

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 21, 2018
TITLE: 222 North Charter Street – PD(SIP), 12- Story Student Housing Building, 8 th Ald. Dist. (48348)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: February 21, 2018	ID NUMBER: 48348

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

SUMMARY:

At its meeting of February 21, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(SIP) located at 222 North Charter Street. Appearing on behalf of the project were James Stopples, Duane Johnson, representing Knothe & Bruce Architects; Alan Fish, representing Jim Stopples; and Ald. Zach Wood, District 8. Registered in support and available to answer questions were Donald Schroeder and Bill White, representing Jim Stopples. Registered and speaking in opposition was Gary Brown, representing UW-Madison.

The applicant reviewed the project history, having worked with Plan Commission and staff to address comments regarding the pedestrian experience and traffic issues. They further reviewed the bike path placement under the building, the revised architecture and the old site plan showing an arcade in front and along the rail corridor at 11.2’, with the new site plan showing the arcade pulled out onto Charter Street to engage the lobby function with the street. To get a 14’ clearance between the building and the columns, they changed the moped access circulation, adjusted the 12’ height on the corner down to 10’. The landscape plan placed significant plantings in front of the lobby window and along the bike path. The entry is now up on the corner closer to University Avenue. The amount of lost square footage is smaller on the first floor, but still works well. The basement will be used underground parking, with over a 1:1 ratio for bedrooms to bike parking. They reduced the roof terrace area and made the community/study room larger. They have taken the corner base feature up to the third story. Street views were updated.

Gary Brown spoke in opposition. He reviewed the specific standards of review for general ordinance. He noted traffic and pedestrian concerns, issues with the pinch point on the bike path at 14’ from face of pier. From a safety standpoint this will be a pedestrian highway; we want to make sure there is a safe route here. General ordinance requirements call for PD mixed-uses in a functional setting. This not mixed-use. Planned development is not used for increasing the overall density; the increase is well over the Regent Street plans. They should provide wider pedestrian access (UW requesting a minimum of 10’ sidewalk – need wider than 8’). The plan is only providing 16 moped parking spaces for residents only. There is no TDP provided. A PD district

shall provide open space; the rooftop deck is less than 400 square feet of usable open space. The arcade along Charter Street is no longer an arcade with the lobby pulled out. Look at the conditions.

Ald. Wood spoke in support of the development. He first met with Jim 3 years ago to discuss big picture plans for this parcel. He is excited about the project and likes the idea of promoting density – it has been a long conversation. He has seen accommodations from the design team. The number one recommendation for housing promotes high density tall structures. He asked for the Commission’s support.

In response, the applicant stated that they have met the spirit of the goal. They looked at moped parking for other projects and didn’t find any in the immediate neighborhood with more than 15% moped parking. They tried to accommodate the City’s request.

Comments and questions from the Commission were as follows:

- Usable open space question – response?
 - Open space on top is used very little compared to study rooms. Rarely used on other projects. Number- counting private balconies – to get to number for open space.
- I have a hard time supporting this. It is too much in too small of a space. Knowing how it works on Charter Street, there is no room for canopy trees – it’s going to change Charter Street. I’m not sure this bike path is going to work, I’m concerned it is too small and too narrow.
- I have questions about the setbacks.
 - (Firchow) Refer to the planned advisory recommendation, not the zoning standards. Consideration is for what the plan recommends. You are providing findings to the Plan Commission whether you find the setbacks and stepbacks appropriate. I can’t recall a project that didn’t conform but it varies block by block for different streets. I can’t recall an exception.
 - (Applicant) There are multiple buildings on Charter Street built up to the lot line. We attempted to create a space. Regarding the arcade, we can pull it back if need be. The lower floors are a different vocabulary.
- The bike path is not there now. What will be there until it is built?
 - We agreed to build it now on our property with the intention of making a connection and have it planned in a short timeframe. Short term – block from Orchard to Charter. Long term is to connect the next 2 blocks to run into the southwest bike path. We will know the schedule for linkage when we build. It could be an open multi-use open space until or in lieu of the bike path.
- The building on North Frances Street – Dottie Dumplings – was approved at 12-stories. What are those setbacks/stepbacks?
 - Very similar to what we are proposing. Probably about one-foot.
- I don’t see a continuing of Charter as much as Johnson. The railroad track is more part of Johnson Street. I feel comfortable with the design but am disappointed that bike path is in limbo.
 - The bike path may become an amenity space.

ACTION:

On a motion by Goodhart, seconded by DeChant, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion passed on a vote of (4-2) with Goodhart, DeChant, Braun-Oddo and Asad voting yes; and O’Kroley and Harrington voting no.