

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 13, 2021

TITLE: 1402 S. Park Street – New Mixed-Use Building Containing Residential and Grocery Store in UDD No. 7. 13th Ald. Dist. (62064)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: January 13, 2021

ID NUMBER:

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

SUMMARY:

At its meeting of January 13, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building containing residential and grocery store located at 1402 S. Park Street in UDD No. 7. Registered and speaking in support were Samantha Farrell Folger, representing Saiki Design; Brandon Rule, Megan Schuetz, representing Movin’ Out, Inc.; Marcus Pearson, representing Rule Enterprises and Movin’ Out, Inc.; Ryan Thacker, representing Arc-Int Architecture; Edward Haydin, representing Movin’ Out, Inc. and Rule Enterprises; and Wade Wyse, representing Wyser Engineering. Registered in support and available to answer questions was Melissa Huggins, representing Movin’ Out, Inc. and Rule Enterprises. Registered neither in support nor opposition and wishing to speak was Lisie Kitchel.

The Secretary read the motion of the Plan Commission and conditions of approval. Luna’s Grocery store will be on the first floor and will engage the community to meet their grocery needs; 60% of their stock is based on engagement with the community. Resident amenities include open spaces, community areas on every floor of the development, including the roof. This will be more than a place for families to live, it will have access to empowerment services. The architect team summarized updates including the roof deck terrace expansion for play and gathering areas, bringing the community and fitness from the second level to the third level for more engagement, moved one-bedroom studios to the second floor with the addition of a play room by the one and two-bedroom units, the triangle roof to the east is now a green roof, with youth lounges occupying the corner positions on the fourth and fifth floors that have window access. Revisions and refinements to the exterior design include changing the white horizontal lap siding on the upper floors to a much warmer darker shade, inverting the color scheme on the western portion of the building with the lighter color on the bottom. This allows the top of the building to recede a little more and gives a step up from west to east towards Park Street. A deep cornice line gives it extra depth where those two siding materials change, in response to the Commission’s request to push the building back. The third floor parking has been refined, the residential units on the third floor facing the parking garage now have individual decks. As the ramp works its way up there is a division wall that runs from 42” up to 11-feet at its highest point to create a guardrail and create more of a barrier between the cars and the apartment space, alleviating any issues with headlights shining into apartments.

Regarding the blank brick wall on the south façade, they have drafted some potential ideas on how to address that concern. This is really back-of-house location for the grocery store, the idea of clerestory windows would be an interesting compromise. They have introduced the brick pier pattern that exists on the north façade, carried that around with a push back for a slight shadow line, and introduced continuous band of clerestory windows. A staircase on the corner is proposed to open that corner up with windows to be more activated. The residential end has a bioretention area with bike parking, they have added some picnic benches to activate the space, with 1,000 square feet dedicated to stormwater. An elevated plaza is proposed in front of the grocery store portion. Integrated plantings create a comfortable pedestrian scale environment, benches allow for the idea of an outdoor “waiting room” adjacent to the future BRT spot, columnar trees are proposed in front of the building. The major design difference is the refinement of the rooftop: amenities for play, fitness, outdoor dining and games are provided with tiered seating. The green roof above the grocery would be a 4” sedum mat. Under the driveway on the far west side is an underground storage cistern to provide water quality measures below grade. The green infrastructure proposed to meet the new ordinance requirements is a bioretention basin in the northwest corner of the site, which also provides infiltration.

Lisie Kitchel spoke neither in support nor opposition. Her concerns are about the greenspace on the northwest corner; asking that the space maintain some ground level green recreation space for kicking around a soccer ball. She proposed maintaining this as a greenspace while having the development team work with City Engineering to look at alternatives to that. Further discussion of alternatives to maintain that area as a green open play space. Glad to see the addition of the green roof, a park has been mentioned but even if built in the Triangle it’s years off.

The Commission discussed the following:

- Is the Goodman Park part of your consideration as being in the area?
 - The children in this building need a place to play on this site, rather than having to go ½ a mile or more.

