WORLD'S LARGEST
**BRAT
FEST**
MADISON WISCONSIN

P
LOBBY

STORAGE

STORAGE



SIGNAGE









Approach & Long Views

VALERIO
DEWALT
TRAIN



E. WASHINGTON & S. FIRST



OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & BALDWIN



OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & PATERSON



VISIBLE PORTION OF
PROPOSED BUILDING

OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & BLOUNT



OUTLINE OF PROPOSED BUILDING BEYOND

E. WASHINGTON & HANCOCK



OUTLINE OF PROPOSED
BUILDING BEYOND

MAIN & MLK



OUTLINE OF PROPOSED
BUILDING BEYOND

CARROLL & MIFFLIN



OUTLINE OF PROPOSED
BUILDING BEYOND

WASHINGTON LOOKING NORTHEAST



WEBSTER LOOKING NORTHWEST



WASHINGTON LOOKING SOUTHWEST



WEBSTER LOOKING SOUTHEAST



Materials

VALERIO
DEWALT
TRAIN

MTL-12: LIGHT BRONZE METAL CORNICE

ST-02: GLACIER BLUFF STONE PANEL WITH TAPESTRY FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

MTL-01: LIGHT BRONZE MICA FINISH METAL PANEL SYSTEM

SF-06: LIGHT BRONZE ANODIZED STOREFRONT SYSTEM

STB-02: WILLHOITE SUEDE STONE BASE WITH POLISHED FINISH

EXISTING AMERICAN EXCHANGE BUILDING TO REMAIN IN PLACE



ST-02: STONE PANELS

SF-06: STOREFRONT

MTL-12: METAL CORNICE

MTL-01: METAL TRIM

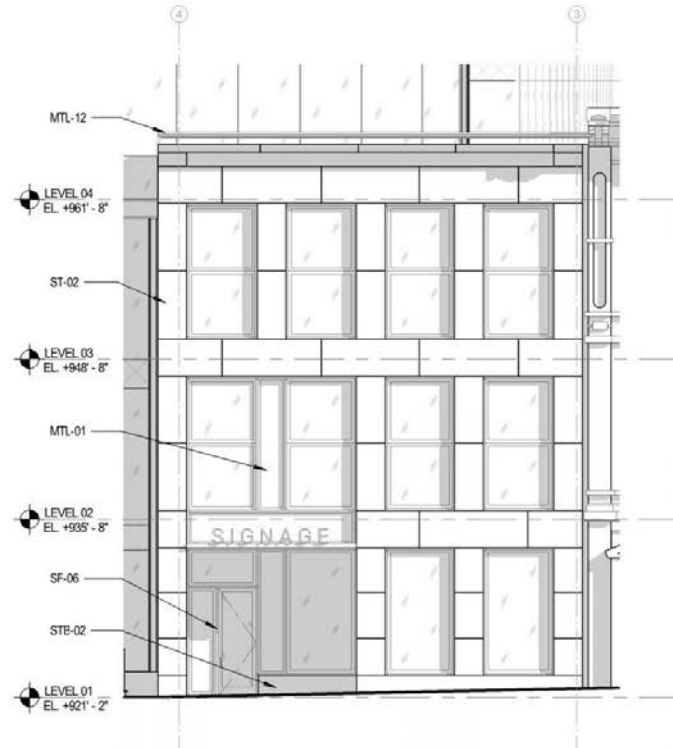


STB-02: STONE BASE

3 N. PINCKNEY - RETAIL

1 N. PINCKNEY - RETAIL

3 N. PINCKNEY





RL-02: ALUMINUM AND GLASS RAILING SYSTEM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

