UDC MEMO
Planning Division

Department of Planning & Community & Economic Development

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TO: Urban Design Commission

FROM: Janine Glaeser, UDC Secretary

DATE: May 9, 2018

SUBJECT: ID 45612 (UDC) – 200 South Pinckney Street (Block 88 & Block 105) - Judge Doyle. 4th Ald. Dist., Major Alteration

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The owner and applicant, the City of Madison, is providing an informational presentation on what will be a Major Alteration application for the 216 S. Pinckney Street project, also known as "Block 88," which is part of the Judge Doyle Square project.

UDC granted final approval of this project in July of 2017. Today, the applicant is asking the Commission for feedback on (3) alternate façade designs for the parking garage podium. For reference purposes, select drawings resulting the previous approval are also attached.

The proposed design changes reflect changes to project phasing, necessitated by Beitler informing the City that due to project costs, they were not prepared to proceed with the Block 88 project as approved, at this time. The original approval anticipated that the above-grade, private portion of the development would commence immediately after development of the City's below-grade parking facility and ground level bike center. The City now believes it necessary to more clearly divide the development into more discrete phases, which would allow the City to complete its component of the project and allow Beitler or subsequent developer to proceed with the above grade development.

The forthcoming alteration will also expand the City's role in the development to include the previously approved two floors of above grade parking and the load transfer slap. The Common Council has approved amendments to the capital budget to proceed with such changes. This will initially be owned and occupied by the Parking Utility, though could again become accessory parking based on future private development. This option will cap the municipal garage and provide the opportunity to build a wide variety uses (e.g. apartments, office, retail) with the accessory parking to support those land uses. It would allow a higher and better land use to be constructed, maximizing the City's investment in the underground municipal garage solution that the Common Council selected in 2016.

From a design standpoint, a significant change is to provide an open air parking garage versus an enclosed, mechanically-vented parking garage. Though the massing and layout of the parking garage remain similar to the original approvals, the three proposed options represent an open garage plan with varying opening and material patterns.

City staff and representatives from LVDA, the architect for the development, will be at the meeting to present this information and concepts more fully.

Approval Standards

This request is anticipated to be submitted as a Planned Development (PD) Zoning District, in which case the UDC is advisory to the Plan Commission, subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and Specific Implementation Plans and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter.

The site is also qualifies as a Public Project which requires that the Urban Design Commission approve the proposed project using the Public Project design standards and guidelines under section 33.24(4)(d).