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Suite 310 Madison, WI 53703
PHONE: 608.268.1499
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Transmittal

| | |
|--|--|
| To: Al Martin | From: Melissa Destree Destree Design Architects, Inc. |
| Co: City of Madison Urban Design Commission | Date: January 21, 2015 |
| Pages: 14 sets | |
| CC: Sue Springman | |
| Project: 22. South Carroll Street | |

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☒ Please Recycle

Al,

Enclosed is our submittal for the 22 S. Carroll Exterior Renovation. (14 copies)

- Updated Letter of Intent and Project Narrative
- Existing Images/Context
- Exterior Renderings of Main and Carroll Street addressing feedback from Jan 14th presentation. We will bring fully rendered exterior elevations showing shadow-lines to our Jan 28th presentation.
- Image of exterior materials. More contrast on Stucco and eliminated 'green' granite.
- Line drawings of rear facades showing scope of maintenance and repair
- Site Plan – the only work involving site is the gate/screen for the adjacent parking area.
- Updated Photometrics and decorative light
- Electronic copy of submittal will be emailed

With your permission we will provide complete exterior line drawings with all materials identified Friday morning, Jan 23rd. If you have any questions, please contact me at 608-268-1499 or melissa@destreearchitects.com.

Thank you,
Melissa Destree AIA, IIDA
Destree Design Architects, Inc

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URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

| | |
|---|---|
| Date Submitted: <u>Wednesday, January 21, 2015</u> | <input type="checkbox"/> Informational Presentation |
| UDC Meeting Date: <u>Wednesday, January 28, 2015</u> | <input type="checkbox"/> Initial Approval |
| Combined Schedule Plan Commission Date (if applicable): _____ | <input checked="" type="checkbox"/> Final Approval |

1. Project Address: 22 South Carroll Street

Project Title (if any): Park Hotel

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☒ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☒ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Sue Springman

Company: The Mullins Group, LLC

Street Address: 401 N. Carroll Street

City/State: Madison, WI

Zip: 53703

Telephone: (608) 285-8090

Fax: (608) 285-8085

Email: sue@mullinsgroup.com

Project Contact Person: Melissa Destree

Company: Destree Design Architects, Inc

Street Address: 222 W. Washington Ave, Suite 310

City/State: Madison, WI

Zip: 53703

Telephone: (608) 268-1499

Fax: ()

Email: melissa@destreearchitects.com

Project Owner (if not applicant): Park Hotel, Inc.

Street Address: 22 S. Carroll Street

City/State: Madison, WI

Zip: 53703

Telephone: (608) 285-8090

Fax: (608) 285-8085

Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on September 24, 2014.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Park Hotel, Inc.

Relationship to Property Owner/operator

Authorized Signature Bradley C. Mullins

Date 1/21/15

Bradley C. Mullins



January 21, 2015

Project Narrative:
22 S. Carroll Street
Exterior Renovation and Refresh
Park Hotel

We do not have written comments yet from our last UDC meeting, but believe that there were two main issues that we needed to address in this submittal.

First, is the request for us to simplify the base of the building. Second, is a concern with the middle of the façade on Carroll Street in regards to the contrast of materials and possibly the verticality of the composition.

Please review the enclosed images that reflect the simplification of the base details as well as a horizontal solution to the middle of the façade on Carroll Street.

We believe this refined design concept addresses many comments from the UDC. The design will incorporate all three existing structures (1912, 1962 & 1983). It creates a strong base, a horizontal oriented middle and refined cornice (top) element. The concept begins with a new three story base that engages the street while integrating the 1983 room addition. The three story base element, with façade additions totaling 2,488 sf, creates a stately solution with a level of thoughtful modern detail using traditional high quality materials; Biesanz stone, black granite (we eliminated green) and bronze finished aluminum.

Our design meets the Downtown Urban Design Guidelines by “incorporating a higher level of visual interest and richer architectural detail” on the lower levels of the street facade. The massing refinements of our building enhances the pedestrian experience by creating a more human-scaled base while improving sight lines with the curving of the 9th floor. The curve on the 9th floor was requested by the Mayor’s office, city staff and the neighborhood. The façade design creates a distinctive entrance canopy that enhances the pedestrian realm of the hotel. A strong corner presence is realized with the addition of a new street accessible restaurant vestibule and hard canopy. The proposed first floor storefront fenestration will improve visibility into the building which will activate both Carroll and Main streets and the new restaurant and bar inside. Soft fabric awnings, lighting, and rich materials will bring a refreshingly human scale to the street. The façade materials will continue into the existing Valet drop-off to create an exceptional guest entry. In addition to the façade refresh at 22 S. Carroll, as you travel northwest to the next parcel, the rhythm of the limestone and granite columns continue creating an integrated gate element that screens the existing parking.

As the building rises, the articulation weaves the horizontal and vertical elements of the three existing structures. The middle element features new energy efficient windows and dark sky compliant building lighting. The existing parex will be maintained and repaired. It will receive a limestone color and texture

akin to the Biesanz stone. These treatments will continue on the side elevation, visible from Carroll Street, as well as the rear elevations of the hotel. The existing brick will be tuck-pointed and repaired.

The top cornice element of the 8th and 9th floor will introduce a curved corner with storefront glazing and similar material and window upgrades. The ninth floor will be extended along Main Street to integrate the existing guest elevators and new guest rooms. This addition, 5,824 sf, along Main Street, is below the Capitol View line.

With these facade refinements we hope to earn the UDC's support with a Final Approval. This will allow the team to meet the aggressive project schedule and Park Hotel will continue to serve as Madison's Premier Capitol Square Hotel.

Sincerely,

A handwritten signature in black ink, appearing to read "M Destree", written in a cursive style.

Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.