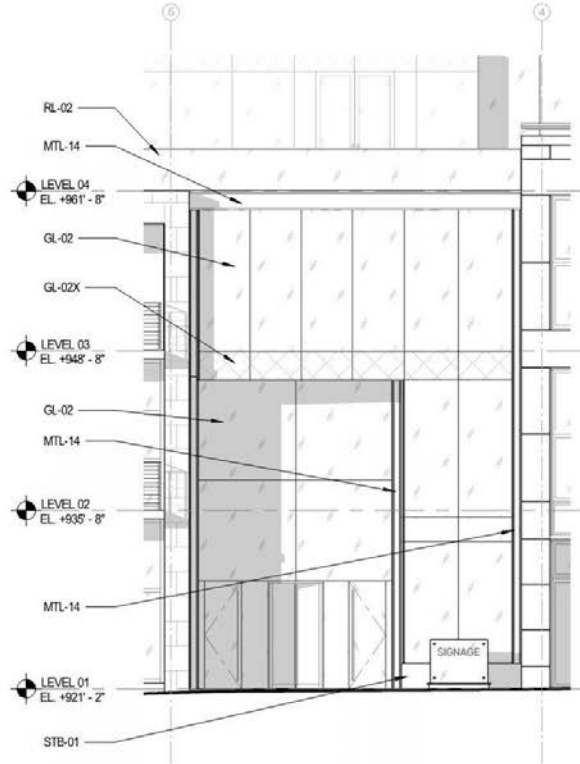
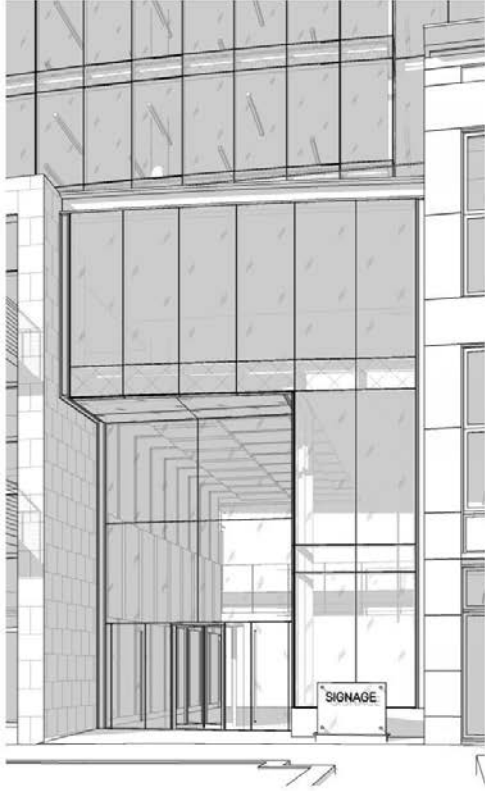
SF-01: CLEAR ANODIZED STOREFRONT SYSTEM

STB-01: MASON GRANITE BEIGE STONE BASE WITH FLAMED FINISH



5 N. PINCKNEY - TOWER LOBBY

5 N. PINCKNEY





GL-02

**ST-01:
INDIANA
LIMESTONE**

**SF-05:
STOREFRONT**

**MTL-09:
COLUMN
SURROUND**

**STB-04:
STONE BASE**

**MTL-08:
METAL TRIM**

**RL-02: ALUMINUM AND
GLASS RAILING SYSTEM**

**ST-01: INDIANA
LIMESTONE WITH
HONED FINISH**

**RL-01: ALUMINUM AND
CABLE RAILING SYSTEM**

**GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS**

**MTL-09: BRUSHED
ALUMINUM COLUMN
COVER**

**RL-01: ALUMINUM AND
CABLE RAILING SYSTEM**

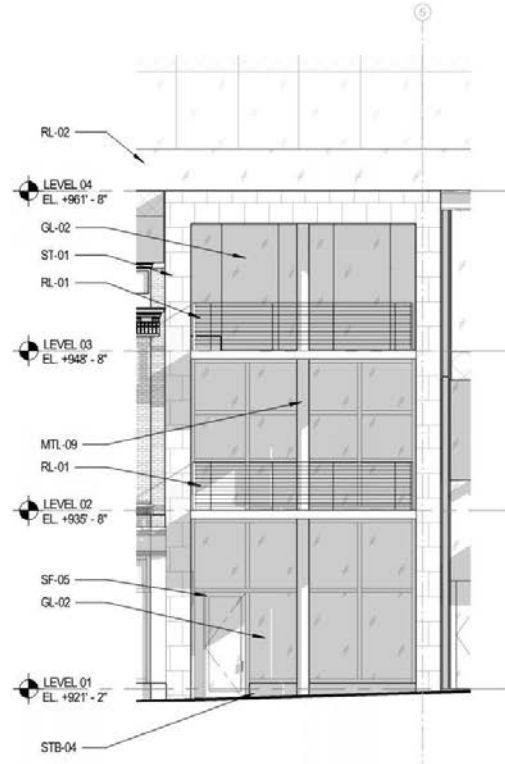
**SF-05: CHAMPAGNE
ANODIZED STOREFRONT
SYSTEM**

