

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** April 23, 2008

TITLE: 31 South Henry Street - PUD(GDP-SIP) to **REFERRED:**
 Remodel an Existing 3-Story Structure and **REREFERRED:**
 Adding 3 Additional Stories to
 Accommodate 58 Apartment Units and
 5,000 Sq. Ft. of First Floor Commercial **REPORTED BACK:**
 Space. 4th Ald. Dist. (09853)

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 23, 2008

ID NUMBER:

Members present were: Lou Host-Jablonski, Marsha Rummel, Bonnie Cosgrove, John Harrington, Todd Barnett, Richard Slayton and Richard Wagner.

SUMMARY:

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 31 South Henry Street. Appearing on behalf of the project were David Ferch and Catherine Hixon. Appearing neither in support nor opposition was Michael May, representing the Bassett Neighborhood Steering Committee. The modified as plans as presented by Ferch featured the following:

- Change in unit mix provides for 10 two-bedroom units.
- The proposed use of EIFS has been eliminated in favor of paneled cement boards with an architectural block appearance.
- The architectural treatment includes vertical elements, along with cut stone trim window openings.

Following a review of the revised building elevations and plan details the Commission noted the following:

- As a replacement for the proposed use of crabapple trees in the courtyard, use upright multi-stemmed service berries such as Autumn Brilliant, Amelanchier. It was noted that the use of crabapples were a problem in a seating area where the suggested use of Amelanchier would not require the use of tree grates but utilize an organic mulch. Also as an alternative the use of Locust in the courtyard was noted.
- The depth of balconies should be 5-feet.
- Like direction of architecture.
- Proposed location of the bike rack for commercial use; set up against wall requires attention.
- Prefer materials in rendering versus the cement board panel samples as presented.
- Balconies should be deeper with railings to be more contemporary in a similar vocabulary as the rest of the building.
- Simplify stone trim window relationship to use of brick and cement panels.
- Stair tower façade doesn't work between new and old.

- Lower retail area window pattern doesn't fit architecture as proposed.
- The Henry Street door needs to be more friendly as an access point.

Michael Bay, representing the Bassett Neighborhood Steering Committee of the Bassett District Capital Neighborhoods spoke noting the following concerns:

- Need a plan for moped storage.
- Concern with plexi-glass materials for privacy screening on lower balconies.
- Concern with the joint of the cement panels.
- Concern with the cement panels color being complementary to the overall building material color palette.
- Need to provide option for bike storage.
- A tree preservation plan needed during construction.
- Consider green design for the roof.
- The rear pedestrian entry door is too industrial.
- Concern with matching existing stone with the use of stone as proposed.

ACTION:

On a motion by Harrington, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns and the following:

- The West Washington frontage needs work, especially the stair tower transition, in addition to address of landscape comments relevant to the treatment of the courtyard area, including treatment of the lower level retail façade and the Henry Street door needs to be more interesting and architecturally compatible with the overall façade treatment, both existing and proposed.

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, 6, 6, 6, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 31 South Henry Street

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

General Comments:

- Nice reuse project. West Washington entrance still needs work but like overall direction.
- West Washington elevation needs architectural work. Otherwise, this project is heading in the right direction.
- Broad concepts work well, details for landscaping, bike parking, façade lines, materials need more study.
- Look at thin vertical stone trimmed window element.
- The architecture is heading in the right direction. Good use of a tricky space.