CARROLL ST WITH SIMPLIFIED BASE DESIGN AND HORIZONTAL MIDDLE
22 S CARROLL ST • 01-21-15





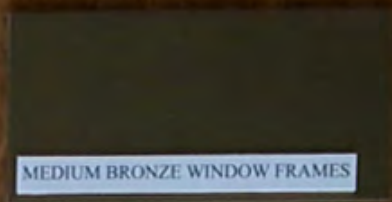
22 SOUTH CARROLL STREET



LIMESTONE 1



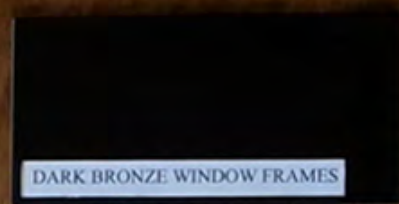
STUCCO COLOR 1



MEDIUM BRONZE WINDOW FRAMES



EXISTING BRICK



DARK BRONZE WINDOW FRAMES



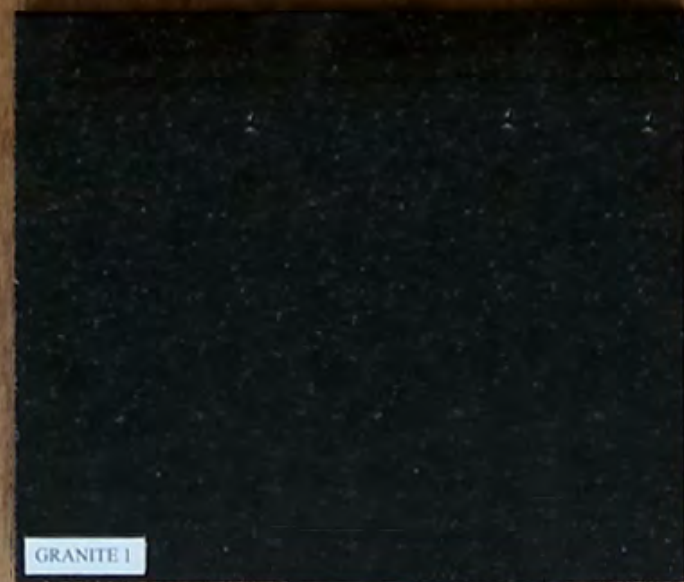
STUCCO COLOR 2



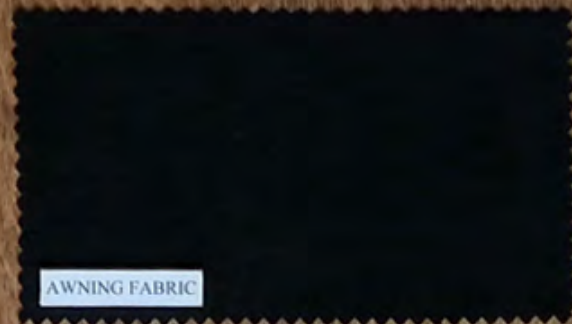
LIMESTONE 2



MAIN ENTRY DOOR METAL



GRANITE 1



AWNING FABRIC





22 S. Carroll Street



The Hotel – Existing Images



The Corner of Carroll and Main

The Hotel – Existing Images



Main Street at adjacent building

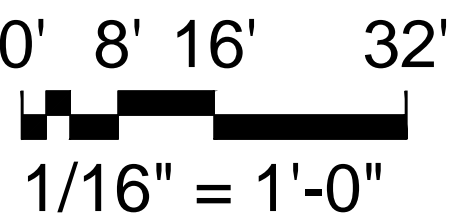


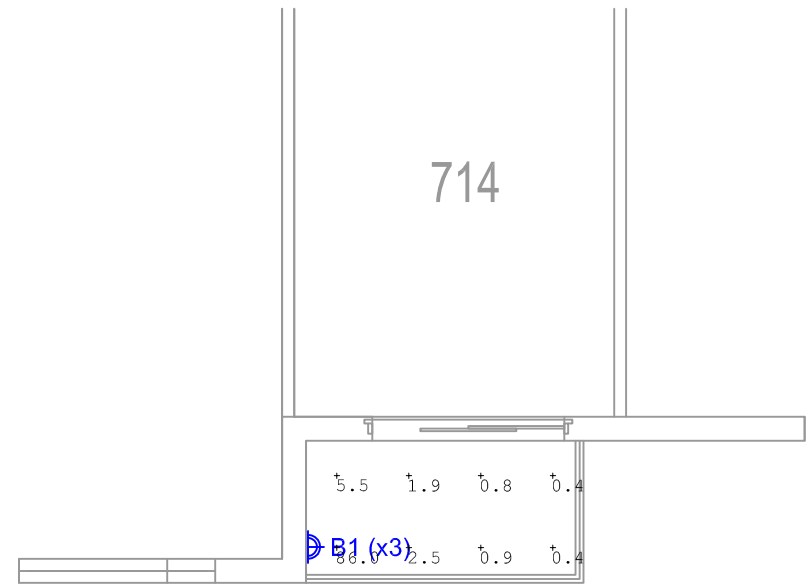
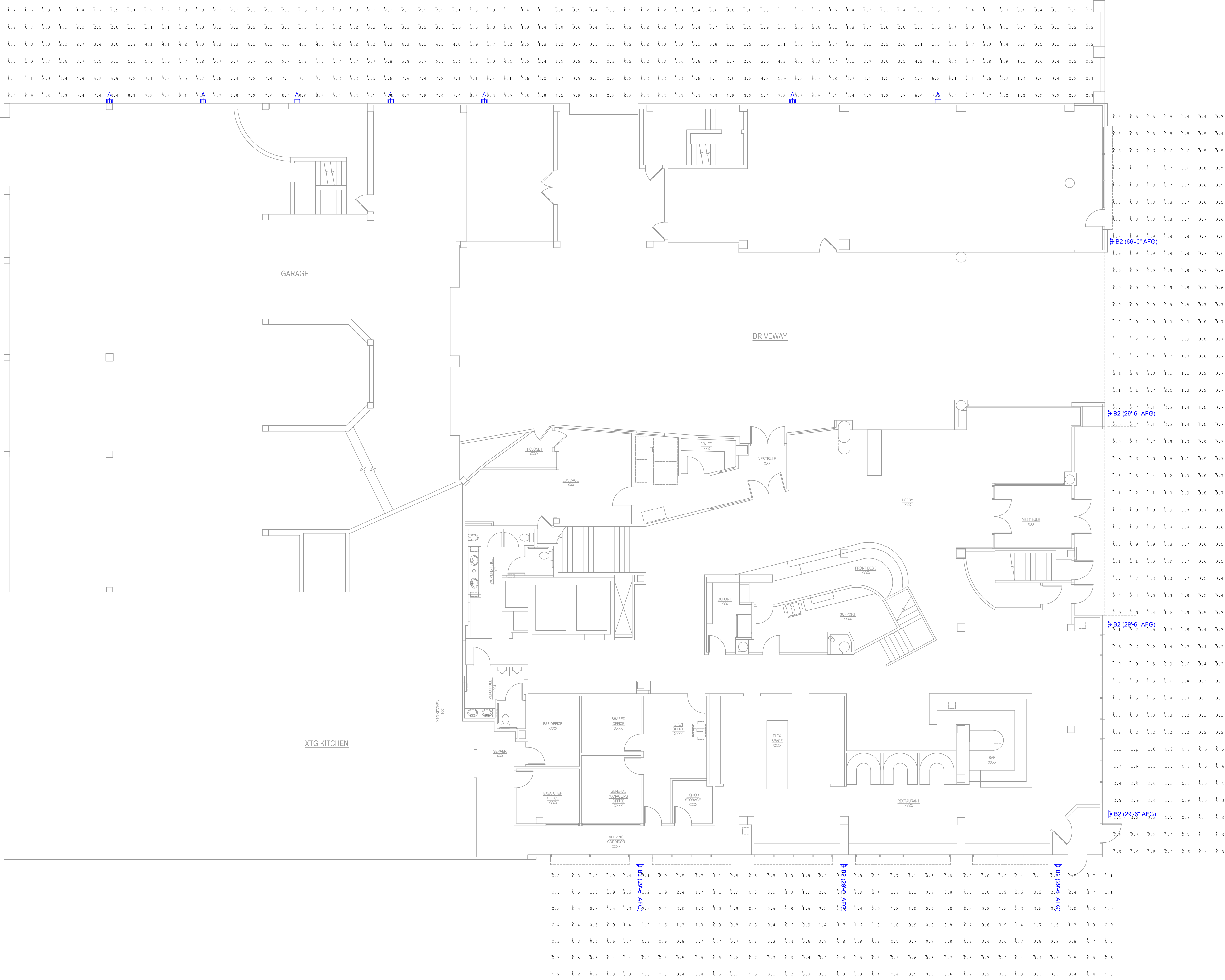
The Corner of Hamilton and Main

The Hotel – Context



The Hotel – Locator Map
Oriented North Up





| Luminaire Schedule | | | | | |
|--------------------|-------|-------------|-------------------|-------|---|
| Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description |
| 7 | A | SINGLE | 2849 | 0.900 | LUMARK + XTOR3A |
| 3 | B1 | SINGLE | 6831 | 0.794 | MANNING + DE-143-2F27-1QP75-120-R1-WH (SHORTER) |
| 5 | B2 | SINGLE | 6831 | 0.794 | MANNING + DE-144-2F39-1QP75-120-R1-WH (LONGER) |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|-------|------|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| BALCONY | ILLUMINANCE | Fc | 12.30 | 86.0 | 0.4 | 30.75 | 215.00 |
| FRONT SIDEWALK | ILLUMINANCE | Fc | 1.03 | 3.7 | 0.2 | 5.15 | 18.50 |
| REAR DRIVE | ILLUMINANCE | Fc | 3.11 | 9.0 | 0.1 | 31.10 | 90.00 |

PARK HOTEL

EXTERIOR LIGHTING

DATE
JAN. 21, 2014

SCALE
1/8" = 1'-0"

SHEET NUMBER
E1

Sentinel

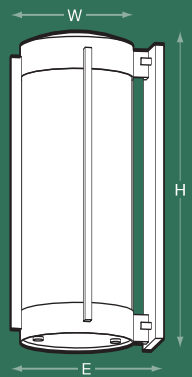
Sentinel stands guard with a white opal acrylic cylinder surrounded by solid aluminum, stainless steel or PVD bars. Glass bottom lens features a blue, amber, or white acrylic insert for interesting color effects. Sealed backplate with gasketing for easy installation.