Eric Knepp of the Parks Division spoke, noting that the Parks Division is certainly aware of the growing density in the Triangle area. Our Parks and Open Space Plan contemplates as we grow density how we continue to evaluate. We certainly see the value on siting a mini-park in the Triangle, in conjunction with intentionally looking at connectivity to the creek corridor. We have done some initial work, and will continue to work with property owners for acquisition. It’s hard to say when it will happen but it is a priority for Parks.

- In terms of the staff report and Plan Commission comments, they did a pretty good job of addressing the blank wall. Having clerestory is a good solution to seeing dusty shelves as you’re walking by. Rendering: the push and pull of the back building, I like the way it’s solved with a cap. You have a soffit/concrete above the top windows that transitions to the brick canopy, that one column is it supposed to be propped with nothing on top of it?
 - We brought it in a couple of feet to accentuate how the brick travels above the entry. The whole corner is set back in a couple of feet.
- If anything that should pop out.
 - We’ll take that under consideration.
- You did a lot of work to address our concerns. We all want more greenspace but we can’t have it all the time.
- I agree, appreciate how you addressed a lot of our comments. The cable edge restraint condition to the parking ramp and visibility of those cars, acknowledging the cluster of trees there currently, I don’t think that has necessarily changed from last time. For your consideration for stormwater, much of that corner is consumed with the side slope to the depression, maybe consider how that can be more an urban

manifest with a hard edge, therefore not consuming as much of a footprint. You could cap that and provide buffer with more of a hard edge to it.

- Almost everything you've done since the last meeting is a great improvement. The south facing parking ramp shows a trellis of some kind where the patios are done. What is that, is it going to survive? Try to make that as green as possible because it is south facing and there will be a lot of heat coming off that parking deck.
 - Those are barricades differentiating the patio space for each of the units. We'll make sure we can get the greenest pop when we select materials.
- The rooftop play area and outdoor area outside of the community room, a lot of those things are closed off in the wintertime. I hope those are accessible to the children and occupants during the winter as well.
 - We have to consider creative ways to keep that warm.
- I'm even more excited about this project, I like all the changes. I think it's important to document the cistern in terms of the design. If there is some balancing with stormwater, for more greenery in the parking area, I recommend that be considered.
 - It's more appropriately called underground storage in the form of storm sewer pipes. We certainly will have this in the final design because we have to meet City ordinance. This is slowing it down and cleaning it up. The design is reflective of those things we're trying to do.
- I think you've heard all the comments, I'd advise considering a way to balance that greenspace out.
- The services you are providing the community in this project are really wonderful. I can't say enough about the homework nooks and a place for kids to have a homework club or tutoring without having to leave their building. That's an issue of design equity, this actually has family units. I'm hoping you can figure out the greenspace because the kids here are landlocked, and you've got so many other good things going for design equity. Kudos on all those amenities.
- Thank you to the development team for being very responsive to our comments. This is a much improved product. Screening of the rooftop units doesn't appear adequate at this point. The south facing wall of the parking ramp, what is the final facing of that?
 - The rooftop units are standard a/c condensing units, they're about 30" tall. Typically we locate those units along the center spine of the building and distribute down from there. At this height those will not be seen from ground level anywhere. Our current plan was to not provide any rooftop screening to conceal those.
 - We are still planning to treat it as structural precast concrete with the cable restraints to the vehicles.
- We were hoping for some screening on that side, that's unfortunate.
 - We have fully looked at the screening options, there were pros and cons for both. We don't want to over-promise and under-deliver. Right now we created the best looking concept and design we could. If we can find something that enhances that with screening we could.
- That's really something that staff will have to determine whether or not they're in compliance.
- Ald. Evers thanked the Commission members for their input and feedback on the project. Everybody shares the opinion that this is a vital project for the community and will be a landmark for the City of Madison. He thanked the development team for their willingness to take the community's input into consideration and for all the meetings that have been held. We have an opportunity for a South Madison artist to install a mural on the south side of the building. This development team is committed to excellence and making sure we have the best project possible.

ACTION:

On a motion by Braun-Oddo, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (9-0).

The motion noted that the option presented to the UDC regarding the blank south facade is an acceptable direction. If slight modifications are needed they can work with City staff.