

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 4, 2008
TITLE: 2702 Crossroads Drive – Hotel Development/Planned Commercial Site. 17 th Ald. Dist. (07906)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 4, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of June 4, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** for a hotel development/Planned Commercial Site located at 2702 Crossroads Drive. Appearing on behalf of the project were Gary Brink and Abbie Klostermann, both representing Raymond Management. The modified plans as presented by Brink emphasized the following:

- A request to consider a shared parking arrangement with the nearby Park Bank was noted as unattainable due to issues with the adjoining property owner in a letter contained within the packet.
- Bike parking has been expanded to 6 stalls.
- The outdoor patio area along the 90-94 frontage of the site features an enhanced trellis which complements its primary use as a breakfast area with no evening or afternoon use.
- Landscape details were noted that deal with the 3-1 slope along the south elevation of the building.
- An additional rain garden feature has been added off of the northwest corner of the site as an alternative to request to consider pervious pavements along the property's Interstate frontage.
- A pedestrian connection has been provided from the sidewalk along the property's Crossroads Drive frontage to the main covered entry (porte cochere).
- A review of the landscape plan emphasized the use of "no mow" fescue mix grasses on steep slopes.

Following the presentation the Commission noted the following:

- Add an additional canopy tree by the pool.
- On the left side of the plan move light and move other proposed trees closer to each other within the planting island.
- It was noted that the portico trellis solution on the deck adjacent to the property's Interstate frontage was OK.

ACTION:

On a motion by Ferm, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns.

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, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2702 Crossroads Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	5
	6	6	8	6	5	6	6	6
	6	5	6	-	-	6	-	6
	-	5.5	-	-	-	-	-	5.5
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6

General Comments:

- Hotel!
- Pretty vanilla. Just barely approvable. Nothing special.
- Other than sea of parking, fine.