

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 30, 2019

TITLE: 126 Langdon Street – New Development
of The Hub II. 2nd Ald. Dist. (57757) **REFERRED:**

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: October 30, 2019

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Rafeeq Asad, Christian Harper, Craig Weisensel, Jessica Klehr, Shane Bernau and Syed Abbas.

SUMMARY:

At its meeting of October 30, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development located at 126 Langdon Street. Registered and speaking in support were Brian Munson, Jeff Zelisko and Rob Bak, all representing Core Spaces.

The team presented a review of the Downtown Plan and building heights. They are requesting additional stories, 5 along Langdon Street and 7 stories behind the stepback line. They have held several neighborhood meetings. Zelisko reviewed the context of the site and exterior design. The site is currently surrounded by sororities and fraternities with a lot of historic buildings. The access drive would allow two-way traffic, a fire lane and room for greenspace. The building's main entry would be near the center and setback 25-feet from the property line and aligns them with neighboring houses while allowing for more open and green space. Service spaces, a loading dock, trash, etc. would be on the first floor level. The site drops down approximately 20-feet in the back with first floor residential spaces 10-feet above grade. As the building steps down there are eyes on that area around the entire building. Above the first floor is all residential with the unit mix still in development. A pool terrace at fifth floor roof level is not visible from the street. The original building was 7 stories along the street; you don't see the 7th story from across the street. They will have over 300 beds in 124+ units but are still working out the exact unit mix. He reviewed inspirational building images they drew from when designing this building, wanting it to feel like a collection of buildings with an emphasis on the entry. An ivory metal panel system helps keep the material palette simple as it contrast with the brick elements.

The Commission discussed the following:

- You show blue as residential. I'm assuming this will be filled with windows? It's a big slab of wall.
 - That's a residential area, it's form follows function. That unit has some hard elements against it. We'll articulate that more and continue to work on that.
- You showed the surrounding buildings which have a certain architecture and material style. You're introducing a metal panel that isn't really found here.

- We liked the contrast it created with the brick, which is what you're feeling at the street. You see traditional white elements on the other buildings so we drew from that.
- How do you justify using that much metal panel? There's not a lot of brick.
 - Our thought was you'd feel predominantly brick at the streetscape. It's a vertical panel system about 16-inches wide with a reveal. It creates a nice vertical play within the building. We're trying to contrast that element with the masonry on our building. Alpha Chi Omega has white elements with the colonnades and wood trim.
- I like the brick detailing, it's a material that lends itself to this kind of detail. The trellis in front is too bulky and distracting, it could be lighter and it detracts from the prominence of the main entrance. I agree as you come around the corner you'll need more definition.
- The service that faces Langdon Street, seems like a shame to have that at the corner and not have it come off the access drive.
 - That's not our access drive, it's a private drive. At the James on Gilman we used a high quality door at the loading dock, most people don't even realize what it is.
- I'm trying to understand the front façade along Langdon. The existing views versus proposed, on the proposed it looks like the existing building is still there but cut in half?
 - That existing building is totally gone. These photos were to show what was because when we started on this project it was still there.
- Why would you put your loading on the side where you have no access to it?
 - Predominantly because of the drive aisle to the east of the building, it's a joint fire access lane for all the other facilities down and around us. There are three other parcels on the lake that have no street frontage whatsoever but have common access there. Fire wanted it kept 100% open.
- Let's be clear here, this is described as a multi-family residential building but this is going to be students. Otherwise your amount of parking would not possible meet muster.
 - We made a conscious decision to limit the parking, we'd rather appeal to residents who don't have a car. Our preference is to maintain the traffic load around us by not encouraging cars in the tenant mix and providing more bike parking in and around the building.
- What is the water table here?
 - We're working with Burse Engineering on that.
 - This site is currently 100% paved. Current rules on stormwater management are changing which may drive green components. By going to the one drive aisle from two we got more greenspace. However, we recognize that we're going to have to look at the roof and potentially have green roof systems for slow water release.
- Regarding comments on the three part elevation, I appreciate you breaking it up but to make it appear like three buildings you have to take that center piece and really recess it back. It's not to say this building in this massing can't be successful, but the easterly part looks like it could be an apartment building, whereas you have a warehouse/industrial portion on the western side. You're introducing a lot of metal panel, which is not really predominant in the area and we're going to be beholden to these standards. Your extra stories aren't given by right, this is a conditional use and we have to make sure all these standards are met. You'll have to explain to us how the excess height makes a better building. Think of a couple of brick masses with a slender white metal panel infill piece, I think the element on the east looks like it has a lot of potential to be really well detailed.
- The metal piece, is the entry in the arbor, what's the construction of that?
 - Those will be wood elements or wood type, the same as the entry so it will tie into that. There is masonry at the base and metal panel behind that with 5-foot high piers.
- What size metal panel?
 - They're 16-inch panels generally floor-to-floor. It's a pretty clean system with interlocking fasteners.

- When you have this much metal panel you get oil canning. For that much panel surrounded by historic looking buildings, it starts to wave. I would suggest bringing materials when you come back.
 - This system is inherently stiff, you see them oil can when they're wider. This system we used at the James, it doesn't oil can.
- There's a whole world back down by the lake and it would be nice to see views from down there to understand the scale.

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