PICTURED:
DE-147-PP(BK)-BS-2N60/1QP75-120-WH-CB

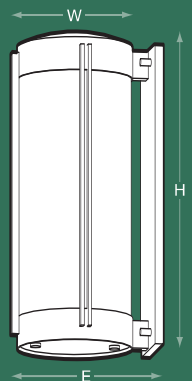
DOWNLIGHT
TRIM DETAIL



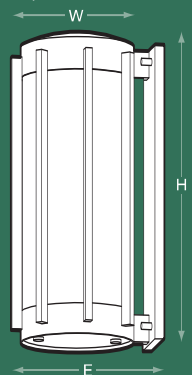
DE-143, DE-144



DE-145, DE-146



DE-147, DE-148



| SENTINEL EXTERIOR | | | | FINISHES | | LAMPING | VOLTAGE | DIFFUSER | DOWNLIGHT TRIM | OPTIONS |
|-------------------|------------|-----|-----|----------|---------------|--------------------------|------------|----------|----------------|---------|
| FIXTURE NO. | DIMENSIONS | | | FRAME | BARS | BODY/DOWN | | | | |
| SCONCE | H | W | E | | | | | | | |
| DE-143 | 23" | 10" | 12" | PP | BS, PP PVD | 2N60/1QP75 2F27/1QP75 | 120 277 | WH | AM, CB, WH | FU, PC |
| DE-144 | 26.5" | 12" | 14" | PP | BS, PP PVD | 2N60/1QP75 2F39/1QP75 | 120 277 | WH | AM, CB, WH | FU, PC |
| DE-145 | 23" | 10" | 12" | PP | BS, PP PVD | 2N60/1QP75 2F27/1QP75 | 120 277 | WH | AM, CB, WH | FU, PC |
| DE-146 | 26.5" | 12" | 14" | PP | BS, PP PVD | 2N60/1QP75 2F39/1QP75 | 120 277 | WH | AM, CB, WH | FU, PC |
| DE-147 | 23" | 10" | 12" | PP | BS, PP PVD | 2N60/1QP75 2F27/1QP75 | 120 277 | WH | AM, CB, WH | FU, PC |
| DE-148 | 26.5" | 12" | 14" | PP | BS, PP PVD | 2N60/1QP75 2F39/1QP75 | 120 277 | WH | AM, CB, WH | FU, PC |

Fluorescent ballasts rated to -22°F.

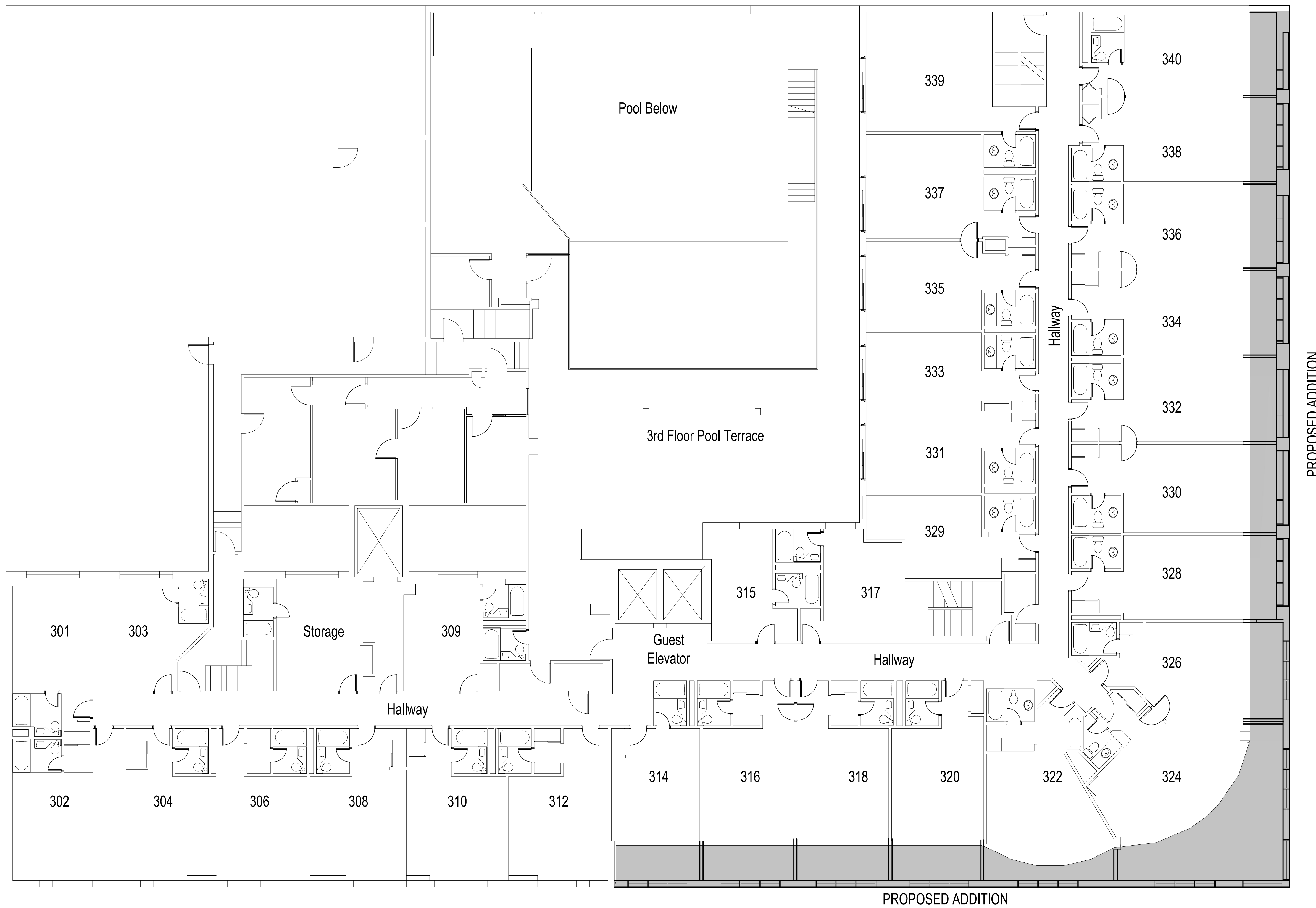
Specify two digit color suffix with "PP" and "PVD" finish option.
See page 53.

