

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 28, 2017

TITLE: 200 South Pinckney Street (Block 88 & Block 105) – Judge Doyle. 4th Ald. Dist. (45612)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: June 28, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Tom DeChant, John Harrington, Amanda Hall, Lois Braun-Oddo* and Rafeeq Asad.

*Braun-Oddo recused herself on this item.

SUMMARY:

At its meeting of June 28, 2017, the Urban Design Commission **FAILED TO GRANT FINAL APPROVAL** of the Judge Doyle development located at 200 South Pinckney Street (Block 88 and Block 105). Appearing on behalf of the project were J. Paul Beitler, John Paul Beitler III, both representing Beitler Real Estate Services; Meghan Dyer and James DeStefano, both representing Lothan Van Hook DeStefano Architecture, LLC; Sabrina Tolley, representing City of Madison Parking Utility; and George Austin.

Austin provided a brief overview of the project as well as an update.

The parking ramp component's construction drawings have been completed and went out to bid this past Friday. The parking ramp is the first phase with bids due on August 4th. The team hopes to award a contract on September 5th. They need to commit funds by September 7th or they will lose the allocated TIF funds.

Discussion focused on the UDC’s April 5, 2017 motion for Initial Approval for the project which included the following comments to address:

1. Details on planters, width and dimensions; minimize as much as possible.
2. Explore increasing the sidewalk width.
Applicant -- On Pinckney Street, we made a good attempt to pull the buildings off the property line (it will be greater than what currently exists on site). On Wilson and Doty Streets, couldn't shrink the building footprint.
3. A more detailed planting plan.
4. Parking staff should be prepared to address parking and aisle/opening widths at the next meeting.
5. The pedestrian experience.
6. More details at the Great Dane and alley.
7. Study of green wall facing the Madison Municipal Building greenspaces.

Comments and questions from the Commission were as follows:

- We wanted more information regarding the green roof (tree species, how it is being put together). Please speak about how the green roof will be constructed.
 - There are several types of green roofs that we are considering. It will have a ground cover plant.
- You don't want to use a tray system? If you get a tray system that blends together those work better, but several tray systems cause the plants to dry out. I asked last time specifically about what type of green roof system will be used here. I don't see any information about what species are going in them or how they will be constructed. Do more than sedums on the roof.
 - We haven't worked through the roof system. We will look into other options and designs but if it is too expensive, we'll scrap it.
- Our intent with the green roof is to solve the issue of heat gain.
- I have trouble with Pear trees everywhere; you need more types of trees than pears.
 - When the City puts them up trees are 6-feet all. We're looking for uniformity.
- Doty and Wilson Streets need larger trees.
- The green roof was my favorite part of the design. The design is very modern and futuristic but the green roof took it to the next level. I'm discouraged to hear you almost be willing to cut that piece out. From my standpoint that is a concern.
- Will there still be the plantings on the green roof? If so, will you be able to see them from the street?
 - Yes, but they will likely not be very visible.
 - The green roof would be a deeper system where there are trees.
- I am concerned about the relationship to the Fess Hotel along Doty Street. The design doesn't address the relationship with the Fess.
 - We have two levels of parking along Doty Street. The limestone and glass relates more to the MMB building.
 - With Block 105, all parking is below grade and so the base of the building is lower, whereas before, we had a two-story base there, we have since reduced it to relate better to the Fess Hotel. We also changed the fenestration to reduce the scale and make it more appropriate in terms of the pedestrian scale.
- What happens to the hotel at that part of the building (fronting onto Doty Street)? Along Doty, is it all back-of-house?
 - There are meeting rooms on the first floor and a lounge level on the second. On the opposite side, on Wilson Street is a dining area.
 - In this part of the building, this is a 2-story space. On the front side, there is a two-story-tall atrium. Adjacent are meeting rooms as well as a check-in space.
- What about as you are walking, the pedestrian experience along that part of the building?
- Because you presented this update primarily via your cover letter it's difficult to go through the drawing set and find what has changed.
- I'm most concerned about the pedestrian experience as you walk past the building. I'd appreciate it if you could present about that experience. What do you see along South Pinckney Street?

