

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 2, 2011

TITLE: 1001 University Avenue – PUD(SIP),
St. Francis Episcopal Student Center
Redevelopment – Relocation of the St.
Francis House and Construction of an
Eight-Story, 80-Unit Residential
Building. 8th Ald. Dist. (21945)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 2, 2011

ID NUMBER:

Members present were: Richard Wagner, Chair; Marsha Rummel, Todd Barnett, Melissa Huggins, Richard Slayton, Henry Lufler, John Harrington and Dawn O’Kroley.

SUMMARY:

At its meeting of November 2, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) located at 1001 University Avenue. Appearing on behalf of the project were J. Randy Bruce, representing LZ Ventures; Ken Saiki and Pat Saiki, representing Ken Saiki Designs; and John Leja, the property owner. Appearing and speaking in opposition were Franklin Wilson and Douglas Swiggum. Changes to the plans include putting the moped parking inside on the first level of the basement as well as the lower level at a ratio that is larger than what the City recommends. Bicycle parking is located along the Brooks Street side and 25 outdoor covered spaces. The courtyard has been more developed with a series of planter areas to create a hardscape area for use by the St. Francis House or by the residents and an exit stairway has been added to the area. Exterior materials include cast stone in staggered widths of 4, 6 and 8-inches. Signage ideas were presented within the front yard space of the St. Francis House; current signage would possibly be used as inspiration. They continue to evaluate the St. Francis House and feel they have a good handle on what it will take to relocate it; signage details will return for formal consideration. Original drawings for the west elevation have been looked at and they feel they can reflect that form as part of its restoration. The stone that is on-site now as incorporated into walls around the site’s perimeter is the same stone that is on the building and they are looking to salvage that stone for the west elevation restoration. The landscape plans reflect the differing styles of the buildings and include the addition of a stone walkway. Handouts of plant photos and information were distributed and include shrubbery, perennials and a variety of grasses.

Douglas Swiggum spoke in opposition, citing the issues of trash in the form of cans, bottles, fruit and vegetables that have damaged their building. There is concern for the St. Francis stained glass windows and the trouble that could come with the users of balconies on this project potentially throwing debris as occurs with the adjacent “Grand Central.” Franklin Wilson spoke to the fact that insurance can pay to replace windows and roofing. He stated that the manager of Grand Central has paid for some of the replacements and repairs to St. Francis House. He is concerned with the safety of people, particularly the preschool children, people who walk

along Conklin using the sidewalk that runs north and south on the east side of their building. He suggested screening the balconies.

Comments and questions from the Commission were as follows:

- Will this still be referred to as 1001 University, based on the conceptual signage of the front elevation?
 - It is yet to be determined which includes coordination with the Fire Department on the exact address with a final sign package requiring future consideration according to staff.
- The varied stone works very well and complements the St. Francis House very well.
- The landscaping looks great.
- Consider vertical fins on the west face to provide some shading, if sun becomes a problem.
- What kind of lighting and security will you have?
 - Lower bollard type lighting is being considered. Security issues will be taken seriously but have not been planned for at this point.
- The materials are very nice. The awning windows are going to give the building a lot of variation.
- The entire 1001 sign plane pushes into the building; will that detail read like it's clipped on or actually projecting from the building? That's a great view and a great approach with graphic visual signage.
- Is the canopy going to have some relationship to the St. Francis House horizontals?
 - The canopy elevation is roughly in line with the window heads of St. Francis.
- On the west façade of the St. Francis House, we talked about the idea of that wall now creating a courtyard to the west. Is there a landscape treatment from some point towards University that would make sense to diverge from the others? Just to make it feel more cohesive as a space as opposed to the property line.
- If you could get another canopy tree on University that would be great.
- If the balconies do indeed become an issue, what solutions do you have architecturally?
 - There will be security cameras that will be monitored and enforced. The balconies are an important outdoor space for the residents. As far as some sort of screen I think it's more a matter of working with and educating the residents rather than trying to find a way to enclose that space.

ACTION:

On a motion by Huggins, seconded by Lufler, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-1) with Rummel voting no. The motion required that the final lighting plan return to staff for approval and to attempt to blend and transition the planting bed to the west at University Avenue, with the adjacent planting bed for Luther Memorial Church, in addition to providing another canopy tree on University Avenue.

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, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1001 University Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	9	6	-	7	6.5	7.5
	-	-	7	-	-	-	-	-
	5	7	8	6	-	6	6	6
	-	-	-	-	-	-	-	8
	5	6	6	-	-	-	6	6

General Comments:

- Attention to detail has made the building better.
- Nice design, beautiful landscaping but too much building for historic site and historic churches.
- Great project.