**STB-04: LAC DU BONNET
GRANITE BEIGE STONE
BASE WITH POLISHED
FINISH**



7 N. PINCKNEY - RETAIL

7 N. PINCKNEY





GL-02

SF-02: STOREFRONT

TERRACOTTA



STB-12: STONE BASE



GL-04: REEDED GLASS

RL-02: ALUMINUM AND GLASS RAILING SYSTEM BEYOND

RELOCATED AND RESTORED 7 N. PINCKNEY 2ND FLOOR FACADE

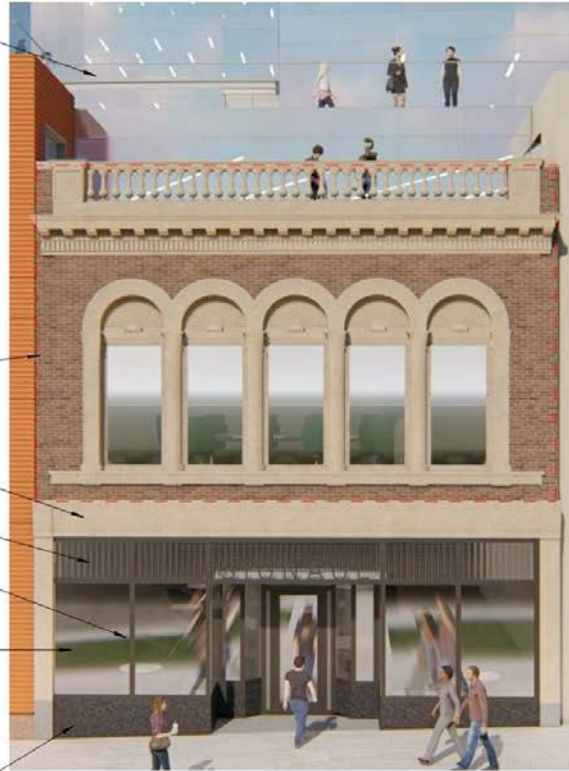
TERRACOTTA TO MATCH RELOCATED TERRACOTTA ABOVE

GL-04: REEDED "ART" GLASS

SF-02: DARK GRAY STOREFRONT SYSTEM

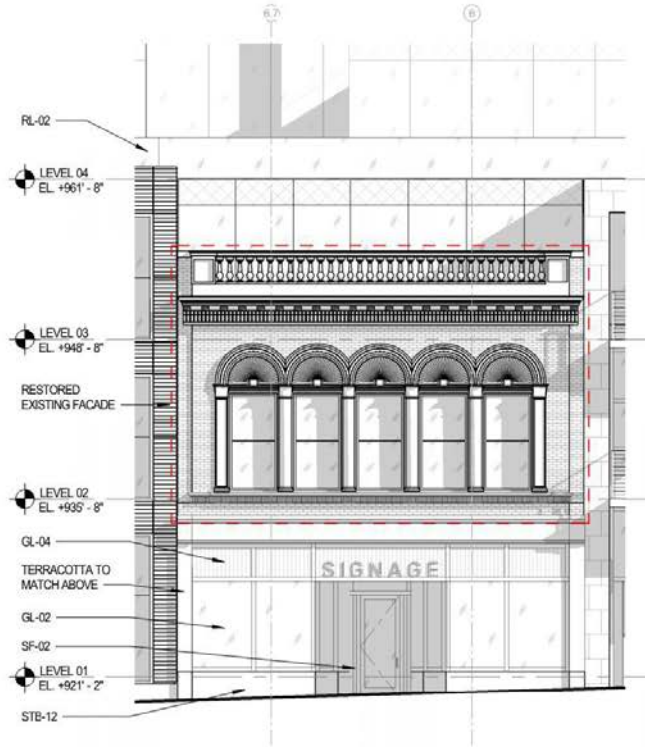
GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-12: MASABI BLACK STONE BASE WITH FLAMED FINISH



