

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** August 11, 2021

**TITLE:** 2202-2300 S. Park Street - New Construction and Alteration to an Existing Planned Multi-Tenant Site for a Four-Story Mixed-Use Building Located in Urban Design District (UDD) No. 7. 14th Ald. Dist. (66040)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Kevin Firchow, Acting Secretary

**ADOPTED:**

**POF:**

**DATED:** August 11, 2021

**ID NUMBER:**

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Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Rafeeq Asad\*, Jessica Klehr, Christian Harper, Christian Albouras and Russell Knudson.

\*Asad was recused on this item.

### **SUMMARY:**

At its meeting of August 11, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of a four-story mixed-use building located at 2202-2300 S. Park Street in UDD No. 7. Registered and speaking in support were Brian Wolff, Joseph Lee, Reuben Anthony, Kirk Biodrowski and Edward Lee, representing The Urban League of Greater Madison. Registered in support and available to answer questions was Kevin Yeska, representing JSD Professional Services, Inc.

The team presented changes to the proposed development including an updated landscape plan, updated photometrics and a curtain wall rather than storefront system. The six entries are the same with all spaces surrounding the atrium. The fourth floor is public and private where the community can experience the City from an outdoor terrace, along with a moderate amount of green roof. Rooftop mechanicals will be screened. Materials proposed are ceramic coated panel in two patterns to highlight the entry point overhang, with the larger horizontal pattern on floors three and above; a smaller vertical pattern is proposed at the first and second floors.

The Commission discussed the following:

- In response to a staff report comment about the small piece of stone mulch along the south edge of the project: recommend using bark mulch for the health of the plants and to match everything else.
  - It's only in a small area under the drip edge with no plantings proposed.
- I really like this project, appreciate the way the forms and massing have been arranged here, the depths of the canopies, it's well-oriented and responds well to the solar orientation. I would like to ask about the lighting on the roof, is there any aesthetic goal or is it purely maintenance?
  - The lighting is on level 3 with the mechanicals on level 4. It's the outdoor terrace, there is intent to have some sort of lighting for events, whether it's off the railing or off the building, but not on the building.

- You mentioned areas with green roof potential but your letter is less committal.
  - The green roof was more intensive with the earlier stormwater management. The intent is to keep the green roof along the corridors where there are more intimate connections with the streetscape. It will be roughly 1,200 square feet of 4-inch trays.
- Compliment you on the plantings, it's a nice selection with not a lot of space. Like that you found places to work in the Red Twig Dogwoods, that will be a nice color echo with the red on the building in the winter.
- There's a 'Hub' downtown too and another proposed project called 'Hub II'.
  - The name is just a placeholder for now.
- Lovely design.
- Disappointed you couldn't do a curtain wall, but this is just as nice looking. You successfully did a four-faced building which is very difficult.

**ACTION:**

On a motion by Braun-Oddo, seconded by Knudson, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0).

The motion accepted the stone mulch under the drip edge where no plantings are proposed.