

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 23, 2013

TITLE: 900 John Nolen Drive - Mixed-Use
Commercial and Residential Building in
UDD No. 1. 14th Ald. Dist. (31111)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 23, 2013

ID NUMBER:

Members present were: Richard Slayton, Acting Chair; Dawn O’Kroley, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Tom DeChant.

SUMMARY:

At its meeting of October 23, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a mixed-use commercial and residential building located at 900 John Nolen Drive in UDD No. 1. Appearing on behalf of the project were Rich Strohmer, representing the Bruce Company; Nicholas Loniello, representing Causeway Office Condominium Association, Inc.; Joe Doyle, representing Causeway Office Center/T. Wall Enterprises; and Kirk Keller, representing T. Wall Enterprises. Keller reviewed the Commission’s comments from their previous review of the project. The placement of delivery vehicles and fire vehicles will be adjacent to where the underground ramp is, with under 50% of the parking facing John Nolen Drive. The window systems will be without crossbars, in awning style windows. The majority of the exterior materials are corrugated metal using a “fish-scaling” interlocking system. The green roof will utilize a tray system and be completely accessible to the users of the building. The drive aisle will be shifted to the northeast to make a new route, and a bike station is proposed. The structure will be very well lit.

Nicholas Loniello spoke in support of this new building as the owner of the building that burned at this location about one year ago. He is very pleased with the architecture and is confident that working with his neighbors can solve the issue of the driveway and private easement.

Comments and questions from the Commission were as follows:

- My eye is distracted by the large white panels. Could they be more standardized?
 - I happen to like the irregular pattern because it brings some interest to acknowledging that we have a mix of Mr. Loniello’s offices and his partners below, with the residential above. We looked through very linear straightforward designs, but this gives more of an animated look to bring interest to the building and particularly the residential portion.

I love the glass on the corner where the larger fenestration is, that irregularity pleases me immensely. The whole building now has irregular patterns all over the place.

- The Police Department needs to see and comment on this. You've got 80 residential units in an employment zone. When you say green island, it's an island in more ways than one; you've got a neighborhood with nothing around it. I would like Police to comment on what that means.
 - It may appear that way but it's very slight at the end of Waunona Way, you have a long neighborhood.

They won't feel connected to this.

The plan of growing that out along the lake means this is the first of hopefully many. Exactly, but it is the first.

- What is the source of the balcony lights?
 - There will be light fixtures on the balconies themselves. LEDs. Up and down and a glow out on the wall.
- Use bark mulch, unless it's up against the building, then it's OK to use stone mulch.
- I'd encourage you not to use soil fabric (any kind of separator).
- Certain scalloped plastic edging is fine in some areas, while other areas should utilize metal edging.

Relative to Stouder's comments in the Planning staff report, the Secretary noted that the Urban Design Commission's approach to lighting will be much more restrictive than what is allowed under the Lighting Ordinance; night sky compliant, lower levels of light as much as possible, reduction in height of poles so you're not lighting up broad areas, reduction of hot spots, excessive lighting, etc. Lighting at the top will have to be low level bollard types (on the roof deck), or anything lighting up the face will have to be stopped by a physical feature of the building. The internal lighting of the residential entry feature surround is of concern.

ACTION:

On a motion by Cnare, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The Commission noted that the approval satisfies the UDD No. 1 criteria of metal not being used except as an integral part of a design of exceptional merit.

The motion noted that the applicant work with staff on an acceptable lighting plan with lighting/signage of the residential entry to be similar to that of the office/commercial entry.

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 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 900 John Nolen Drive

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

General Comments:

- Very nice material palette and building composition. Will look great coming into the City along John Nolen Drive.
- Site plan much improved with reduced asphalt. Still think there's too many irregular windows.