

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 21, 2009
TITLE: 909, 911 & 913 College Court/906 Regent Street – PUD(GDP-SIP), Mixed-Use Development. 8 th Ald. Dist. (12709)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: January 21, 2009	ID NUMBER:

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

SUMMARY:

At its meeting of January 21, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction of a PUD(GDP-SIP) for a mixed-use development located at 909, 911 and 913 College Court and 906 Regent Street. Appearing on behalf of the project were Dale Streitenberger, Stu LaRose and Tom Degen. The applicants reviewed changes to the design to respond to the comments from the previous meeting. They also described relationships to adjacent buildings. They noted that the setback along Regent Street now incorporates a green roof.

The Commission discussed the possibility of making the corner tower element a more prominent feature at this highly-visible intersection and the need to make it four-sided. The Commission suggested making the top floor of this element taller (by at least two feet), perhaps by adding clearstory windows on all sides above the windows in this area. The Commission also discussed the need for screening of the openings into the parking area along College Court. The applicants stated this was necessary for securing.

ACTION:

On a motion by Wagner, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction of a PUD(GDP-SIP) for a mixed-use development located at 909, 911 and 913 College Court and 906 Regent Street, subject to staff approval of making the design the tower element “four sided” and increasing its height by adding clearstory windows above the upper story windows.

The motion passed on a vote of (9-0-1) with Luskin abstaining.

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, 6, 7, 7, 7, 7.5, 8, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 909, 911 & 913 College Court/906 Regent Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	-	7	7
	-	7	-	-	-	-	7	7
	6	7	6	-	-	-	7	7
	-	-	-	-	-	-	-	6
	8	5	6	6	6	7	8	6
	-	8	-	-	7	-	8	8
	-	-	-	-	-	-	-	8
	9	8	-	8	-	9	9	8.5
	6	7	6	6	7	6	8	7.5

General Comments:

- Secondary reads successful. Excellent attention to historic context.
- Nice blending with context.
- Very interesting building.
- Wonderful project.
- Make the tower a true 4-sided element! Really nice context response – weaves and reinforces existing architecture.