

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 19, 2008
TITLE: 229 West Lakelawn Place and 201 West Lakelawn Place – PUD(GDP-SIP), Rental Housing Development. 2 <sup>nd</sup> Ald. Dist. (12710)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED:                      POF:
DATED: November 19, 2008	ID NUMBER:

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

### **SUMMARY:**

At its meeting of November 19, 2008, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on the development of rental housing project located at 229 West Lakelawn Place. Appearing on behalf of the project were Adam Winkler, Bryan Fraser and Dave Kaul, all representing The Alexander Company; and Peter Ostlind, representing Capitol Neighborhoods. The project provides for the development of a rental housing facility on the same zoning lot as the Acacia Fraternity which is in the process of exterior restoration and interior expansion.

The plans as presented provide for development of a 4-story building at the rear of the Acacia building with use of brick, terra cotta colored metal, in combination with the use of EIFS on upper elevations. Following the presentation of the plans the Commission noted the following:

- Need to provide “defensible” space between the existing and proposed building.
- Need to provide for larger site context as well as a figure/ground diagram.
- As a reminder staff noted to the Commission the applicant was also required to address Landmarks Commission concerns due to the property’s location within a landmark district and adjacent to landmark, as well as its development under a PUD zoning and adherence to the requirements for development in a Downtown Design Zone.

Following the presentation Peter Ostlind of Capitol Neighborhoods spoke on issues with the project relevant to the following:

- Concern with meeting criteria for development in Downtown Design Zones.
- Need to provide more context critical to what is not on Langdon as relevance to existing area buildings utilizing masonry and stucco.
- Entry not prominent with the building as designed, problem with sunken entry and its relationship to the street.
- Trash enclosure is a prominent feature at street elevation a problem.

- Expansive concrete base inconsistent with existing buildings within the area, especially adjacent Acacia landmark structure.
- The plans lack a level of detailing and problem with the use of punched windows.
- Consider use of stone veneer at lower level instead of concrete.
- The project lacks efficient bike and moped parking, should consider limiting the use of vehicular parking in favor of providing more bike and moped parking.
- The recessed entry at parking garage level doesn't engage or relate to the street.
- Provide an aerial map that shows all relations as to what all around the building new and old.
- Not enough bike parking, need three times the amount and need more scooter/moped parking.
- Concern with entry at parking garage level, problem with potential straight form.
- Building entry needs to be flipped to address street.
- Relevant to architecture concern with Sutton Court.
- Project sets benchmark for the area which requires evaluation of the building relationship to the street.
- The use of EIFS is problematic where the site requires more to be done.
- The quality of materials should not be EIFS and relate more to its presence within a historic district.
- Project is located within a Downtown Design Zone; need to recognize that these conditions as important to be looked at in conjunction with the project.
- The courtyard and canopy need to be further studied, courtyard needs to be a nice space. Consider making the canopy the entry more permanent.
- The balcony over courtyard may contribute to its vitality.
- Provide consideration for a green roof, or a roof that addresses run off issues.

### **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, 4, 5 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 229 West Lakelawn Place & 201 West Lakelawn Place**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	3	-	-	-	-	-	4
	5	6	5	-	-	5	6	6
	4	4	-	-	-	4	4	4
	5	5	-	-	-	-	5	5

General Comments:

- Building will need to step up considerably, design district and historic district standards suggest that building needs to shine – both architecturally and use of materials and placement on lot. Next time address design standards and how project meets them.
- Flip building-more masonry, stormwater storage on roof.
- Provide courtyard elevations and the relationship between the new and historic.
- Lacks context to neighborhood and to Acacia.
- Infill is great, however, the architecture really needs to come up a few levels. Content is critical here, and this team has not yet adequately resolved a number of issues.