

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 23, 2022
TITLE: 2902 Dryden Drive - Planned Multi-Use Site. 12th Ald. Dist. (64505)	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Jessica Vaughn, Secretary	ADOPTED: POF:
DATED: February 23, 2022	ID NUMBER:

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

SUMMARY:

At its meeting of February 23, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a planned multi-use site located at 2902 Dryden Drive. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions were Jon Bruns and Alan Steinhauer.

Burow presented updates on the project. The building is set back 50 feet off the highway because of DOT setback requirements. They studied different building shapes, including a more linear shape, but it didn't provide a sufficient number of parking stalls under the building while maintaining the layout for the upper stories. They adjusted the location and reduced the amount of parking on the back, added landscaping around the perimeter, and added screening along the western side against the existing retail center. The building will utilize the shared access drive, which could be a public street in the future, and a sidewalk element was introduced. The main entry is on the corner of Dryden and Northport in order to provide access to accessible and on-street parking. The 4th floor has a community room with roof deck facing southwest toward Warner Park to keep it sheltered from the highway noise. The design and materials will remain consistent with the Prism I building, but the accent will be blue instead of red in order to differentiate the buildings.

The Commission discussed the following:

- Have you studied alternatives for the accessible entry? It's a long path from the accessible parking to that entry.
 - We looked at trying to locate it along Dryden Drive, but there is a grade change. With the access to the underground parking, we wouldn't have been able to provide landscaping/screening. It's a longer path but more aesthetically pleasing than zigzagging in front of the building.
- There could be more plant screening on the west property boundary, something that keeps the middle 3-6-foot zone open like crabapples or smaller scale trees in combination with shade trees to provide canopy support to the roof deck and provide screening. There are big blank walls on that side that face the shopping center, so there could be more plant material along that edge.

- In the plant list, Tatarian Maple is the common name; if it is Acer Ginnala, it can be invasive. I suggest Muscledwood Carpinus or similar for the four units along the east side instead of Tatarian Maple.
- The proposed orientation of the building utilizing the shared driveway is good.
- Regarding the plants/screening comment, is the objective to screen the commercial property's view of the roof deck or should they be tall enough to screen the commercial buildings from the residential property's view?
 - Both, they should be mid-level to screen the tall wall along the edge. In the rendering, trees are Quaking Aspen, and they could use something larger like a Honeylocust or other shade tree to provide canopy support to the roof terrace.
- The solution for the building orientation and setback is acceptable as they work within the confines of the DOT setback and site constraints including the grade change.
- Wondering if rather than the guardrail fencing facing the commercial area on the west side, they could use something more solid to be a more effective screening for use of the deck. Something either the same height and opaque or even slightly taller would make it a nicer space to have a party and not look at dumpsters.
- A lot of green plantings on deck shown in rendering, but how will they be incorporated? It will get hot.
 - Plants are representative, not intending to do planting beds. Potted plants are expected.
- Agree with comments about screening the large wall on the west side of property
- Appreciate that the proposal moves the building back from Northport Drive. It's an improvement for those units to not be so close to the roadway.

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 (7-0).

The motion for final approval provided for the following:

- Add additional plant screening on west side of property, using smaller scale trees in combination with shade trees to provide canopy support to the roof deck. Consideration should be given to replacement of Maple trees with Muscle Wood and Quaking Aspen with Honeylocust, or similar plant typologies.
- Change the guardrail on the west side of the roof deck to a more solid design for more effective screening.