

Plan Commission recommendations of November 6, 2006 for 04531, 301 S. Livingston St.

The Plan Commission recommended approval of this amendment subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

-That the developer post a letter of credit or performance bond for the installation of landscaping along the Capital City Trail/ East Rail Corridor adjacent to the subject site following approval of a master landscaping plan for that corridor as prepared by the City;

-That in considering final approval of this project, the Urban Design Commission pay particular attention to the architectural treatment of the residential entrance.

-That approval of this project could still serve as a reaffirmation of the East Rail Corridor Plan land use recommendations for commercial uses on the western end of the corridor and residential uses on the eastern end.

-The [Marquette Neighborhood Association] committee will continue to meet with the developer's team to address issues of the project's use of the city's right of way along the bike path corridor: the landscaping plan and how it will relate to an existing prairie garden that John Coleman has tended for years with the city's approval, a proposed bike/ped path through the prairie plantings to the property, the proposed patio adjacent to the commercial frontage on Livingston, and the inclusion of bike parking. The use of the ROW is outside the PUD approval process and will require separate approvals from the Parks Division. Other issues outside of the PUD include the installation of angled parking and the reconstruction of the bike path crossing at Livingston as a 'tabletop'.

-Enhance the aesthetic relationship of the northern side of the building to the bike path as called for in the East Rail Corridor Plan: a) Consider more design elements around the door on the western end of the building, such as an overhang and more architectural elements. This door will likely be used by residents who are bike commuters as well as residents wanting to use the landscaped area for social uses. b) Consider adding windows or some other design element as way to add interest to the upper levels of eastern wall above the patio area which is rather blank.

-Increase articulation on the southern side of the building above the garage entrance. There is a lack of interplay between the materials that is used elsewhere in the project. It's 'boring'.

-Encourage the developer to incorporate green technology, including solar panels, into the design/construction of the building.