**PLANNING DIVISION STAFF REPORT** **October 24, 2018**

PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 200 S. Pinckney Street (Block 88) – Judge Doyle

**Application Type:** Alteration to a Planned Development (PD)/Public Project – *Final Approval Requested*

**Legistar File ID #** 45612

**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Natalie Erdman; City of Madison Dept. of Planning & Community & Economic Development, 215 Martin Luther King Jr., Blvd., Madison, WI 53703

**Project Description:** The owner and applicant request final approval for a public project and Major Alteration to an approved Planned Development for the 216 S. Pinckney Street project, also known as "Block 88," which is part of the Judge Doyle project. Updated materials have been provided for UDC review.

**Project Schedule:**

- The UDC granted Initial Approval on **September 26, 2018** (report attached)
- The Plan Commission reviewed and this on **October 1, 2018**.
- The Common Council approved this item project on **October 16, 2018**, subject to this request receiving final UDC approval.

**Approval Standards:** This request has been submitted as an alteration to a development in the 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 review the proposed project using the Public Project design standards and guidelines under MGO §33.24(4)(d).

## Summary of Design Considerations and Recommendations

Staff recommends that the UDC reference their comments from the Sept. 26 2018 report including:

- Consider additional design options for the Doty & Pinckney Street pedestrian entry elements
    - Study material composition and relationship to the adjacent louver systems & future addition above
    - Consider combining/tying together of materials for the pedestrian entry door openings
    - Study proportions of pedestrian door openings – which previously appeared to be narrow and tall

- Consider flexibility needed for the curved façade and it's future transition to tower above
    - Study potential for possible redesign of this element when tower is proposed