

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 15, 2009
TITLE: 6225 University Avenue – PUD-GDP, Office Development in Urban Design District No. 6. 17 <sup>th</sup> Ald. Dist. (15355)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: July 15, 2009	<b>ID NUMBER:</b>

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

### **SUMMARY:**

At its meeting of July 15, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD-GDP located at 6225 University Avenue. Appearing on behalf of the project were Robert Bouril and Steve Yoder, representing Apex Properties. Prior to the presentation staff noted that the project provides for the redevelopment of an existing office building for more intensive office use following its demolition. The plans as presented feature the development of a 36,000 square foot building primarily used as a multi-tenant office building. The building features the screening of mechanicals, three entries, one on University Avenue, one on the west elevation and one on the northwest elevation. Bouril provided a review of the site and elevational plan details which was followed by discussion by the Commission as noted:

- Don't leave garage door white; blend it with other material colors.
- Need to see depth and interest on a larger scale when building is viewed as a whole in detail.
- Not convinced with the use of fiber cement as part of the material palette.
- Need to break up surface parking with tree islands along the westerly boundary at a 12 stall interval.
- Maintain existing canopy trees as much as possible.
- Bring a tree plan that shows the existing canopy trees and context with the site as well as adjoining properties.
- The existing site a beautiful green space, provide outdoor space for employees that incorporates canopy trees to remain.
- Provide more information on on-site stormwater infiltration.
- Need more than 12 bike stalls, provide both indoor and outdoor with convenient bike parking, 2-3 stalls per entry and clarify interior locations.
- Take advantage of shared parking with church to minimize on-site parking.
- Make canopy roof between trellises green.
- Entry corner off of the south corner of the building that incorporate more trees near to the building.
- Provide photographs of trees to remain for context along with showing view of the elevations with trees included.

- Use plant palette that is done in conjunction and in context with existing oaks and provides for minimization of watering and use of turf, including the use of no mow grasses.
- Resolve discrepancy between perspective renderings and modeling with site/landscape plans.
- Provide more pictorial context including aerial views.
- Look at providing a pedestrian connection to properties to the south.

**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 5, 5.5, 6, 6 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 6225 University Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	6	-	-	-	-	7	6
	5	6	-	4	-	5	7	6
	6	5.5	-	-	-	6	6	5.5
	-	-	-	-	-	-	-	5
	5	-	-	-	-	5	6	6

General Comments:

- Emphasis on tree preservation is welcome. Good infill potential. Attractive architecture. Parking and lot still need tweaks: landscaping, shared arrangement with church.
- Way too much cement. Take advantage of available shared parking. Beautiful site with many trees. Needs outdoor space for employees.
- Study massing depth in the façade overall at the same level of detail the bays have been studied. Consider creating interest in the roofline. Study an outdoor space.
- Façades are a bit too busy and retail-strip mall looking. Something a bit more timeless and elegant versus poly-chromatic.