



January 27, 2021 Urban Design Commission Meeting
Agenda Item 4: 223 S. Pinckney Street - Block 105 Judge Doyle Square Hotel
Neighborhood Steering Committee Feedback: Recommend to Refer

Capitol Neighborhoods is the neighborhood association representing most of the downtown core of the city. As is typical of projects of any significance in our neighborhood area, a steering committee (SC) was formed years ago to review and provide resident feedback for the various Judge Doyle Square-related projects that both the neighborhood and city process has seen over the last number of years. This SC met with the project developers of this proposed hotel on Nov. 2, 2020 and were able to provide feedback on that previous iteration of the project. The SC requested that the developers and Ald. Mike Verveer hold a public meeting for the updated proposal. This well-attended public meeting was widely noticed and held on January 14, 2021.

The SC and members of the public were thankful that the developers were willing to receive feedback regarding their proposal. At the public meeting, the SC members were happy with the developer's restoration of the capacity for public art on the street between the proposal and the apartment building currently under construction on the other side of S. Pinckney Street. The attendees were also grateful that the Pinckney-facing monochromatic facade which was present in earlier renderings had been replaced with a more stylistically and chromatically diverse offering. These adjustments were thought to better speak to the expected companion structure across the street.

However, the SC and attendees of the public meeting felt that a number of design elements remained incomplete or not yet adequately developed. The vertical walls on both E. Doty and E. Wilson had very little detail and some SC members felt it was a missed opportunity, wishing for something more engaging than a tall blank wall in such an architecturally diverse part of the city. Some members wished more detail was known regarding the public art expected for the street installation. Additionally, questions regarding how rooftop elements (like HVAC systems, possible solar panels, mechanical fixtures, etc.) were not developed enough to provide significant detail to be answered. In sum, it was widely felt that a significant number of design questions were still "to be determined" as recently as January 14th's public meeting. The plans submitted to UDC have not changed that impression.

For these reasons, the SC agrees that the proposal is not yet developed enough to be considered for final approval by UDC. The SC would recommend that the UDC request additional details of the developer regarding the design elements mentioned above, then request that the project be referred until revisions and additional details can be offered for consideration.

Respectfully submitted,

The Capitol Neighborhoods JDS Steering Committee