

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 24, 2008
TITLE: 610 John Nolen Drive – New Construction of a Hotel (Hilton Garden Inn) in Urban Design District No. 1. 14 th Ald. Dist. (12032)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: September 24, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski; Chair, Todd Barnett, Richard Slayton, Ald. Marsha Rummel, Ron Luskin, Dawn Weber, Bruce Woods, and John Harrington.

SUMMARY:

At its meeting of September 24, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction of a hotel (Hilton Garden Inn) located at 610 John Nolen Drive, in Urban Design District No. 1. Appearing on behalf of the project were Bert Slinde and Mike Kuntz. Kuntz presented the revised plans, including an updated photometrics plan and some revisions near the entrance. He noted that the large oak tree near the corner of the front facade has been preserved.

The Commission discussed whether an additional tree was needed in the row of parking adjacent to the rear facade of the building and different options for accommodating a tree without losing a parking stall. The Commission suggested hiring an arborist to help ensure the oak tree is protected during construction. The Commission also noted that the light levels are not consistent from pole to pole, even though the height, wattage and other features are the same. It was noted that there should be no “hot spots” greater than 12 footcandles.

ACTION:

On a motion by Slayton, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction of a hotel (Hilton Garden Inn) located at 610 John Nolen Drive, in Urban Design District No. 1, with the following conditions:

1. That the photometrics plan be revised and approved by staff;
2. That the applicants look at using the striped area of the handicapped parking stall along the rear of the building also as a walkway, and converting the short sidewalk adjacent to that space into a tree island.

The motion passed on a vote of (8-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6, 6, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 610 John Nolen Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	7	6	6	-	5	6	6	6
	6	-	-	-	-	-	-	6
	7	6	6	-	6	7	6	6
	6	5	8	6	5	7	7	7
	-	-	-	-	-	-	-	6.5
	8	7	8	8	-	8	8	-

General Comments:

- Thanks for your responsiveness and changes to building orientation.
- Nice job!
- Very good changes. Really improved the site.
- Minor, but important, improvements.