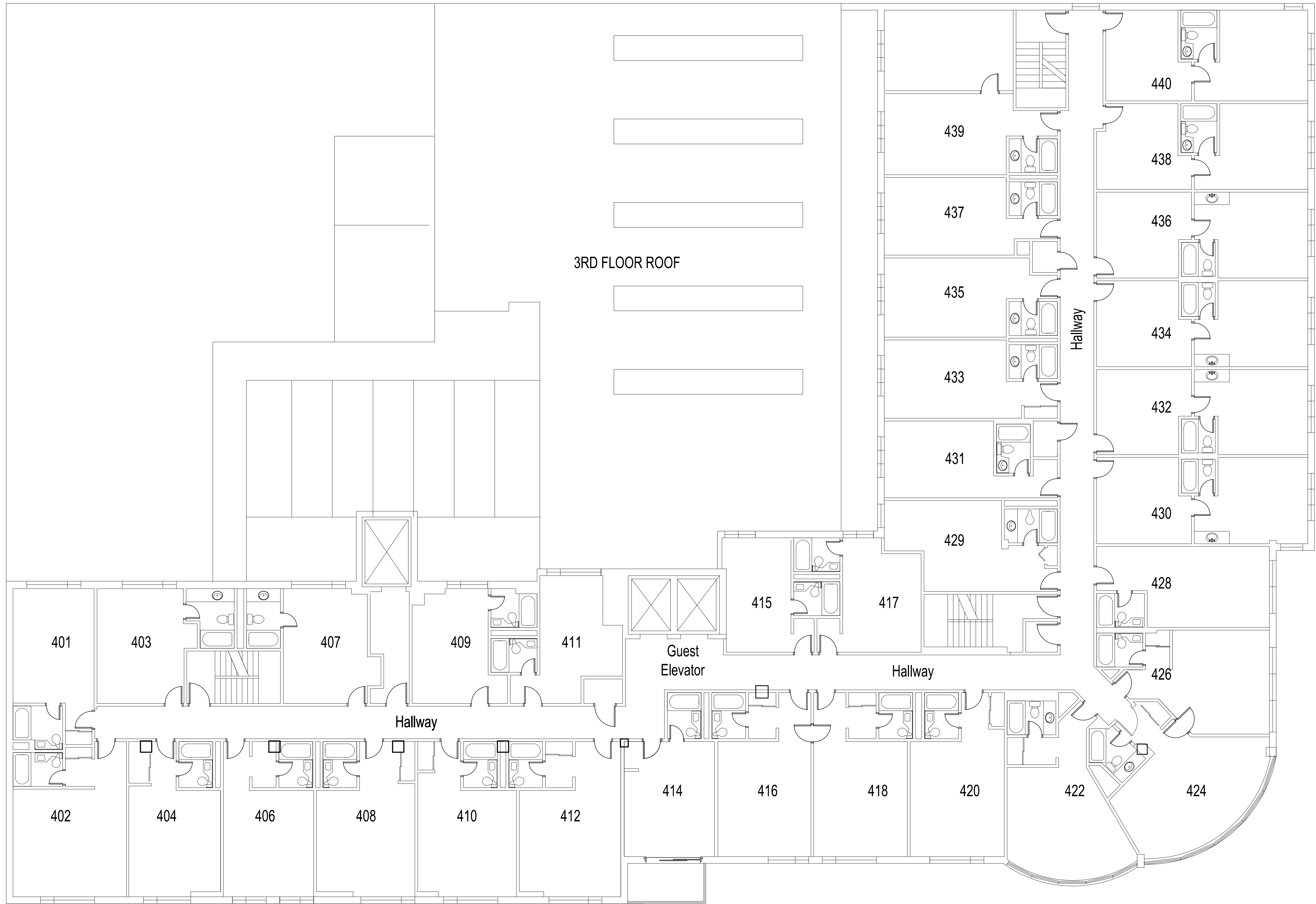


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

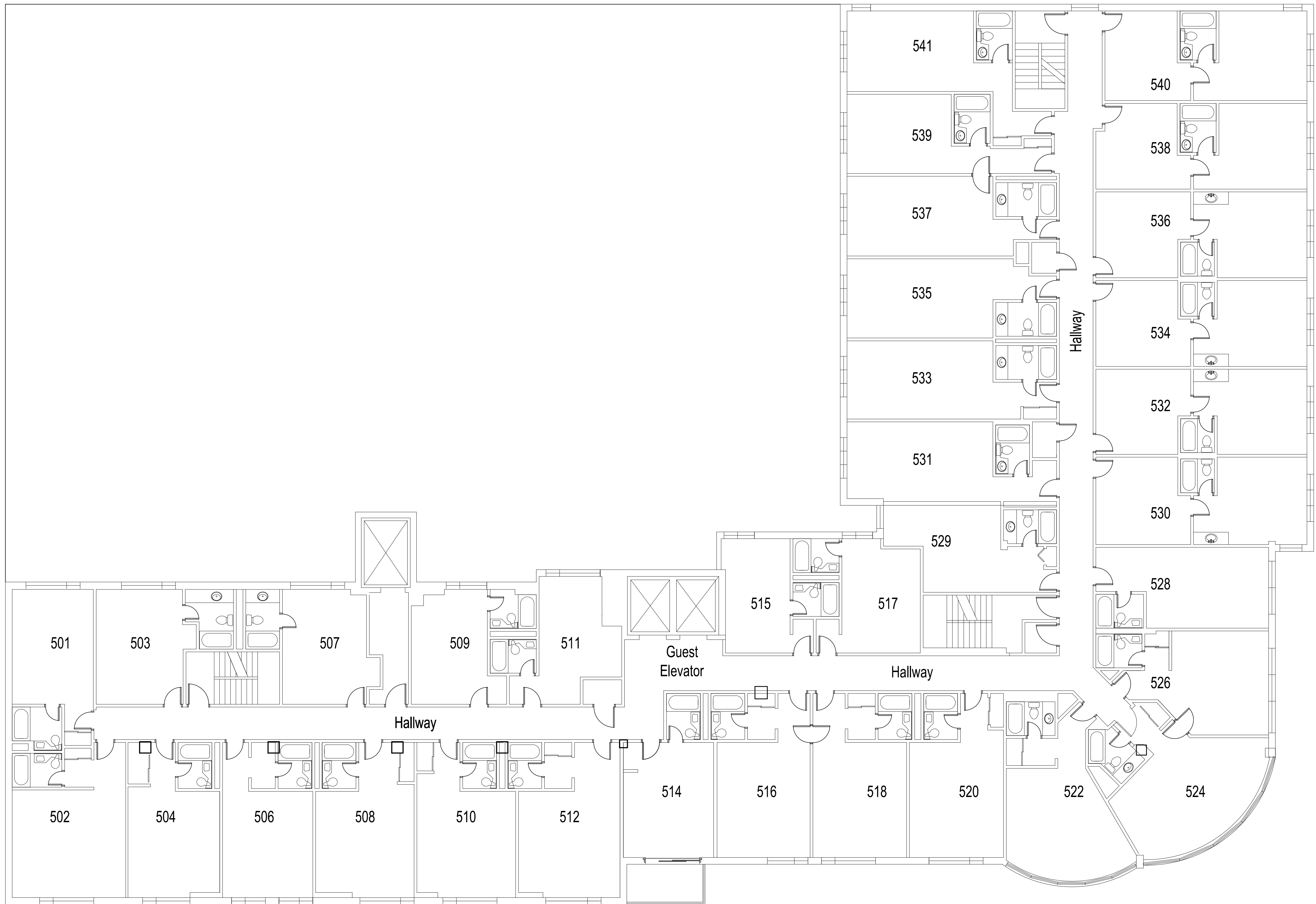


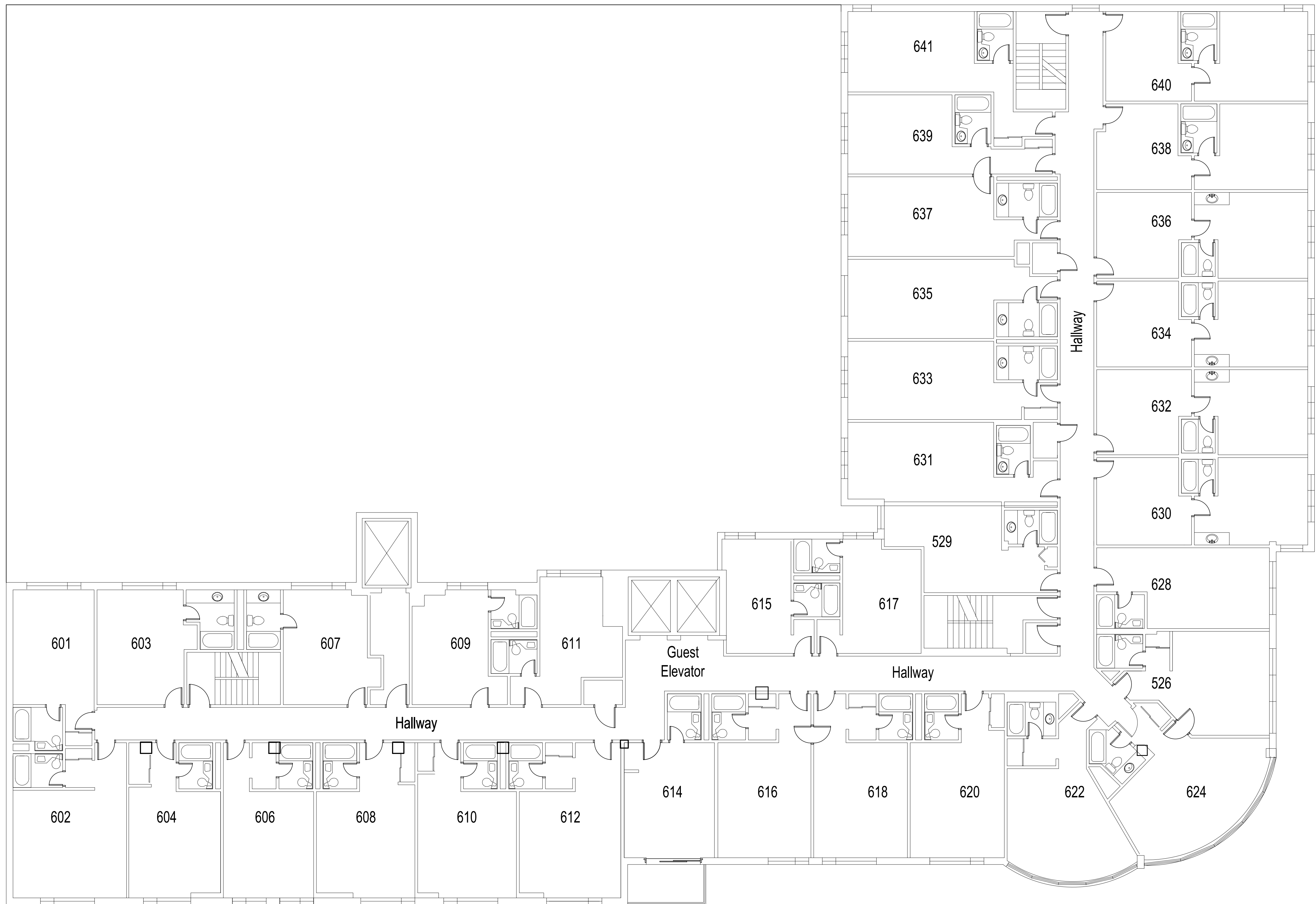


