

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 30, 2019

TITLE: 216 S. Pinckney Street – Judge Doyle,
New Development of 9-Stories Containing
161 Apartment Units above the Podium
with Ground Floor Retail. 4th Ald. Dist.
(57762)

REFERRED:

REREFERRED:

REPORTED BACK:

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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** for new development atop the podium located at 216 S. Pinckney Street. Registered and speaking in support were Andy Laufenberg, representing Stone House Development; and Doug Hursh. Registered in support and available to answer questions were Richard Arnesen and Duane Johnson, both representing Stone House Development.

The team presented context of the site, including adjacent buildings, reviewed floor plans starting with the podium, first level uses and access. They shared a diagram of the fifth floor showing via dotted lines what was previously approved, as well as areas where they could expand without modifying the ramp below. But by squaring off the façades they see it as fitting in better with the surrounding context. They are able to build a lightweight one-story structure for a community amenity for the apartment units. The roof plans are in flux; they are looking at options for a green roof element or a blue roof element. The previous mechanical screen element on the original proposal was shown, with the current location shown further south, narrower and dropping the height for a volume reduction of 35% of the previous proposal. The mechanical screen area is above the Capitol View Preservation Limit. There was a desire to move away from the tower clad in all glass, therefore the podium was only designed to hold that much weight, which governs their use of materials. By pulling the building further out and squaring off the ends they were able to find more structural capacity to introduce other building material elements, primarily a metal panel system. The fritted glass portion on Pinckney Street is currently being installed on the podium, a series of louvers will appear at the corners, with monolithic white glass entries to the parking ramp. The fifth floor allows for the podium to read as a base, with a material and physical transition to the use of more panel and brick. The top condition occurs at the penthouse level which is also stepped back. With the form defined they looked at the allocation of materials, with the curve having motion to it. As the curve moves across the building the other planes extrude out from it. They also looked at moving away from the traditional stacked apartment building for a long horizontal feel, windows are a set width randomly spaced to become a weaving of two materials. The stair towers go up to the same level as the elevator overruns, but if they use two chillers they could reduce the height to 10-feet the whole length of stair-to-stair.

Shadow studies were shared. They are investigating the use of solar panels on the roof. The Chair noted that this body does not have the authority to grant an exception to State Statute.

The Commission discussed the following:

- How and why do we entertain buildings that exceed this height if we're governed by that ordinance?
- We're not the enforcement body of the Zoning Code.
- But this building isn't compliant.
- We're looking at this with PD standards and design standards.
- I see a building that's too tall, outside the ordinance.
- The image on the screen does not show any violation of the preservation limit. We can look at other things and comment on those.
- The last time we saw this building, the Commission said this needs to be an iconic, this looks like an apartment building that could be anywhere in the city. I don't see a difference in this; I like the building but for what Judge Doyle is supposed to be, this is not iconic architecture, this is not a statement of downtown. We're back to the same place, with a very attractive building but it's not what Judge Doyle was supposed to be.
- In the last development one of my comments was about the use of hardiplank. It looked like a typical multi-family development off Mineral Point Road. I don't think this has that same quality.
- It needs a more modern contemporary design. It's trying but it needs to try more, it needs to be significant. Look at the location, regardless of what's around it.
- I agree with a lot of what Rafeeq is saying. Unfortunately because of the way this project has proceeded and been split up, so much of what this is will be effected by what goes across the street. It's much more interesting than the previous development, I particularly like what you've done with the windows, breaking up the consistent pattern. The brick part of it, as it approaches from the corner it fades in at an angle, that's a nice touch to break up that rigid rectilinear aspect. On the backside of the building, the plantings look extensive; I would love to see it actually develop into this. Clearly the solar panels are not going to protrude up vertically like the chillers.
 - Currently the proposal is 8-inch shallow panels for the roof, but technically they're not allowed under statute.
- Your narrative and this view of the corner, embracing the curve is really nice and has a lot of potential there. It starts to get lost once you get to the balconies, and it's lost around the backside southwest façade. There is something compelling though and what people are expecting of this project, so there's potential to expand on that. I also really appreciate the green roof, it's an important piece that can make this project special.
 - This blue roof concept is a proprietary system from a company in Milwaukee, this would be the first one used in Madison. They are electronically controlled drains. Otherwise it's ballast within sections of the amenity space.
- Can you reuse that water?
 - With the structural system being established, that's a lot of weight.
- I like the design.
- This is a big improvement over what we've seen before, I like the lightness of the silver material. The material could extend further and become more complete before you step back to brick, the brown metal two steps corner seems heavy. It's the combination of that glass appearing darker, it loses its lightness at that corner. There's an opportunity to address a view toward the lake with the balconies, give them more dimension that reflects that curve somehow. They kind of remind me of sun shades, maybe there's a way to accentuate that gentle curve with the balconies rather than have the fins coming off. There's an

accent color in there that depending on what you choose could be really trendy. There's nothing wrong with color just be careful with it. Other than that I think it's a vast improvement.

- There are expectations for this site. I would argue that there are other more prominent view corridors that we've been less critical of than this one. This is going to be very blocked until you get close to it. There are neighboring stark buildings nearby that aren't going anywhere. You've done a good job but I'm concerned about the curve reading as a curve. The randomization will help, how are you making sure this reads as a curve?
 - It is a pretty shallow curve, the fact that it's not all glass elements that would have been segmented, some of the window sizes are smaller, but it's a good point.
 - It's more about using a vertical panel rather than horizontal.
 - We don't have balconies for every unit here or there would be a lot more sticking out.
- There's something dynamic about how those steps all happen, making sure they're highlighted and not hidden in the details.
- The curve, how often do you get to have that on a building? Maybe the balconies could be recessed and not protrude out? They seem a little out of scale or to disrupt it a bit. That would make the curve a stronger feature.
 - They are partially recessed.
 - It's a little challenging, the depth of this building is not great. You put a full sized balcony completely recessed it makes for a difficult layout.
 - And that is one of the elevations we can protrude out from.
 - But it's come up a couple of times so we can take a look at that.
- They interrupt the tautness of the skin for sure.
- Do you guys like the curve?
 - Initially we tried to get rid of it, and it became structurally difficult. I like it now.
- I think that's where the iconic comes from and you're not fully embracing it. The lightness is what makes it more modern, once you start straightening out materials it loses that potential. If you just fully embrace the curve, more sweeping design elements it will highlight the contemporariness of the project more, make it as light as possible. That corner is successful but the brick makes it more heavy and traditional.
 - I agree but one thing that does accent that curve is the juxtaposition of a straight line.
- The balconies definitely interrupt and seem odd. I would definitely rework those.

ACTION:

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