

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 1, 2009
TITLE: 1900 East Washington Avenue – PUD(GDP-SIP), Mixed-Use Development in Urban Design District No. 4. 12 th Ald. Dist. (13195)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 1, 2009	ID NUMBER:

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

SUMMARY:

At its meeting of April 1, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 1900 East Washington Avenue.

Kozel and Sutton provided an update on recent revisions to the plan noting the following:

- 12 inch masonry base at the street along East Washington and First Street.
- The need for building a concrete base to deal with the 2 inch grade change with utilization of the split-face block with the main body of the building to feature the use of cypress siding.
- The sign boards for the first floor commercial retail feature the utilization of alucabond.
- The landscape plan currently under development will provide for the use of more natural grasses and plantings as departure from the plan contained within the application packet.
- A proposed rain garden will be provided along the westerly lot line.
- The second floor plaza area will feature the use of intensive and extensive green roof with sedum plantings which will reduce the amount of hard surface.
- An elevator has been added to serve upper floor residential units.

Following the presentation, Ald. Satya Rhodes-Conway spoke on the ongoing neighborhood process in regard to the project. She noted the project the was vastly improved as well as noting concerns both for and against the project as follows:

- Massing and shadowing concerns and issues with three of the four buildings meeting demolition standards.
- Want to see building articulated better with address to sustainability and energy efficiency issues, lead certification, etc.
- Neighborhood concern with mass and scale of building in context with what exists around it.
- Those in favor of the project like the arcade feature, the provision of additional retail in the neighborhood, and it's status as an infill project.

Discussion by the Commission was as follows:

- Strong concept, strong cold face with light warm structure behind, worried about getting a 30-inch drop on one side and want to fill in with 30 inch railings. Sutton's response was that the project will feature a continuous rail on the inside arcade masonry with the need for a retaining wall on a portion of the curvilinear wall.
- Would be cool if a street tree could be in the arcade, but not possible. Show existing street trees in elevation of plans and it's effect on plantings in terrace in front of building.
- Cool design.
- Consider green technology, LED lighting and close cell insulation.
- The use of "Hophornbeam" is a problem; salt-sensitive.

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 6, 7, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1900 East Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	8		7		8	9	8
								info
	7	7					8	7
		7	6			5	6	6
	6.5	7	6			6	7.5	7
		7						
								8

General Comments:

- Strong architectural design – good start. Question of demolition remains.
- Great project!
- Strong concept for an impossible site.
- Very nice before, very nice now.