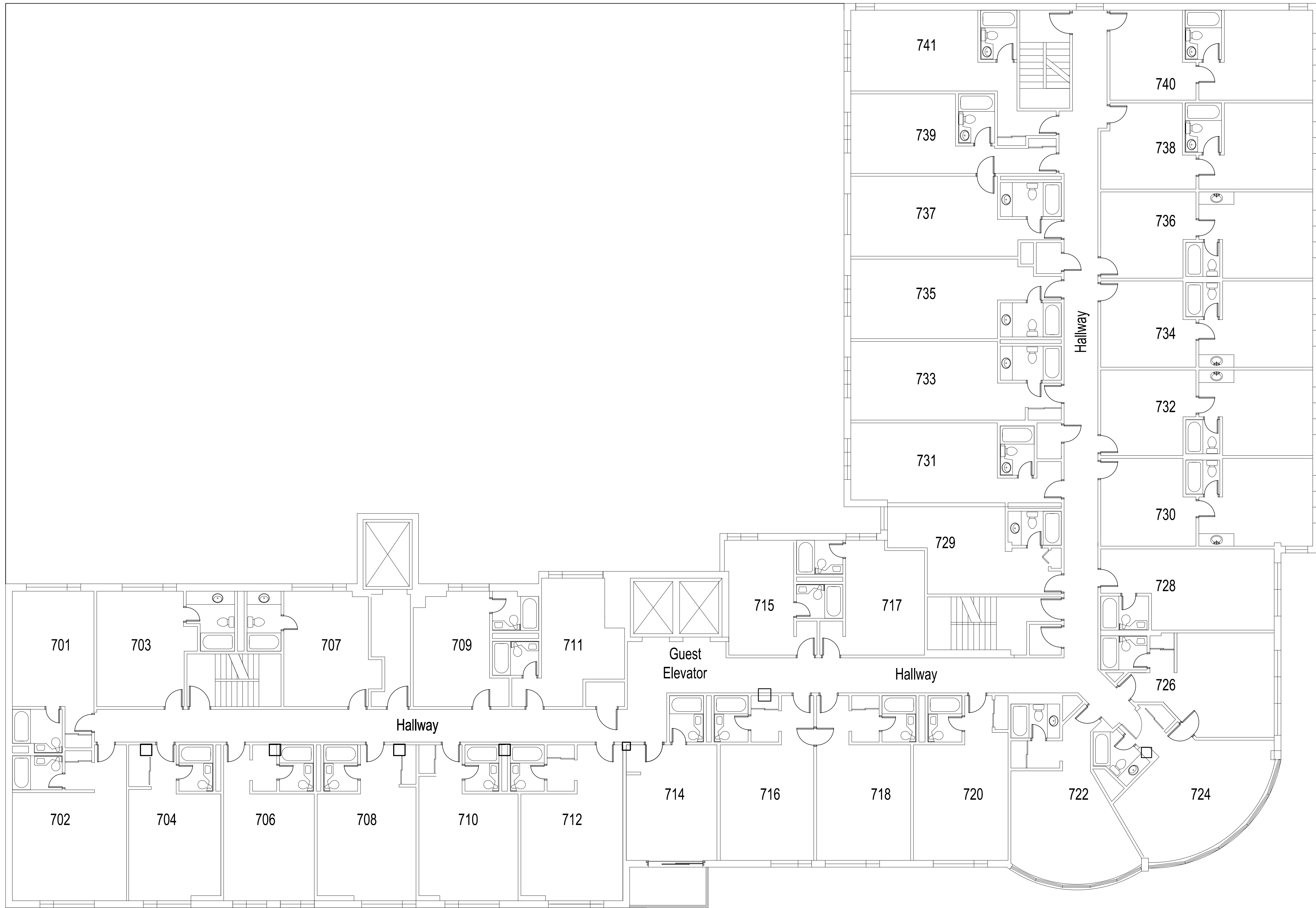


EXISTING FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

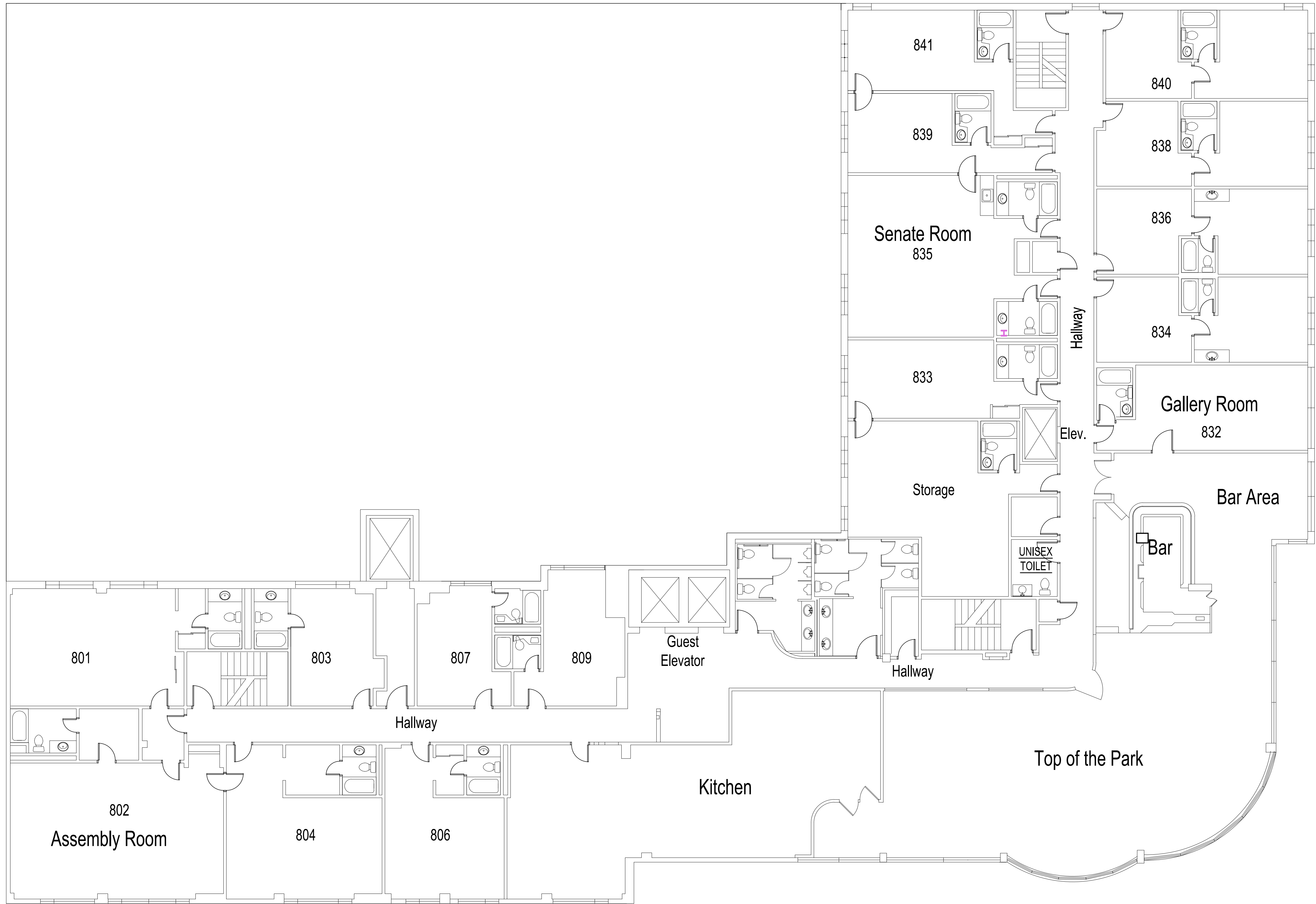