11 N. PINCKNEY - RETAIL

11 N. PINCKNEY





GL-02

ST-04:
TERRACOTTA

SF-01:
STOREFRONT



STB-11:
STONE BASE

MTL-06:
WINDOW SURROUND

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM

ST-04: FLAT
TERRACOTTA PANELS

MTL-06: BRUSHED PLATE
ALUMINUM WINDOW/
SURROUNDS

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

ST-04: CONCAVE
TERRACOTTA PANELS

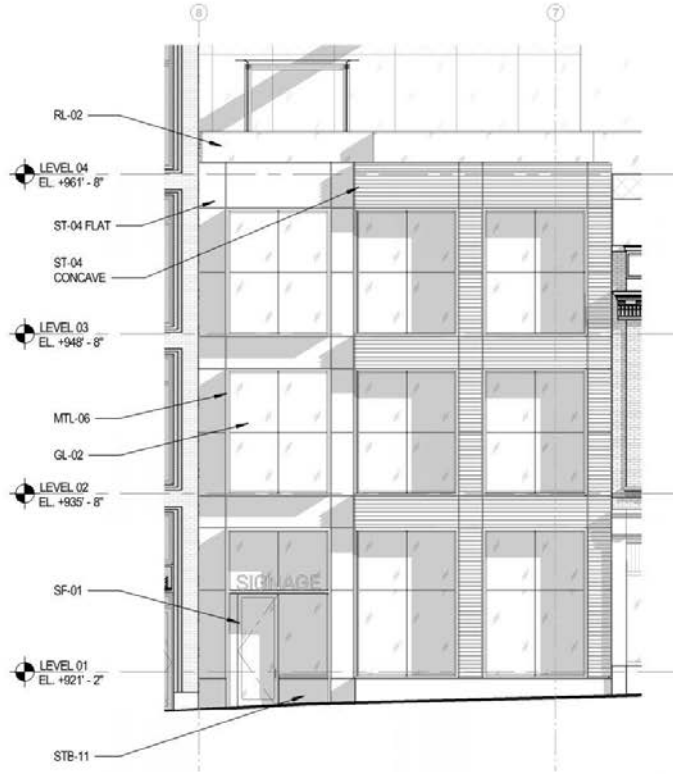
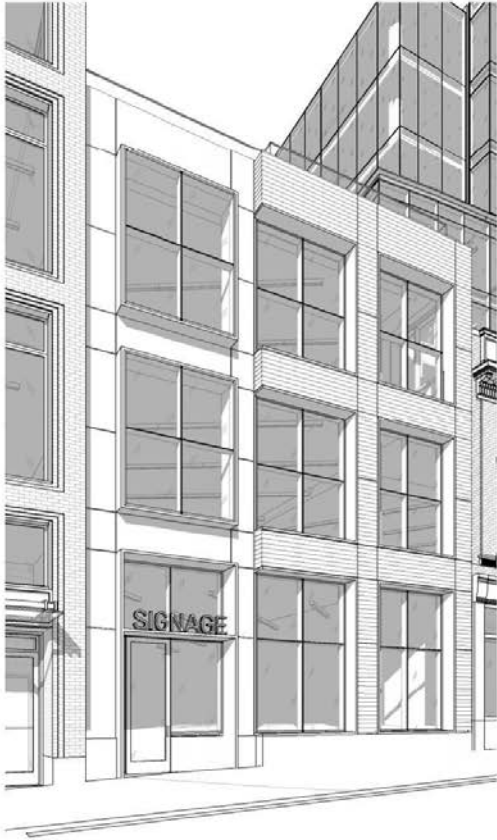
SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

