

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 12, 2008
TITLE: 1815 University Avenue – Demolition and Development of a 64-Unit Apartment Project, PUD(GDP-SIP). 5 th Ald. Dist. (05949)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 12, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of March 12, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** for demolition and development of a 64-unit apartment project located at 1815 University Avenue. Appearing on behalf of the project were Patrick McGowan, representing Steve Brown Apartments, and Steve Brown. McGowan presented details of the final building materials and elevations as recently approved by the Landmarks Commission. A review of the revised plan details emphasized the following:

- The building is now all masonry with a wheat rock stone base. It utilizes modular brick on the front façade as well as the Princeton Avenue and east elevation with the use of a utility sized brick in the same color on the rear elevation with gray mortar to be used for both types of brick with mortar utilized on the stone base to match its color.
- All windows will be dark metal clad.
- Balconies will feature black aluminum painted railings.
- The cornice treatment will be built out of composite materials painted to match the stone base either “fypon” or similar synthetic architectural detailing product.

Ald. Weber noted her support for the project and raised issue on the sufficiency of bike parking for visitors. Weber noted the need to provide for bike parking at entries to the building especially the main entry to make sure it fits the size and area requirements at the building and walk for adequate clearance. In addition, she noted that the five stalls by the garage entry are outboard of the building and covered. She further emphasized the need to provide signage to identify locations of bike parking and to provide racks that meet City code. She recommended that eight bike parking stalls be provided at the entry on University Avenue, as well as the Princeton Avenue entry. Following the presentation the Commission noted the following:

- The “Madrax” classic bike rack doesn’t meet code requirements. Look at a new type rack. Concern with 64 bike parking stalls for 98 beds, need more. Moped parking great.
- Look at options as noted:
 - Still feel that accents on upper parapet could be eliminated.
 - Returns for brick on the corners minimum of 2-feet.

- Where the transition to utility brick is made on the back side, can switch to smooth face block face.
- Strong encouragement to introduce headers over windows e.g. soldier course brick.

ACTION:

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Wagner abstaining. The motion provided for the options as detailed within the above report to be considered by the applicant relevant to the building, a minimum of eight bike parking stalls and the provision of a sign by the main front entry off of University Avenue to refer to available bike parking around the corner at Princeton Street, as well as the coordination with staff for provisions for signage for the building.

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 5, 6, 6, 6.5, 7, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1815 University Avenue

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

General Comments:

- Nice improvement and thank you for using all brick.
- Handsome building.
- Very handsome building.
- Nicely done.
- Handsome, classic building for historic neighborhood.
- Long haul and looking forward to seeing it happen.