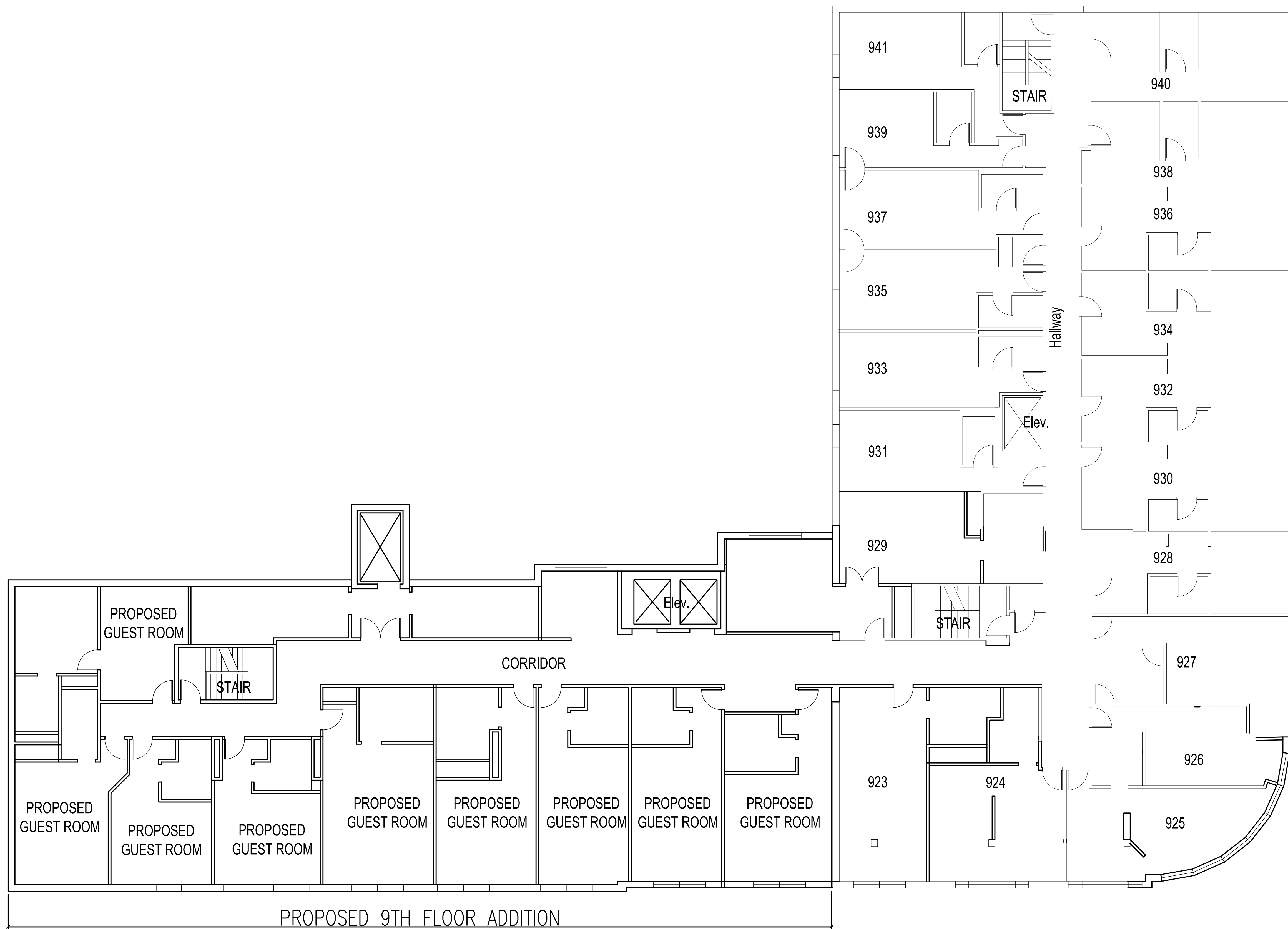
EXISTING SEVENTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXISTING EIGHTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



