

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 6, 2017
TITLE: 2155 Rimrock Road – Planned Multi-Use Site, Development of a “Home 2 Suites Hotel.” 14 th Ald. Dist. (49613)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: December 6, 2017	ID NUMBER:

Members present were: Richard Wagner, Chair; John Harrington, Cliff Goodhart, Lois Braun-Oddo, Michael Rosenblum and Tom DeChant.

SUMMARY:

At its meeting of December 6, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Multi-Use Site located at 2155 Rimrock Road. Appearing on behalf of the project were Josh Wilcox, representing North Central Group; Andy Inman and Erik Sande. The applicant presented plans for what they termed a challenging site, for a Home 2 Hilton brand hotel with extended stay option. There are 6 parcels to combine with geotechnical and environmental issues. The positive aspects include it being a gateway location to the City of Madison. The previously shown retail aspect will no longer be included moving forward. They will maintain access from Rimrock Road with a drive aisle to the site. The proposal will include a phasing plan. The hotel will be located towards the back of the site as a four-sided building with three primary access points. The site grade changes fall to the east. There will be a fence around the swimming pool and a trash enclosure in the back, in full masonry to match the building. Bicycle parking will be located near the front door, and patio space will face the Beltline Highway. Drop-off will be located at the entry with loading at the back-of-house. Landscaping plans are not yet fully detailed but will include a front greenspace, foundation plantings around the drop-off, and a pond to the east as an improvement to what is there while meeting zoning requirements. They reviewed building floor plans and space functions. The HVAC unit types will vary from north versus south sides (Ptac vs. Vtac). The front “beacon” on the corner will be illuminated. The building is comprised of horizontal rhythms, with the building materials all EIFS above the first floor. They showed standard colors with other possibilities, and described the detailing of materials, locations and rhythm.

Comments and questions from the Commission were as follows:

- Are you thinking of a monument sign at the northwest entry?
 - Yes, we’re looking at something at the street entry with multiple panels and directional signs on the site.
- There is so much parking surrounding the site, bring in what scenarios you’ve studied. Bring different studies that show parking that isn’t an island.

- Is there shared parking?
 - There are 3 parcels with some belonging to the DOR. We are looking to do some sharing, we're in ongoing discussions.
- Will there be meeting spaces? There is a local need for available meeting rooms.
 - A single meeting room will be available, with possible partnering with Alliant Energy Center.
- What is the material on the first floor?
 - Masonry on the first level and at the beacon. The windows will be bronze colored frame, with 2 EIFS colors throughout.
- Can you clarify what is happening with the windows? I have concerns about what is being shown on the elevations versus the 3D rendering, and concerns regarding the layout.
- I'd like to see images of other developments. What is the beacon?
- It looks like a hotel with the horizontal lines. I don't know about the horizontal white line, I'm not sure it will come across well in EIFS even if it looks sleek in the rendering. Maybe it could be metal panel.
 - We could look at different textures and colors.
- I could see brown infills as smooth EIFS, but see white and orange band being a nice smooth metal panel – nice contrast.
- It's a great improvement from what's there.

ACTION:

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