

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 1, 2021

TITLE: 223 S. Pinckney Street - Block 105 Judge Doyle Square Hotel, Final Approval for an Amended Planned Development (PD-GDP-SIP). 4th Ald. Dist. (62784)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Kevin Firchow, Acting Secretary

ADOPTED:

POF:

DATED: September 1, 2021

ID NUMBER:

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

SUMMARY:

At its meeting of September 1, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PD for a new hotel located at 223 S. Pinckney Street. Registered and speaking in support were Aaron Ebent, representing Kahler Slater; and Nate Gundrum, representing Mortenson Development, Inc. Registered in support and available to answer questions were JP Beitler, representing Beitler Real Estate Services, LLC; and Suzanne Vincent, representing Vierbicher.

The project design has received approval from Hilton as an Embassy Suites Hotel. Updates to the project include refinements to the building materials (ribbed horizontal metal panel, smooth system in black and charcoal, stone at the base and vertically oriented black metal panel); inclusion of horizontal integrated light along the façade of the end walls that would stagger and march its way up to the top of the building, providing continuity of light and emphasizing the end wall conditions. This would meet the Dark Sky requirements to shine down not up, while bending corners in a constant white light that won't be color changing and acts as a larger reveal during daylight conditions. The team shared a photo realistic rendering of metal panel details in 1-foot wide sections folded with 90 degree bends. There will be no exposed fasteners or seams. A more detailed roof layout was shared depicting the elevator penthouse overrun, a parapet wall all the way around the building with kickers, access way for window washing, three zones for VRF condensing units instead of thru-wall units, intake, and toilet exhaust. The lower roof contains a screened generator and a green roof; there is also a proposed green roof on the canopy. The revised landscaping plan added one more street tree and shows the paving pattern details, noting the bike parking has no encroachments.

The Commission discussed the following:

- The lighting strip is a single color? It's a big improvement over the blank façade that was there. It will make that a more dynamic looking wall. This is restrained but nice. Thank you for finding space for a green roof. Regarding plantings, the Doty Street Hackberries are a straight species; there are some

improved varieties of those that we tend to see more frequently that are more disease resistant. Looking at possible improved cultivars or a columnar version might be worth exploring.

- I really like this project, I do prefer that horizontal lighting over the vertical shown last time. I like the materials on the building, the simplicity of it. Why did the pair of trees from the front of the building disappear?
 - The planters shifted and got quite small so we removed one tree from each to give root space for the other one.
- The planting in the center of the street, is that now in the City's domain?
 - Correct.
- Are the two trees in structured soil so they have a chance to reach canopy height?
 - All the street trees are within the right-of-way, we can add that. We did hear back from Forestry and he suggested more columnar for street trees, the plan needs to be updated.

ACTION:

On a motion by Bernau, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (5-0).

The motion noted the request for structural soils in the tree plantings.