

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 25, 2013

TITLE: 5851 Gemini Drive – PD-SIP for a Mixed-Use Building Containing 75 Residential Units and 2,000 Square Feet of Commercial Space. 3rd Ald. Dist. (31652)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 25, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Melissa Huggins, John Harrington, Henry Lufler, Richard Slayton, Lauren Cnare and Cliff Goodhart.

SUMMARY:

At its meeting of September 25, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD-SIP for a mixed-use building located at 5851 Gemini Drive. Appearing on behalf of the project were Brian Munson and Dan Brinkman, both representing DSI Real Estate Group, Inc. Munson presented plans for a 5-story building with four floors of apartments over one floor of retail/flex space along the village green. This was a site anticipated for a four-story building with this scale with this amount of units and retail to create the second block of the town center; this spot in particular was how they were able to create the income to save the village green. This preserves the viewshed corridor which angles in on the fountain at the top of the hill and widens as it goes down towards the Capitol. Two levels of underground parking are proposed with access off of Jupiter and Gemini Drives with the building at the street level. The goal was to create an urban building with a unique siding materials palette (balconies that may be punched rather than hung); masonry for the base, a stone and brick component and potential metal components. A neighborhood meeting was held where people were comfortable with this being a prominent building but struggling a little bit with 5-stories. Most people agreed about the importance of stepping back the upper story.

Comments and questions from the Commission were as follows:

- I would strongly encourage that architecturally this be a signature building. What I see here is very similar to a lot of what we're seeing throughout Madison, so maybe you need to take a right turn and do something completely different.
- It's a very attractive building. I don't know if you can incorporate additional windows in the corner area, but something like that might make it a little more sleek. There might be an opportunity to have more glass in this that would highlight that corner.
- It's a very strong building; I wonder if there's an opportunity to start playing with slightly slanted sides. The intersection needs to be a four-way stop.

- Those look like they could be storefront entrances or patio doors right onto the grass. How that infill occurs in the interim while it's residential, if it's not a patio or a porch then probably some infill that's got a base to it.
 - That's one of the details we're still working on. How do you give these units some privacy, the space between public and private we still need to figure out.
- Regarding stepping the building back, I don't see what is to be gained by that. There's a park right across the street and I don't really think that would help the building design or do anything to the park to improve the experience in the park either.

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 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5851 Gemini Drive

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

General Comments:

- Very nice edge to existing greenspace – good gateway building. Stepping upper stories not recommended.