STB-11: MAHOGANY
STONE BASE WITH
POLISHED FINISH



15 N. PINCKNEY - RETAIL

15 N. PINCKNEY





GL-02

**SF-03:
STOREFRONT**

**BR-01:
FACE BRICK**



**STB-10:
STONE BASE**

**MTL-07:
METAL TRIM**

BR-01: "G1 - SMOOTH"
FACE BRICK

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

EXISTING MASONRY
BUILDING TO REMAIN

MTL-07: MEDIUM
BRONZE MICA FINISH
METAL TRIM TO
MATCH SF-03

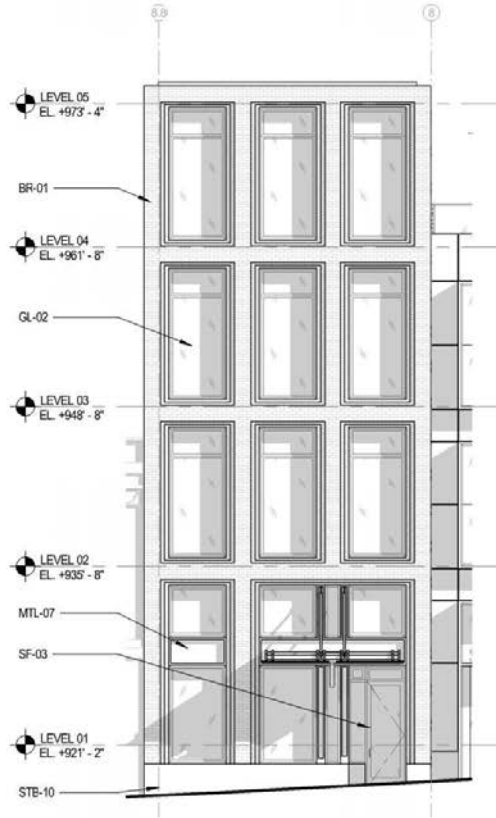
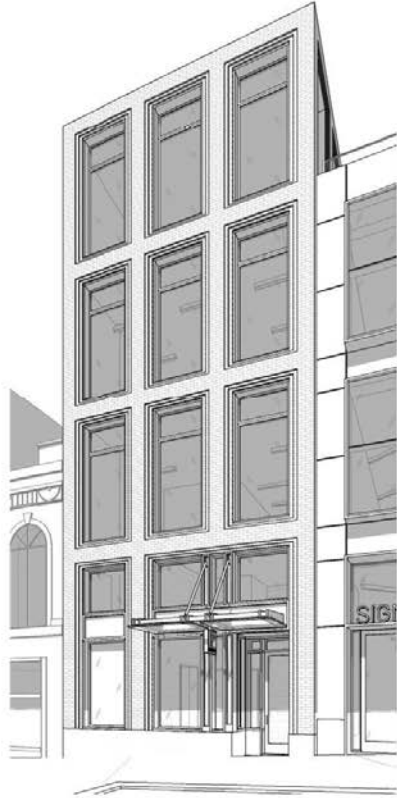
SF-03: MEDIUM
BRONZE ANODIZED
STOREFRONT SYSTEM

