

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 4, 2009
TITLE: 617-619 Mendota Court - PUD(GDP-SIP), Residential Development in Downtown Design Zone No. 3. 8th Ald. Dist. (16452)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 4, 2009	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Richard Wagner, Jay Ferm, Ron Luskin and Mark Smith.

### **SUMMARY:**

At its meeting of November 4, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 617-619 Mendota Court. Appearing on behalf of the project were Josh Wilcox and Gary Brink, representing Langrath Construction; Tom Sather, Christopher Culver and Patrick Corcoran. Prior to the presentation staff noted that the project provides redevelopment of the site currently containing two existing two-story wood frame residential buildings in order to provide for the construction of a 33-unit residential development consisting of 8 stories with portions of the lower level exposed also containing residential units. The project is located within a designated "Downtown Design Zone, No. 3" which allows for a building and structure no more than 8 stories. Brink then provided an overview of the project as noted within the project's zoning text as well as a review against the "Exterior and Interior Design Criteria" for a Planned Unit Development District's and Downtown Design Zones as required by ordinance.

Following the presentation the Commission noted the following:

- Question the lack of prospective renderings with the project. Balconies look tacked on. Need to be better integrated with the architecture.
- Need to provide one bike stall per bedroom at a level of 103 total bike stalls. In addition, provide winter indoor long-term bike storage.
- Relative to the scale of the building, not on par with the other historic buildings within the area, not the best building in the area but need to see relationship between small and large scale buildings to see if it is appropriate to the site. By itself, the building is quite monolithic.
- Question not providing onsite parking.
- The back or west elevation is underdeveloped.
- Question the lack of an area for loading and unloading, where the pizza truck will park. Take the design standards and speak on how they are addressed.
- Use columnar trees at front instead of concrete planters.
- Question the opportunity for using outdoor space on the roof for a green roof treatment.
- On the west elevation's blank wall consider providing windows in bathrooms.

- Need to address more thoroughly the requirements for Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones.

Ald. Bridget Maniaci spoke on the project noted in the following:

- Provide more bike parking.
- Consider more moped parking.
- Concern with windows and lower south elevation, bottom tenant security issues.

Consideration by the Commission noted the following:

- The project lacks a 3-dimensional presentation with no context provided, can't comment on massing reviews and immediate context, needs scale model or 3-dimensional presentation.
- Issue with the lack of onsite delivery opportunities prevent details.
- Size of building maxing out (of building on site), not giving a lot to neighbors.
- Can't see articulation and change of plane on elevations, appears tight and flat; needs to be looked at.
- Triangular portion on the Mendota Court façade looks odd, need to see in 3 dimensions, looks out of place with the rest of the building, feature doesn't reinforce the rest of the building.
- Decks look tacked on. Look at enclosure.
- Windows at ground plane floor need work, convert area to community room fronting street with different window patterning. It's used for residential units might not be the right use.
- A two inch change in plane not enough even with change in color and materials.
- Missing proportions of providing a base middle and top.
- Lose spandrel panel splitting vision glass on the north elevation.
- Need to talk about how the architectural features of the building relate to other buildings in area, e.g. the neighborhood to the west.
- Look at long-term structured bike parking options in conjunction with increasing the bike parking count for the project.

### **ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 4, 5, 5 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 617-619 Mendota Court**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	5	4	-	-	-	6	6
	4	6	-	-	-	-	5	5
	-	-	-	-	-	-	-	4
	-	-	-	-	-	-	-	5

General Comments:

- Study massing? Fenestration to be a building that addresses the change in scale of the neighboring buildings.
- Address Downtown Design Guidelines for Zone 3. Curtain glass wall interesting but architecture could use more details.
- Look at building material proportions (base/middle/top).
- More greenspace needed, concrete pavement appears excessive.
- Needs a lot of work!