

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 4, 2017

TITLE: 1004 & 1032 South Park Street – Three Buildings of 3-5 Stories Containing 12,287 Square Feet of Commercial Space, Five Live-Work Commercial Spaces Totaling 7,337 Square Feet and 152 Apartments with Underground Parking in UDD No. 7. 13th Ald. Dist. (46483)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: October 4, 2017 **ID NUMBER:**

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

SUMMARY:

At its meeting of October 4, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of three buildings of 3-5 stories containing 12,287 square feet of commercial space, five live-work commercial spaces totaling 7,337 square feet and 152 apartments with underground parking in UDD No. 7 located at 1004 and 1032 South Park Street. Appearing on behalf of the project were Randy Kolinske, representing Vierbicher; Jon Hepner and Rich Strohmenger, both representing T. Wall; and Jeff Davis, representing Angus Young Associates.

Hepner reviewed major changes since the Commission’s last review, including increased setbacks on Fish Hatchery Road and Park Street, increased landscaping, increase in the width of the sidewalk, previous pavers were changed to concrete per Forestry, Traffic and Planning Division staff. There will be landscaping between the building and the sidewalk, in addition to permanent plants in front of the live-work units.

Comments and questions were as follows:

- Did you change how the cars enter the underground parking?
 - Yes, several iterations ago.
- Did Traffic have any concerns about coming in and then there’s a pedestrian door at that turn when you first get into the parking ramp?
 - We had a few different meetings with Traffic Engineering based solely on that ramp, so all their concerns have been addressed at this point.
- The man door that’s to the northeast of the ramp entry, what is that used for?
 - That’s an entrance for the Fire Department in case of emergency.
- The spacing of the trees along Fish Hatchery Road and Park Street, who spaced those?

- The Bruce Company worked with City Forestry to come up with the species currently presented, as well as the Fire Department.
- The spacing seems pretty wide.
 - The Fire Department needs a minimum of 20-feet between the fully mature canopy.
- On Park Street you've got a lot more than 20-feet between your trees. Can you get some more in there, make it denser?
 - Almost all that was based on Fire Department access requirements.
- Is there a different ordinance requirement on Park Street than Fish Hatchery Road?
 - No they don't, but it's based on a percentage of the building.
- Park Street is a big street and it needs as big of trees as we can get. I question the Cleveland Pear. You could get something else with a larger canopy.
 - We could speak with City Forestry about that. They were looking at the height for fire access.
- I understand that but they're kind of mixed in with the other trees and I don't know why you have low ones here and high ones here.
 - He (City Forester) literally told us the species of tree for each of these locations, which is what Rich then put on his plans.
- Are you doing anything with structural soil or just putting these into the ground?
 - We plan to do a soil exchange.
- They won't grow to mature size.
- Get the largest tree you can so it fills in as much as possible.
- I totally agree with you, but it's not the applicant's issue since Forestry is the one who is doing this. We need to have a conversation with Forestry about this, it wouldn't hurt if there was some research that shows the urban trees planted in this type of situation do not reach full canopy. It's not a reality based decision.
- Are you proposing a prow on the Park Street side? Can you move it over to the Fish Hatchery side now that there's a lovely concrete pad for bike parking?
 - This would be out into the right-of-way then; we've got it up against the building now.
- I don't know how you're going to get it there without getting into the sidewalk. That rhythm of planters at the prow adds to that effect, but I don't know that bike parking will do the same.
 - The intent is to get as close to the commercial space (entrance) as possible.
- On the Fish Hatchery side, there's the light colored brick that frames some of the windows. Is that the same brick on the 3-story Park Street side?
 - That's the same yes. There's a cast stone mixed in for the sills.
- These red mullion extension fins, what are they?
 - Extruded piece of aluminum that's attached to the window mullion.
- For what purpose?
 - The intent is as you approach the corner and change your view perspective it will have a dynamic feel to it because depending on your angle it will look different. It's aesthetic.
- It's angled from top to bottom and angled as you go up? What would happen if that went away?
 - It would be a flat curtain wall.
- I agree, the building could do without the fins.
- What could be a clean plane is messy and too busy. The canopy already has fins that are red.
- Are there operable windows within that system too? You'll get secondary reads with that.
 - In the curtain wall system all the fresh air windows are on the balcony side.
- I don't see the fins enhancing things.
- Do you have spandrel underneath the floor?
 - Yes, the glass will match as best we can. At night you're definitely going to see it.
- You may want to consider lowering your address before you return.

- If you're not coming within the code, you'll be coming back to us for a Comprehensive Design Review of signage. We do not like high signage on buildings.
- I still think the Fish Hatchery side is one large monolithic wall. It doesn't do a whole lot for that street. I need to be convinced it does. Park Street is broken up a little bit.
 - Our conversations with staff had us getting more of the commercial side on Park Street and be more broken up, with more of the density on the Fish Hatchery side.
- There is texture and articulation along the street where it's not just real flat. There is an entrance off to the south and then it transitions to the curtain wall. It's not flat.
 - It goes back to reflecting the industrial nature of the Bancroft Dairy.
- That's what we were asking them to go to, this warehouse look. This has a lot more variation than a lot of those would.
- I'm just talking from a pedestrian standpoint. What kind of sense of place are they really creating on this street?
 - On each walk up or walk down unit on Fish Hatchery there is a permanent planter bed as part of the patio, which will be landscaped and maintained by our team. There would be 10-15 of them, plus 3-feet of consistent landscaping between the building and the sidewalk.
 - The plan is to create urban corridors around this site. You don't want to break it down too much where it feels too residential and not urban.

ACTION:

On a motion by Asad, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-1) with Harrington voting no. The motion provided for removal of the fins.