STB-10: PICASSO
STONE BASE WITH
ANTIQUE FINISH



19 N. PINCKNEY - PARKING GARAGE ELEVATOR LOBBY

19 N. PINCKNEY





GL-02

BR-04:
FACE BRICK

SF-01:
STOREFRONT

STB-10:
STONE BASE

MTL-13:
METAL CORNICE

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM
BEYOND PARAPET

MTL-13: MICA FINISH
METAL TRIM CORNICE

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS ABOVE
LOADING DOCK

BR-04: "FL TAN - SMOOTH"
FACE BRICK

LV-01: ALUMINUM LOUVER
SYSTEM, FINISH TO
MATCH SF-01

GL-02: FROSTED AT
LOADING DOCK

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

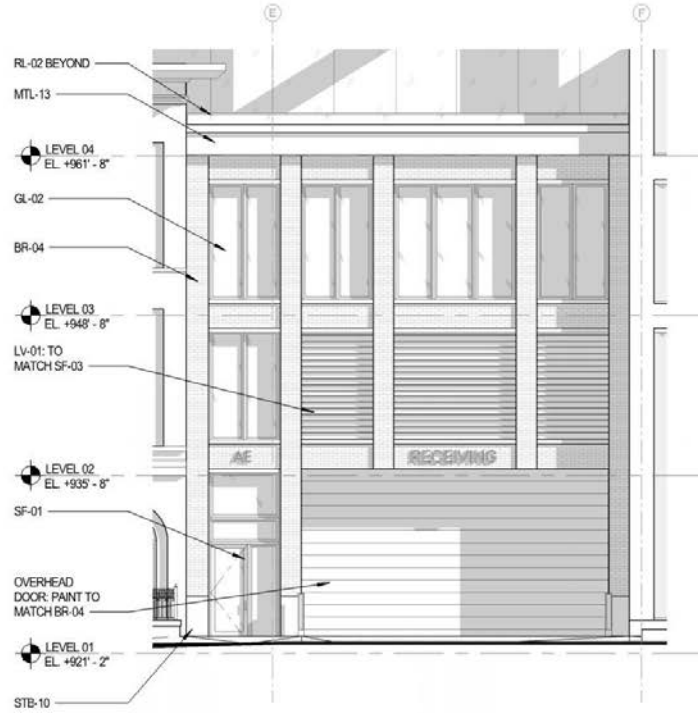
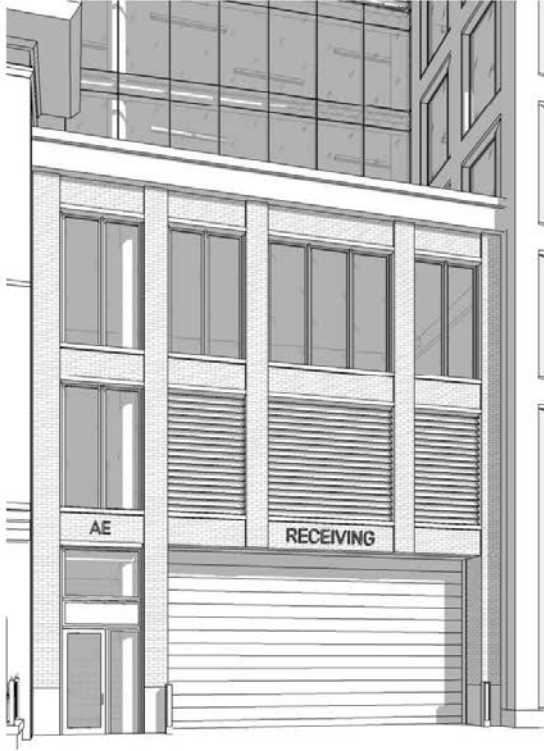
OVERHEAD COILING
DOOR, PAINT TO MATCH
BR-04

