

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 5, 2007
TITLE: 611 Langdon Street – PUD(GDP-SIP), New Hillel Building. 8 th Ald. Dist. (05946)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 5, 2007	ID NUMBER:

Members present were: Paul Wagner, Jay Ferm, Bruce Woods, Richard Slayton, Marsha Rummel, Todd Barnett and Lou Host-Jablonski.

SUMMARY:

At its meeting of September 5, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 611 Langdon Street. Appearing on behalf of the project were Paul Cuta, Erik Jansson, Michael Huffman, and Rebecca Flood.

Cuta provided an summary of the previous review of the project at the Commission’s meeting of March 21, 2007, in addition to a summary of modifications to the project in response to issues as well as subsequent programming needs for the facility. During discussion on this item, staff noted an email correspondence on the project by Attorney Steven Zarnowitz representing the Campus Inn of Madison, the adjacent property owner. In the memo, Zarnowitz cited issues with inadequate public notice for the project as well as ordinance requirements relevant to the impinging of views of others that the bulk and the mass of the project as proposed would provide according to various sections of the Madison General Ordinances and Chapter 33. Staff noted that the citations contained within this memo did not appear to directly affect any issues relevant to public notice or to the project’s approval under the proposed PUD development since both citations refer to developments within an Urban Design District had the powers and duties of the Commission. The project is not located within a designated Urban Design District.

Following the presentation the Commission noted the following:

- Make the stairway continuous to the street off of the northeasterly corner of the building with adjustments to the “granite block”.
- Rethink stadium seating and location adjacent to main stair at the entry.
- In regards to bike parking, consider having a bike ramp and more bike racks on the terrace in front of the building. In addition, provide a handrail next to the stadium seating area and main entry stair.
- The project is great and well thought-out and detailed.
- The project is wonderful in numerous areas but there is still issue with the stadium seating so as not to be a hazard for the unknowing; needs something to warn.
- In regards to the stadium seating area, consider adding another level atop seating area such as a bench that looks at or towards the main entry. As an alternative provide options to address the safety issue with this stadium seating.

ACTION:

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Woods abstaining.

The motion required the applicant to provide various options for staff approval to address the safety issues associated with the stadium seating area's design, its proximity to the main stairway, and entry to the building and make stairway continuous off of the northwesterly corner of the building form grade with adjustments to the granite blocks feature.

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 7, 8, 8, 8, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 611 Langdon Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	6	7	-	6	8	8
	6/7	8	6	-	-	6	7	7
	7	9	7	7	8	6	8	8
	9	-	-	-	-	-	9	9
	9	8	6	7	8	9	8	8
	-	-	-	-	-	-	-	8

General Comments:

- Very exciting project that will create vitality for Langdon Street. LEED silver certification should set new standards. Architectural/design elements very attractive.
- Well-designed project.
- Great.
- Fantastic project. Wonderful interaction of public/semi-private spaces.
- Exemplary design both architecturally and site. Street presence and entry/courtyard are especially well thought out.