

**Summary of the Bassett District / Alexander Company Presentation on
the Broom Street Lofts (Phase I of Capitol West Project)
September 21, 2005
Meriter Retirement Center**

Attendees

Alder Mike Verveer, Capitol West Steering Committee Members (Stefanie Moritz, chair, Jonathan Cooper, Rosemary Lee, Mike May, Peter Ostlind), and the following individuals: Vince Jenkins, Ruth Meier, Dan Pierotti, Florence Zmudzinski, Patrick Meehan, Bob Holloway, Bob Keller, Judy Karofsky, Jim Skrentny, David Pfeiffer.

Ms. Moritz called the meeting to order at 7:35 p.m. and introduced Alder Verveer.

Alder Verveer welcomed attendees and gave an overview of the GDP/SIP (General Development Plan/Specific Implementation Plan) process and the Broom Street setback issue which have led to the present discussion of this portion of Phase I: the Broom Street Lofts.

Attendees identified themselves by name and address.

Tom Miller of the Alexander Co. gave a slide presentation on the overall plans for the Capitol West project, then concentrated on specifics related to the Lofts:

Footprint of Building

Along the Broom St. side, the building will be set back 13' to 14 ½' on the ground floor. There will be a landscaped area in front with low groundcover, a small raised curb, and ornamental trees. The rear yards will have 10' of usable space which Miller said was important because of the potential for the front 13' of the property to be purchased by the City at some future date for transportation needs.

Elevations

“Option A” is a 4-story building with 23 units (21 market rate/2 inclusionary zoning). There is a recessed main front entrance as well as individual entrances to ground floor units. Materials used would be horizontal cedar lap siding, light stucco, concrete masonry units, steel and aluminum. Parking would be in the existing ramp to the rear of the Lofts.

“Option B” is a 4-story building similar in design to Option A, plus a 5th-floor mezzanine recessed approximately 10' from the face of the building. The mezzanine increases the area of each fourth-floor unit by 25%, with an interior stair to the mezzanine level. The mezzanine concept was introduced in the GDP phase. Miller stated that the mezzanine provides variation in the cornice line of the building.

Materials

Miller stated that the materials chosen for the Lofts were intended to contribute a “warmer, more residential feeling” that would be compatible with the older homes across Broom St., but would also be in keeping with the other buildings on the Capitol West block. Materials and features would include: horizontal cedar lap siding, clear anodized window frames, large windows, painted steel window frames, mullions dividing windows, double-paned thermal insulated glass (non-tinted), 18” projecting bays, balconies, horizontal stainless steel cable railings, and concrete masonry units.

Miller displayed a “Conceptual Section” slide which showed how the Lofts step down in size from taller portions of the Capitol West project, and also which portions of the building would project into the 13’ setback. The Broom Street balconies (2nd through 4th floors) would project 4’ into the setback. Balconies on the Washington Avenue side (2nd through 4th floors) would project 2 ½’ into the public right-of-way but would not hang over the sidewalk.

Two inclusionary zoning (affordable housing) units are included: one 1-bdr. and one 2-bdr. Final location of these units has not yet been determined and the developer is open to discussion with the steering committee on this issue.

There will be a drop-off and loading area near the front entrance on Broom Street.

Miller described the interior finishes and showed slides taken in Alexander’s design studio to illustrate what is planned.

Approval Schedule

Alexander hopes to adhere to the following schedule for SIP approval:

- 10/12/05 SIP submittal
- 10/19/05 SIP at the Urban Design Commission
- 12/05/05 SIP at the Plan Commission
- 01/03/06 SIP at the Common Council

There is enough time between the initial UDC appearance and the Plan Commission to allow for another UDC appearance, if necessary. There is one more steering committee meeting scheduled for 9/27, and the developer is open to additional meetings as necessary.

Miller said that there are still four major issues which need to be addressed with the steering committee and the neighborhood:

- Setback (13’ to 14’ 6”)
- Balconies within setback (4’ projection)
- Scale of building (transition, mezzanine)
- Balconies within public R.O.W. (2’ 6” projection)

He noted that the GDP has approved four stories plus a mezzanine with balconies projecting 4' into the setback on the second to fourth floors.

Members of the steering committee each made comments on the proposal:

Ms. Lee feels that this is an outstanding development which will benefit the neighborhood and add new tax dollars to the rolls. Although not personally in favor of "modern" architecture, she feels that it blends well with the rest of the project. She does not view the balconies as a problem issue since they could be dismantled by the city if needed.

Mr. May was originally in favor of the project but has become disillusioned by changes to the overall site plan. He feels that the architecture chosen is simply a "glass metallic box" and does not reflect Madison in any unique manner. He stated that there is no appreciable difference between Options A and B, and that neither design is reflective of the community in terms of design or scale. He is willing to accept a four-story Lofts building, but not the mezzanine floor.

Mr. Ostlind addressed the balconies and setback issue. The once 30' Broom St. setback is now down to 13', and the developer wants to build 4' into that, effectively reducing the setback to 9'. He is concerned that this sets a bad precedent for the entire setback. He suggested that the Lofts could be reconfigured slightly, taking 4" off the interior dimensions of each unit, which would remove the necessity for the Washington Avenue balconies to project into the right-of-way.

Mr. Cooper expressed some concern about the balconies in terms of the planned ornamental trees at the front of the building, stating that the two elements may be incompatible. With reference to the height of the building, he indicated that the key is how it transitions to the neighborhood across the street where the houses are at most three stories.

Ms. Moritz stated that the steering committee was hoping for feedback from attendees that would help the committee make decisions on the controversial issues. She then opened the meeting to comments and questions from attendees, which included the following:

- Setbacks and rights-of-way should be maintained without any encroachment.
- A loading area on Broom St. should not be allowed. It would block traffic and be dangerous for bicyclists. Metropolitan Place was cited as an example of how to handle loading: off the street. An area for small deliveries would be OK.

- If Option B is accepted, the footprint of the building should be lessened since the mezzanine expands the fourth floor units' square footage by 25%.
- Why not put the balconies in the rear of the building?
- There should be no compromise on the Capitol view corridor in terms of allowing projections such as balconies.
- What is the necessity of building balconies into the "public" air space?
- What will the finishes of the inclusionary zoning units look like? (Miller responded that they would still be of quality materials, similar to market-rate apartment finishes.)
- Concern was expressed that the buildings be able to stand the test of time and not become run down in appearance. (Miller responded that only quality materials were being considered for use.)

Attendees were asked to fill out a questionnaire and comment form before leaving the meeting.

The meeting was adjourned at 9:00 p.m.