STB-10: PICASSO
STONE BASE WITH
ANTIQUE FINISH



EAST WASHINGTON LOADING DOCK

EAST WASHINGTON LOADING



STB-03A:
HONED STONE PANEL

SF-07:
STOREFRONT

STB-03B:
SANDBLASTED STONE PANEL

GL-02

STB-03:
STONE BASE

MTL-09:
COLUMN
SURROUND

SF-07: MEDIUM BRONZE ANODIZED STOREFRONT
SYSTEM WITH EXTRUDED MULLION CAPS

MTL-07: MEDIUM BRONZE MICA FINISH
METAL TRIM TO MATCH SF-07

STB-03: MASABI BLACK STONE
BASE WITH FLAMED FINISH

GL-02: CLEAR LOW-E
INSULATED GLAZING UNITS

ST-03A: "EW-GOLD" STONE
FACADE WITH HONED FINISH

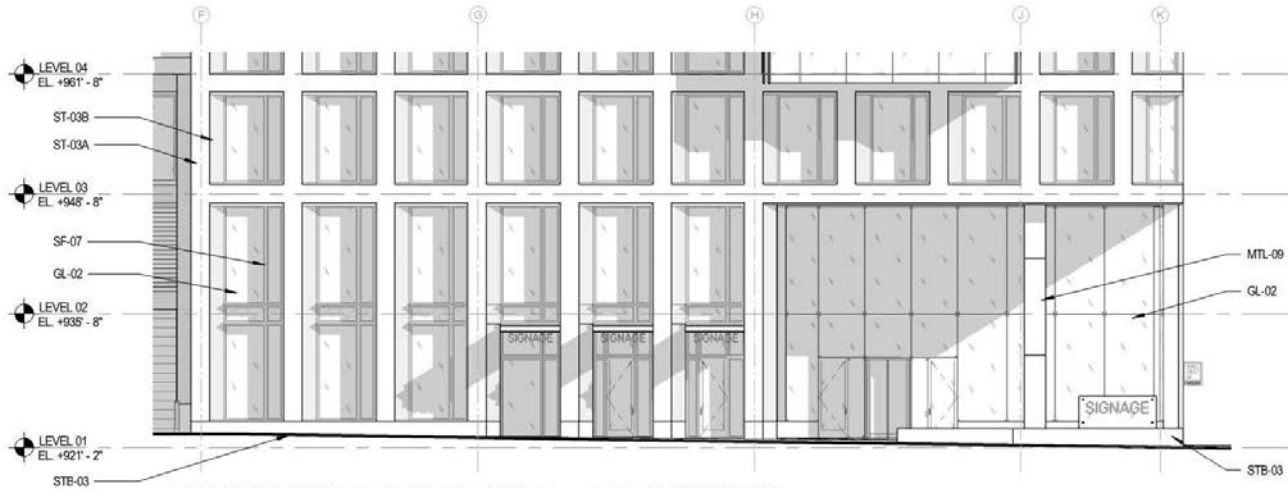
ST-03B: "EW-GOLD" STONE FACADE
WITH SANDBLASTED FINISH

MTL-09: BRUSHED ALUMINUM
COLUMN
COVER



EAST WASHINGTON RETAIL AND TOWER LOBBY

EAST WASHINGTON RETAIL





NORTH WEBSTER BIKE ROOM ENTRY AND PARKING GARAGE ENTRANCE/EXIT

WEBSTER PARKING/BIKE ENTRY



WEBSTER PARKING/BIKE ENTRY



GL-02



**BR-03:
FACE BRICK**



**SF-01:
STOREFRONT**



**STB-03:
STONE BASE**



**MTL-14:
METAL TRIM**

BR-03: "SIOUX CITY
BRICK GREY - VELOUR"
FACE BRICK

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS ABOVE LOADING
DOCK

GL-02X: SPANDREL
INSULATED GLAZING
UNITS TO MATCH GL-02

MTL-02: COMPOSITE
METAL PANEL SYSTEM
WITH MICA FINISH

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

MTL-14: CLEAR ANODIZED
ALUMINUM METAL TRIM

GL-02: FROSTED AT
LOADING DOCK

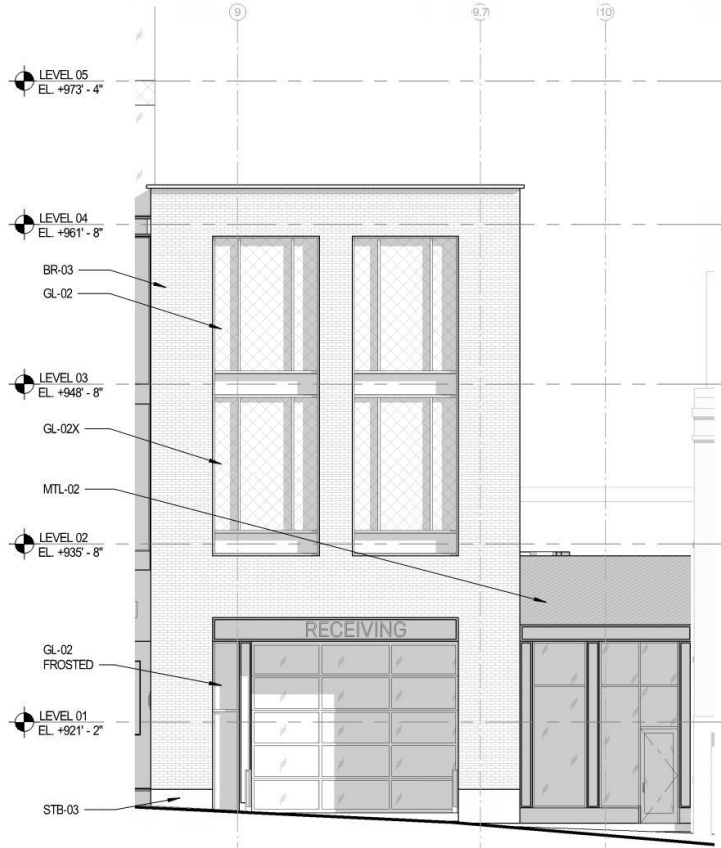
OVERHEAD DOOR
WITH FROSTED
GLAZING

STB-03: MASABI BLACK
STONE BASE WITH
FLAMED FINISH



NORTH WEBSTER LOADING DOCK AND EGRESS PAVILION

WEBSTER LOADING



WEBSTER LOADING



GL-02

**CW-01/02:
CURTAIN WALL**



GL-03

**MTL-03:
METAL TRIM**

CW-01/GL-02: CLEAR LOW-E
INSULATED GLAZING UNITS

CW-02/GL-03: BLUE-TINTED LOW-E
INSULATED GLAZING UNITS

CW-02/GL-03X BLUE-TINTED
SPANDREL INSULATED
GLAZING UNITS

MTL-03: METAL PANEL
PROFILE AND SOFFIT SYSTEM,
FINISH TO MATCH CW-01



PARTIAL TOWER FACADE

