

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 15, 2009
TITLE: 2 and 4 North Park Street/902 and 904 Regent Street – Amendment to Previously Approved PUD(GDP-SIP). 8 th Ald. Dist. (15357)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 15, 2009	ID NUMBER:

Members present were: Bruce Woods, Richard Wagner, John Harrington, Dawn Weber, Marsha Rummel, Mark Smith, Ron Luskin and Jay Ferm.

SUMMARY:

At its meeting of July 15, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amendment to a previously approved PUD(GDP-SIP) located at 2 and 4 North Park Street/902 and 904 Regent Street. Appearing on behalf of the project were Tom Degen and Dale Streitenberger. Staff noted that the previously approved mixed-use building required consideration of modifications to the building’s corner feature at Park and Regent Streets, that previously featured a “squared” apex as the building’s main feature, overhanging a portion of the public right-of-way, and now features a rounded circular glass wall element. The changes were required as a condition of financing to eliminate the encroachment into the City’s right-of-way. Staff further noted both the Planning Division Director’s support for the modification and Ald. Eagon. A presentation of the plan revisions emphasized the following:

- Elimination of the encroachments into the public right-of-way resulting in the corner element pushed back and now featuring a rounded curved corner element also with the building one-foot higher out of the ground.
- The addition of transom windows on the top floor of the corner element. Removal of HVAC grills that were proposed in conjunction with “magic paks” based on the use of a heat pump system.

ACTION:

On a motion by Smith, seconded by Wagner, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) 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 7, 7, 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2 & 4 North Park Street/902 & 904 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
	-	7	-	-	-	-	7	7

General Comments:

- Prefer original design but understand that forces beyond control of developer required change.
- Nice revision and resolution.
- Very nice rework.
- The curved corner works very well.