

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 23, 2008
TITLE: 822-844 John Nolen Drive - New Construction of a Hotel and a Restaurant in Urban Design District No. 1. 14th Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 23, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of July 23, 2008, the Urban Design Commission **REFERRED** consideration of new construction located at 822-844 John Nolen Drive. Appearing on behalf of the project were Jay Supple, Stan Ramaker, Scott Steffen, Aaron Ebent, representing Kahler Slater; and Christopher Thiel, representing SAA. The modified plans as presented provided for perspective renderings and elevational details which matched in details and reflect the proposed development of the hotel. A review of building materials and color palette was provided emphasizing the following:

- The use of yellow and blue non-front lit horizontal panels with vertical non-lit panels, in combination with non-lit spandrel panels in yellow and blue colors. The lit horizontal panels will consist of 25 millimeter cathode lighting.
- Modification to the plans for “fratello’s” restaurant emphasized the application of brick, the squaring off of the building at the corner, including the wrapping of masonry.
- The courtyard space between the hotel and restaurant has been enhanced with windows added to the bar to look out into the space on the patio side of the restaurant.
- Fencing has been provided in combination with gates.
- Additional bike racks have been provided to increase the capacity within the courtyard area.
- The site plan has been modified to add compact parking along the north side of the restaurant allowing the movement of the building to expand the sidewalk across the surface parking area with additional trees, as well as the expansion of the interior courtyard and the incorporation of pear trees along the entry drive at the front of the building.
- Within the expanded entry courtyard plaza space, bike racks are provided integrated with landscaping (vine screens), along with a deck element added as an end piece overlooking the lake, which is publicly accessible.

Following the presentation the Commission noted the following:

- Uncomfortable with swoop not open and now enclosed on upper facade of the building.
- Consider moving courtyard bike racks to the front of the building or alternative locations.

- Concern with the scale of pear plantings in the parking lot. Consider putting another row of shade trees left of the pear islands on the left side of the drive or replace pears along drive with large shade trees.
- Narrow main entry drive to be less than 26-feet to pick up more space for enlargement of adjacent tree islands.
- Work to make utility screen on the rooftop of “fratello’s” sufficient to screen views from adjacent hotel rooms.
- Look at north elevation of “fratello’s” as an alternative to courtyard bike parking.

ACTION:

On a motion by Host-Jablonski, seconded by Ferm, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (6-2) with Barnett and Woods voting no. The motion to refer required address of the above stated concerns and the following:

- The accent tube lighting is to be removed, precedent setting.
- Reexamine the allocation of bicycle racks within the interior courtyard to alternative locations such as along the north elevation of the restaurant.
- Provide screening for all rooftop utilities, especially views from adjacent hotel rooms to utilities on the roof of the proposed restaurant.
- Lessen the width of the main drive aisle to provide for enlargement of adjacent tree islands.
- Place another row of shade trees on the left of pear islands on the left side of the drive or replace pears in tree islands at drive with larger shade trees.
- Consider reexamining the issues with the enclosure of the rooftop terrace on the hotel.

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, 5.5, 6, 6, 6, 7 and 7.

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	5	7	7	7	-	7	6	7
	5	7	6	5	-	6	6	6
	6	7	7	7	-	7	7	7
	3	7	-	-	-	-	4	4
	6	7	6	6	-	7	7	6
	-	-	-	-	-	-	-	6
	6	6	6	6	5	5	5	5.5

General Comments:

- Roof deck treatment – enclosed patio not appropriate.
- More bike parking. Stronger landscape entry. Nice architecture.
- My only concern is the exterior lights – otherwise it’s a nice design and great project.
- Bad precedent to allow lighting on the surface of the building. Bad precedent to allow three times the amount of UDD signage, when the applicant’s bad siting choices are responsible.
- Address bike racks/locations/ivy screen/roof screening/trees in left parking lot/Aloft rooftop. Like architecture.
- We should look at lights as part of architecture if well integrated and does not overwhelm the building. We should not out of hand say no.