

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 12, 2020
TITLE: 216 S. Pinckney Street – Judge Doyle, New Development of 9-Stories Containing 161 Apartment Units above the Podium with Ground Floor Retail. 4 th Ald. Dist. (57762)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: February 12, 2020	ID NUMBER:

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

SUMMARY:

At its meeting of February 12, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of the new development atop the podium for Judge Doyle located at 216 S. Pinckney Street. Registered and speaking in support were Andy Laufenberg, representing Potter Lawson, Inc.; Rich Arnesen, Randy Bruce, Duane Johnson and Jillian Bradbury, all representing Stone House Development. Arnesen noted that they have negotiated a lease. The team reviewed site context and adjacent structures, contextual views and photos of the existing podium, first floor grading plan for retail, parking access and loading, public spaces, landscaping and footpaths and a dog run area. A blue roof is planned to take stormwater to a depth of 5-inches. They are working with a civil consultant to work towards a 30% reduction which is double the new ordinance. Typical unit floor plans were shown with an overlay of what was previously approved, as well as a roof plan view of current vs previously approved. Five long views from around the City were shown, with a review aerial views and building massing. The building was designed to support an all glass building which impacted the materials. They used heavier materials at the ends for structure capacity with the intent of creating a base, middle and top. Exterior renderings were shown with emphasize on accentuating the movement of the curve. Metal panels will all be within the grey family, one being matte, one shiny and one slightly different. There is black anodized metal panel with some relief to create texture. It is possibly to adjust the size of the panel due to budget. The fins have been removed, the corner that was previously punched openings has become lighter and more glass filled, now showing ribbons of windows and balconies expressed. You can see some of the panel variation on the back side. No solar panels will be located on the lower roof at green roof level but they did lower the building to make room for solar at the upper roof level while maintaining the Capitol View Height limit. They have held a full neighborhood meeting.

The Commission discussed the following:

- I did not like this project the last time you were here. I thought it could be more modern. You've done a good job with it. There are a lot of materials, not sure all of them complement one another. In a modern building, is the brick necessary? Do you need to add the extra two materials of brick? Look at the back of building.
 - One reason to keep it is in relation to context. The curve is light and airy with a heavier mass behind it.

- I think it is a really nice composition, the brick adds a warmth to it. At the balconies, how are those treated, concrete? How are you treating the edge?
 - Exposed concrete with traffic coating, it can be brought down to the edge.
- Will you be able to match one of the greys of the façade?
 - Yes we can match that.
- What is the depth of the green roof system?
 - We're storing about 5" of water, it's cell structure under green roof. There is 6-8" of actual soil above, and a yoga area.
- Is there a ballast break between the dog run and yoga area?
 - The green roof area has cell structure, the cost is more substantial. We wanted to be more strategic to keep areas where people congregate.
- The Austrian tree species, is it taller box container? Check the precedence of using this on a green roof to make sure it doesn't burn out.
- Kudos for the green roof aspects and solar on top. I think all projects in Madison of this size should be doing something along these lines. Thank you for making it part of this project. There are lots of different plant mixtures going on here. What is the surface for dog run area?
 - Astroturf, special for dogs. It's designed specifically for this purpose and fits in a paver.
- It seems wise to pick full and partial plantings. Is there a sedum mix?
 - The sedum areas are dotted and two different mixtures.
- You did a good job on the west elevation. The east elevation has too much material. They don't seem to match.
 - We were concerned with too much silver.
- It's a modern building, go with it.
 - The brick speaks to permanence. We wanted to find ways to reduce metal panel. The dark material is more expensive than the composite material.
- Is the brick in front?
- Everything done on bookends looks good.
- Can you talk about the curve, it's exciting to see a curve, especially one that size. Look sheet EXT 04, the white band above the first level, coming around. Part is above, if you keep looking horizontally, it's lost. Is there some kind of detail that would reinforce it more horizontally, like a cap that comes out? The balconies are really breaking that up. Looking at the nice swoosh of the white, it's unique. I wish it was reinforced more above.
- I need clarification on the anodized aluminum panel.
 - It's a black material, we're investigating a size change to a heavier gauge material.
- The height of the mechanical penthouse is within the Capitol View Preservation limits? We need to make a statement on the appropriateness. The ordinance has changed since we last saw the project. It's permitted as a conditional use.
- It's permitted to be this tall if determined a minimum encroachment?
- (Firchow) Projects have been allowed as a conditional use. The height and area has been reduced to it's much smaller.
- You've done a good job proving this will not affect the long views. I like the brick, I see texture and color.
- The context is good with the other buildings nearby, I like it.

ACTION:

On a motion by Braun-Oddo, seconded by Abbas, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-2) with Weisensel, Harper, Braun-Oddo, Abbas and Bernau voting yes; Asad and Klehr voting no