

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** May 24, 2017

TITLE: 530 Junction Road – PD, New **REFERRED:**
Development of a Mixed-Use Retail/Office **REREFERRED:**
and Multi-Family Development. 9th Ald. **REPORTED BACK:**
Dist. (47268)

AUTHOR: Chris Wells, Acting Secretary **ADOPTED:** **POF:**

DATED: May 24, 2017 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo, Amanda Hall, Tom DeChant and Michael Rosenblum.

SUMMARY:

At its meeting of May 24, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD, new development of a mixed-use retail/office and multi-family development located at 530 Junction Road. Appearing on behalf of the project were Steve Shulfer and Brad Koning, representing Shulfer Architects, LLC. Shulfer presented plans for a 5-story mixed-use building with a proposed 11,000 square foot footprint containing 32 residential units and 29 under-building parking stalls. The proposed building will extend underneath to connect to an existing building to the north. Under-building parking will take access from the north building. The current PD-GDP calls for a 3-story building; the GDP-SIP needs to be amended to allow for the retail/office and residential uses, as well as a 5-story building. All units would be market-rate, with 50% of the units being two-bedrooms. The exterior building materials would include brick, a lighter LP Smartside and grey metal panel or LP Smartside. Likely tenants on the ground floor would include small office uses or a coffee shop.

Comments and questions from the Commission were as follows:

- The west elevation pier doesn't have windows.
 - Needs to incorporate windows and glazing into the piers.
- Make the windows punched openings, so it doesn't detract from the massive columns.
- Are there external punctures for air handling?
 - We are using magic-paks. Louvers will also be added on the elevation facing the parking lot.
- Have you explored the placement of the wall-paks tucked on the inside of the columns?
 - We've identified a need to incorporate windows into the piers, we need to develop a design.
- Be creative about how you get light around the piers.
- The material change in the same plan is awkward and needs refinement (for example, in the upper left corner of the western façade).
- Is all the asphalt existing?
 - Yes, but we'll need to reconstruct some of the parking along the building during construction.

- Can you construct a little less?
 - No.
- Is there a tree island?
 - Yes.
- Make sure to put it back post-construction.
 - We haven't yet done a landscape plan.
- The building is dynamic, but due to the design, it could be placed anywhere. Could the bluish-grey be turned to full-on blue in order to make the design more dynamic? Wanted to see something more "punchy".
- Do the tenant spaces extend all the way through the building on the ground floor?
 - Yes.
- Do they have a plan about need to have a "back of house"
 - We have not talked about a plan yet.
- We'll want to see where they will put the various utility elements (such as meter cans).
 - Much of the utilities will be coming from the existing building. We may have to run conduits through the parking deck.
- Are there any rooftop mechanicals?
 - Yes, on the west side of the roof, fourth floor. The parking lot side will need to add a screen.
- What about trash enclosures?
 - As we can't lose parking, we'll need to address trash pickup with more frequent pickups.
- Bring us back more info.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.