ADJACENT
PROPERTY

3RD FLOOR ROOF BELOW

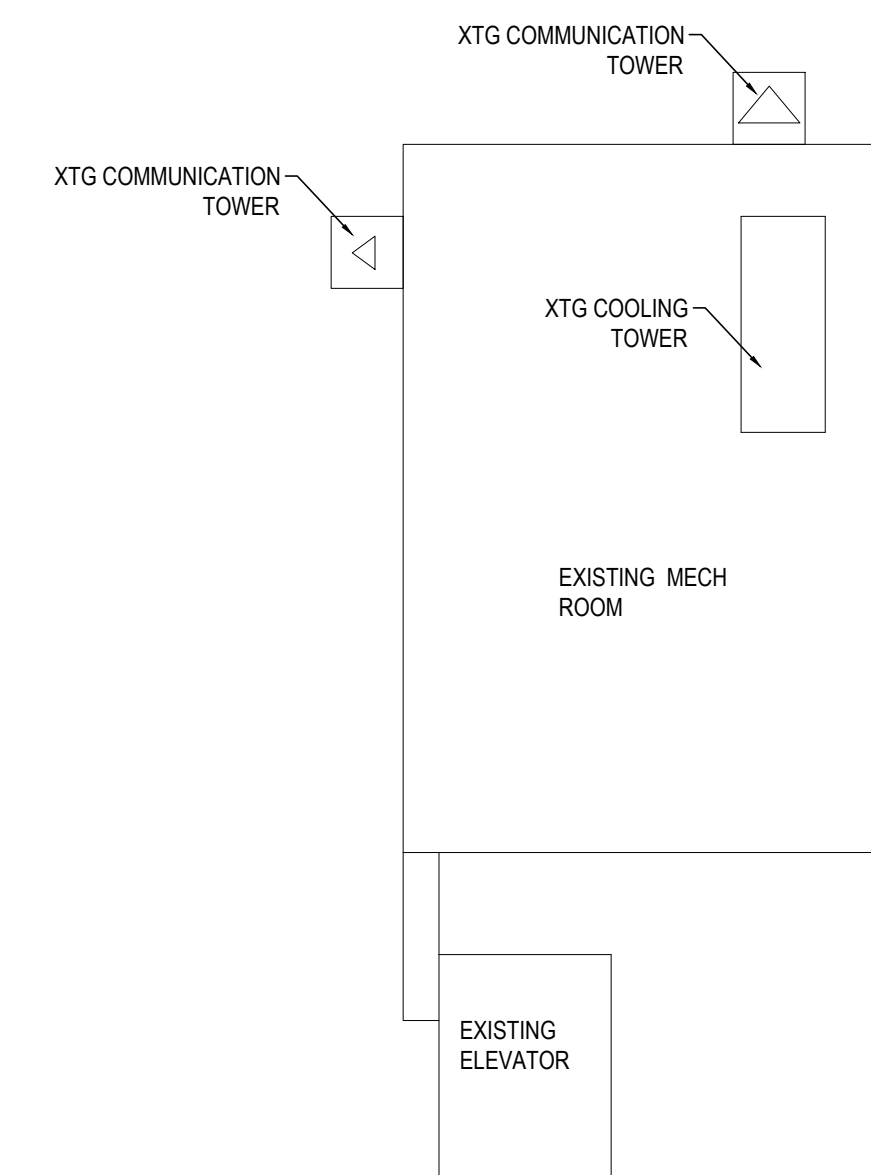
PROPOSED STAIRS
EXTENSION

PROPOSED SERVICE
ELEVATOR & MECH
ROOM EXTENSION

PROPOSED CHIMNEY
EXTENSION

PROPOSED ELEVATOR &
MECH ROOM EXTENSION

PROPOSED 9TH FLOOR ADDITION ROOF



EXISTING 9TH FLOOR ROOF

EXISTING STAIRS

XTG FLAG POLE



Reservation View
Sea Level = 1032.8'
Arch = 209.51'
City Datum = 187.2'

g Mech Penthouse
Arch = 208.25'
Sea Level = 1031.54'

Arch = 197.83'
Sea Level = 1021.12'

Arch = 187.5'
Sea Level = 1010.79'

Arch = 174.83'
Sea Level = 998.12'

Arch = 164.33'
Sea Level = 987.62'

Arch = 153.83'
Sea Level = 977.12'

Arch = 143.33'
Sea Level = 966.62'

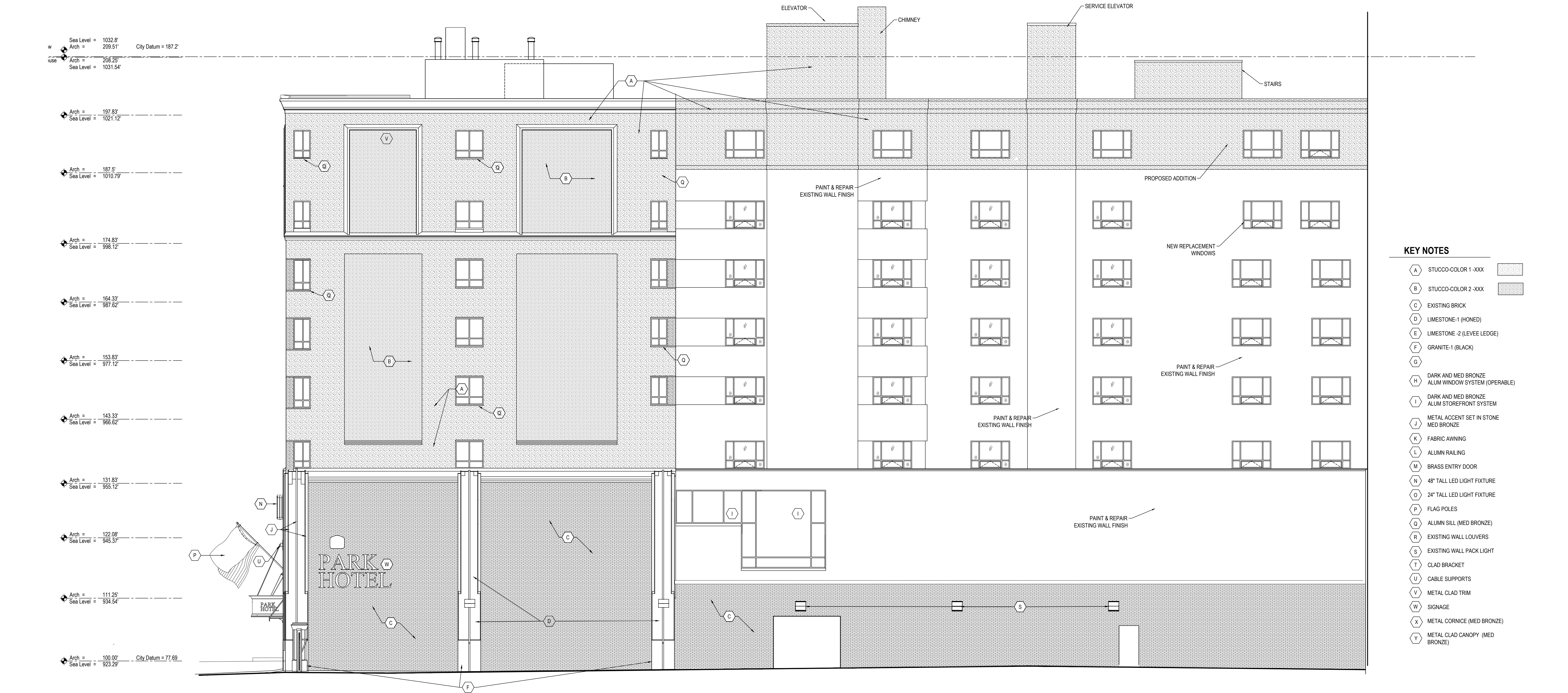
Arch = 131.83'
Sea Level = 955.12'

Arch = 122.08'
Sea Level = 945.37'

Arch = 111.25'
Sea Level = 934.54'

Arch = 100.00'
Sea Level = 923.29'
City Datum = 77.69'





KEY NOTES

- A STUCCO-COLOR 1-XXX
- B STUCCO-COLOR 2-XXX
- C EXISTING BRICK
- D LIMESTONE-1 (HONED)
- E LIMESTONE-2 (LEVEE LEDGE)
- F GRANITE-1 (BLACK)
- G
- H DARK AND MED BRONZE ALUM WINDOW SYSTEM (OPERABLE)
- I DARK AND MED BRONZE ALUM STOREFRONT SYSTEM
- J METAL ACCENT SET IN STONE MED BRONZE
- K FABRIC AWNING
- L ALUMN RAILING
- M BRASS ENTRY DOOR
- N 48" TALL LED LIGHT FIXTURE
- O 24" TALL LED LIGHT FIXTURE
- P FLAG POLES
- Q ALUMN SILL (MED BRONZE)
- R EXISTING WALL LOUVERS
- S EXISTING WALL PACK LIGHT
- T CLAD BRACKET
- U CABLE SUPPORTS
- V METAL CLAD TRIM
- W SIGNAGE
- X METAL CORNICE (MED BRONZE)
- Y METAL CLAD CANOPY (MED BRONZE)