The architect walked through the building's program along the exterior of Blocks 88 & 105. There are 15-foot sidewalk widths on Wilson Street, 8-feet on Doty Street and 16-30-feet along parts of South Pinckney Street. Elevations: on Wilson Street they previously had all of the entrances combined. Since then they have moved them apart in order to reduce the scale. The parking entrance has been reduced from 36-feet to 30-feet.

- Isn't the parking ramp directly across that of the block to the north?

- The swing lane will be for the residential uses which will vary greatly (in terms of their peak demands).
- Consider flipping the elevators up against the elevations to activate the sidewalk.
 - There is a glass lobby in the lower level for safety purposes. And because it is up against a drive aisle, we wanted to protect it for safety purposes.

Responding to the Capital Neighborhoods Memo

Point #1: At open parking garage entries the exterior finishes shall be extended into the opening to effectively provide a finished and continuous aesthetic sense to the pedestrian realm.

- *Applicant* -- We do extend the finishes past the ticketing gate so we already meet that request.

Point #2: At the hotel parking garage entry an overhead door shall be provided at the building façade.

- *Applicant* -- They are correct, the floor plan does not show it but we are intending on having overhead doors at that location (on the Doty Street facade).

Point #3: Details for exterior visitor bicycle parking shall be provided for hotel, retail and apartment guests.

- *Applicant* – We are showing all those details on the landscaping drawing; you can see on Block 88 where bike racks are called out on the drawings. But they are hidden by the trees in the landscaping drawings.

Discussion by the UDC continued:

- I will not be voting for it because of the missed site opportunities, green lawn opportunities next to MMB, the lack of pedestrian treatment; and engagement with the Fess Hotel.
- The UDC does not have control over what trees will go in along Doty and Wilson Streets. We merely make a recommendation; Forestry decides.
 - The green roof doesn't appear like it is going to happen.
- We want more assurance of what will or will not happen.
- We need to see what the green roof will be.
- There are some minor tweaks to the facade to activate it without changing things significantly.
- Is there a way to grant final approval given certain conditions, and have the applicant work with staff?
- When we had Al there was a lot of trust. In the past, if he had concerns, he would take something from an applicant and discuss it with Commissioners.
 - We are going to build things of quality.
 - We won't plant something up on the green roof that we know will not be successful. We will maintain and water it.
 - We will pay for the trees, maintain and replace them if necessary.
 - There are electrical vaults below the sidewalk. We tried to work with the Utility to move the vaults but were denied. There are electrical vaults underneath South Pinckney Street that take up a lot of space.
 - The size of the building's base was driven by the number of parking stalls that were required by the City.

- We want pear trees, maybe with Impatiens at the base. I'd rather have one type of tree along that portion of South Pinckney Street.
- We have done everything we can to meet your requests.
- The architect took your suggestions and changed the fenestrations and proportions to make the base appear taller.
- We have all of the components in front of you tonight.
- If you don't want this project, vote no. I'm not coming back here. Either you get behind it tonight or you do not want it. We can't make everyone happy.
- I'm very happy with what we are proposing. If those trees die, I'll replace them...just like I do in Chicago and Minneapolis.
- This is the best project that has ever come to this city, especially at this location, so I really hope you vote yes.
- We we're laughed at by the other developers because we wanted to do the green roof. We happen to believe that heat gain is important. We're not doing it because people can look down on the roof.
- We don't know what that roof will be. You can't dictate to me what that roof will be. It won't be bid out for another 24 months.

ACTION:

A motion was made by DeChant, seconded by Asad, to **GRANT FINAL APPROVAL**. The motion failed on a vote of (2-4) with DeChant and Asad voting yes; Goodhart, Harrington, Hall and O'Kroley voting no; and Braun-Oddo recused.