

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** November 22, 2017

TITLE: 222 North Charter Street – PD(SIP), 12-  
Story Student Housing Building, 8<sup>th</sup> Ald.  
Dist. (48348)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Janine Glaeser, Secretary

**ADOPTED:**

**POF:**

DATED: November 22, 2017

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Amanda Hall, Cliff Goodhart, Lois Braun-Oddo, Rafeeq Asad and Michael Rosenblum.

### **SUMMARY:**

At its meeting of November 22, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(SIP) located at 222 North Charter Street. Appearing on behalf of the project were Alan Fish, Randy Bruce and Bill White, all representing James Stopples; and James Stopples. Registered and speaking in opposition was Gary Brown, representing UW-Madison.

Fish presented plans for a 12-story student housing building. The South Campus Plan main issues focused on neighborhood plan setbacks and stepbacks. The project has high quality materials, stepbacks at the upper level, and they added an arcade on the first level. The moped parking has been relocated to the back. The project complies with the spirit of the neighborhood plan. Bruce reviewed the site location and building footprint. Since the Commission last saw the project, they have updated the site plan and worked to create an arcade on Charter Street and the adjacent rail corridor. The property line to the building face is 12' + 8' terrace from street on Charter. A parking bay is located on the back side of the building. The arcade wraps around the corner at the railroad/Charter Street. The first floor plan shows a lobby that opens towards Charter Street with glass facing the rail corridor. The exercise room is facing the rail corridor. The team shared the old 3d view; changes include removal of the corner bay, simplified window patterns, and elimination of the ground floor columns to create a more open arcade on Charter Street. Responding to staff comment – can we push wall back further and can get 6' asked for. The applicant asked for thoughts on whether to update the base accent from 3 to 4 levels.

Gary Brown, Director of Campus Planning, spoke in opposition, requesting that the Commission not approve the development as is. The design is making an effort to meet setback/stepback requirements, but is not there yet. He expressed concerns regarding moped parking; they will park in the arcade and it will likely become bike/moped parking. Look at stepbacks – we have setbacks, but not stepbacks. There are no street trees on the block right now; large trees are shown on the renderings, but don't see them on the plans. He advised the team to look in detail at the proposed landscaping and proposed streetscape. He noted the moped parking proposed for the UW lot. He requested screening from the development. He questioned deliveries of food and packages

and how that can be accommodated in the design. He questioned considerations for Uber/Lyft access and pick-up/drop-off, disabled parking locations, and constructability on such a small footprint.

The Chair inquired about any data on moped parking/owner statistics? What is the need? Bruce responded they only have campus data, currently at about 8-10,000 mopeds on campus. There is a new ordinance to limit public parking locations.

Bill White spoke about other projects on campus and moped stalls on other sites. On the terrace there are 18 mopeds. They expect a 50% reduction in mopeds and don't anticipate moped parking to be a huge issue. They have provided adequate bike parking in the basement garage. 1320 Dayton Street has more than enough bike parking and is never full. The staff report notes they do not charge for moped parking. Safety on the upper terrace was mentioned; they have one at 1320 Dayton for residents that is heavily used. It is in the best interest to have a common space for residents. They added two short-term parking stalls for move in/out. The units will be fully furnished so they don't anticipate any moving trucks. The neighborhood plan is now 10 years old; there are different thoughts now. The intent of the plan was to activate Regent Street and keep the density away from the residential areas.

Comments and questions from the Commission were as follows:

- What are plans for constructability?
  - We did 1323 West Dayton, also a tight lot. The City granted a closure of one lane on Dayton. Charter has no street parking and is not as heavily traveled. Stevens did a good job, cut back boom. We will have 14 months to construct the project. No different than North Frances, Dottie Dumplings.
- In regards to the arcade, what is the height of other nearby developments?
  - We have 14' feet of head room – 11' at the north edge. Compared to other arcades in area, for this depth we feel we're in good shape. Can get measurements of other arcades and bring to the next meeting.
- Talk briefly about plaza space as multi-use space.
  - Short term loading on North Charter Street with a larger curb cut. The terrace will be improved with hardscape and street trees; we will work with the City. The public sidewalk is separate. There will be stamped/colored concrete pavers on the site.
- Other than the planter, are there other plantings or trees? How big is the easement?
  - We have space on the north and corner, plus a 2-foot planting buffer with ornamental grasses. We're focused on the streetscape improvement. The terrace is 8-feet.
- It looks like the project has opened up since the plans.
  - Yes, we pushed the building face back.
- That's counter-intuitive; being further back puts in in a shadow. Whether there are bicycles or mopeds, it might not be an active space. Think of an old time store slightly stepped back. Bring indoor activities outside. It doesn't have to be a heavy edge, you could have a lighter and more active than a dark entrance way back from the sidewalk. Along the corridor you're going to need space to bring mopeds/bikes in and out. Bring a more delicate storefront to the street.
  - We could look at that in the northern bay. We like how the arcade wraps the corner, the northern bay where the entrance is and it makes sense to be closer to the street. The arcade was an attempt to get more space/freedom on the street. We can look at this with staff and the Commission.
- Maybe the front door location has to move. On the base – why go up only on part of the building, why not all the way around? Why do only two bays get a base, why not the whole building? The other base does not have a slot. Have the base wrap around the building. How will you handle cantilevered balconies?

- We could look at that. For sure terminate the base at the metal fin. Could look at wrapping it around. It helps the scale of the building.
- You mentioned bringing the glass out. Could you bring the fitness center out and provide moped parking?
- If you bring out the other entrance it might make the other bays look darker. How do you get to the bike parking, elevator?
  - Yes, elevator and ramp, walk the bike down a 5' ramp (ramp too narrow to ride).

**ACTION:**

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