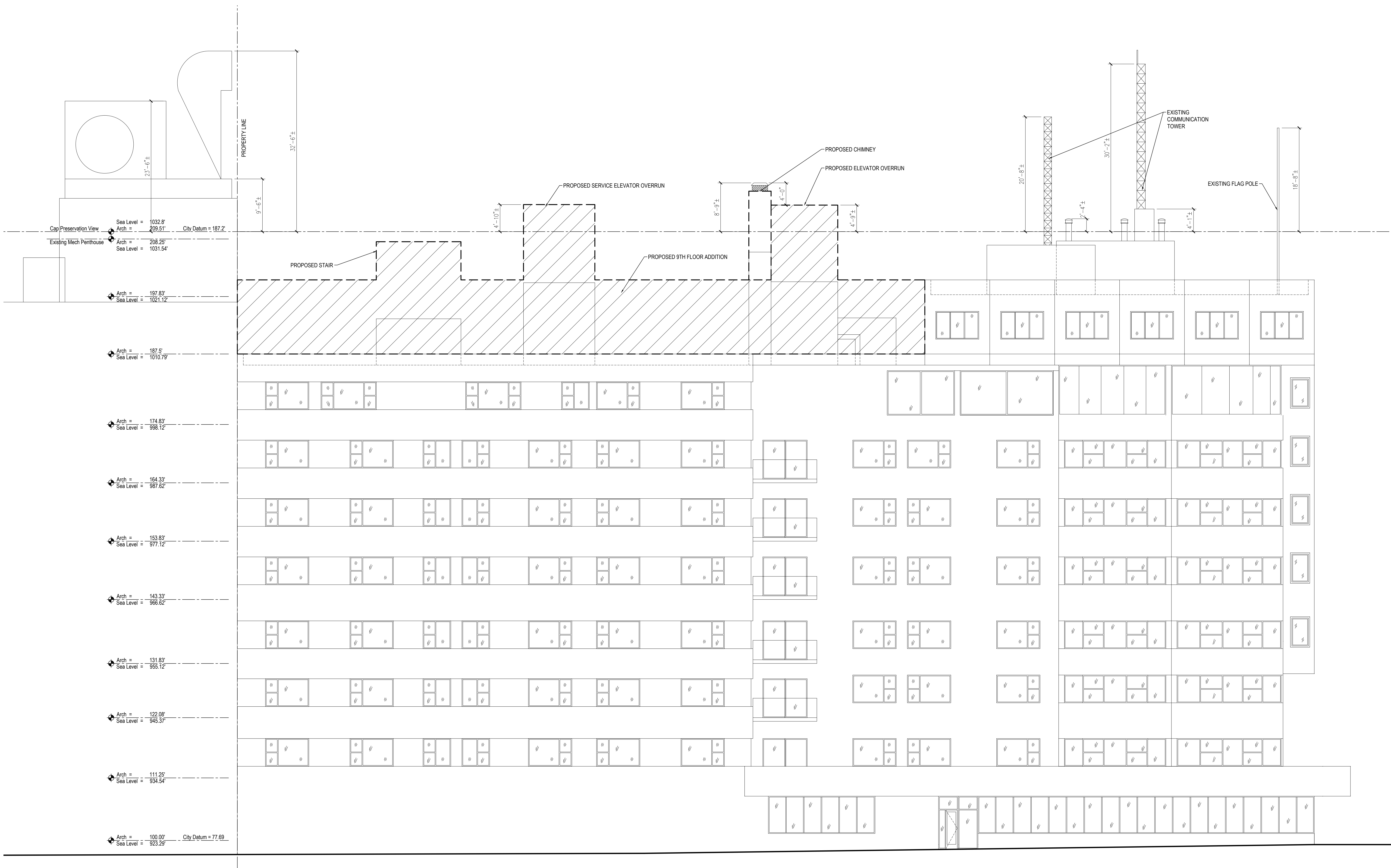
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- W SIGNAGE
- X METAL CORNICE (MED BRONZE)
- Y METAL CLAD CANOPY (MED BRONZE)



EXISTING CARROLL STREET ELEVATION

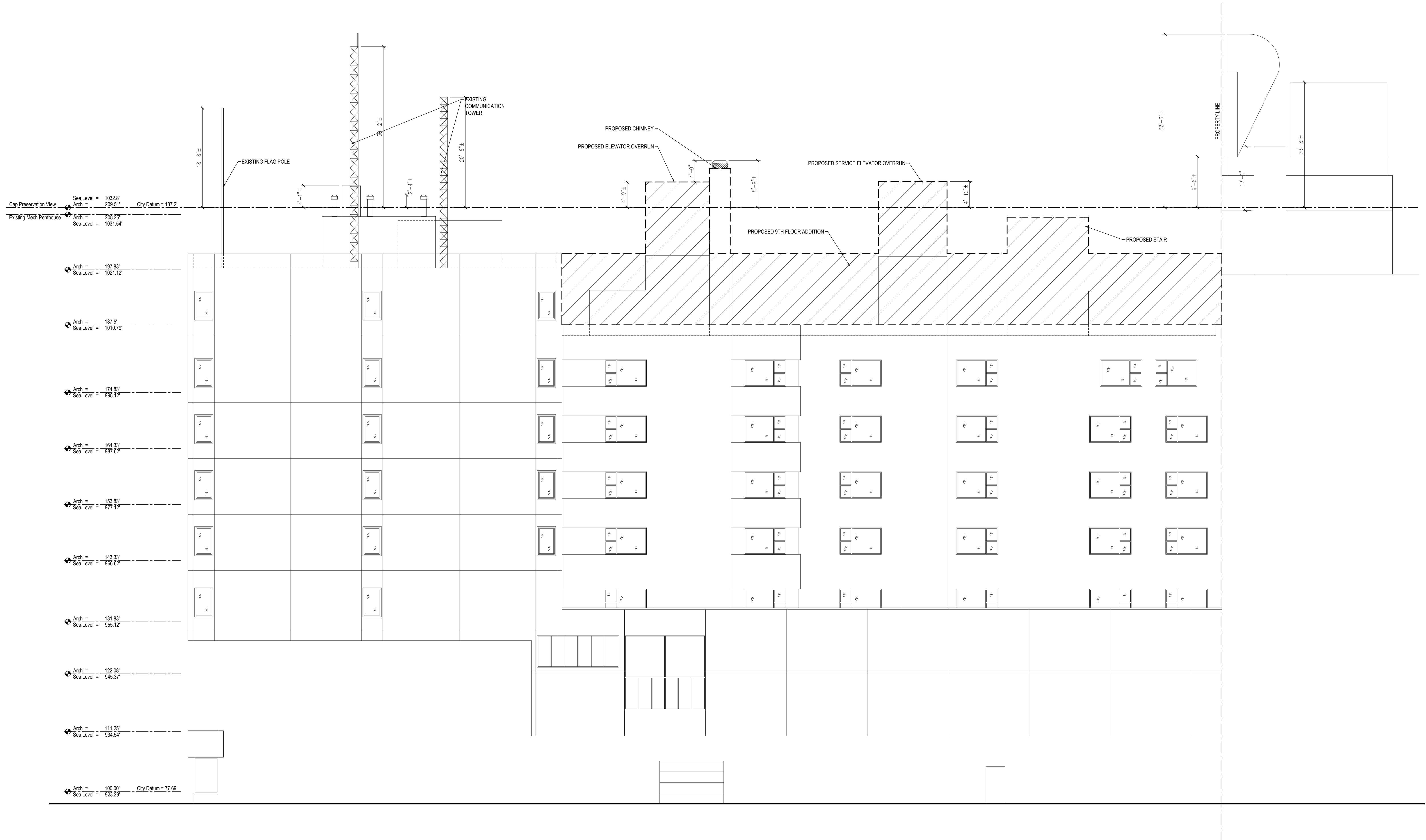
SCALE: 1/8" = 1'-0"



EXISTING MAIN STREET ELEVATION

SCALE: 1/8" = 1'-0"

22 SOUTH CARROLL STREET
LAND USE APPLICATION



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

22 SOUTH CARROLL STREET

LAND USE APPLICATION



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"