

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 21, 2007
TITLE: 301-321 North Hamilton Street, 318-324 East Johnson Street, 308-310 North Hancock Street – PUD-GDP for a 4-Story, Sixty-Seven Unit Residential Building. 2 <sup>nd</sup> Ald. Dist. (07908)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 21, 2007	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Chair; John Harrington, Richard Slayton, Bruce Woods, Richard Wagner, Bonnie Cosgrove, Jay Ferm, Marsha Rummel and Todd Barnett.

### **SUMMARY:**

At its meeting of November 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP located at 301-321 North Hamilton Street, 318-324 East Johnson Street, and 308-310 North Hancock Street. Appearing on behalf of the project were Ed Freer, McBride Companies; and Phil Hees. Prior to the presentation Freer noted to the Commission that architectural issues will be dealt with at the SIP level, where the modified plans relevant to architecture present concepts to deal with issues. Freer continued with the presentation on the following:

- Issues with geometry of access, slope and grade of the lower level parking were further detailed with further specification to be provided at the SIP level.
- Existing mature tree terrace plantings will be maintained or preserved; if necessary they will be replaced with new trees adjacent to driveway entry to lower level parking only.
- The interface between the Pinkus McBride building and the proposed 4-story residential concepts were reviewed with further specification and detailing to be provided at the SIP level.
- A detailed review of concept stoop/entry details, including entry alcoves was provided.
- Resolution of the edge condition of the green plaza versus street address along Hamilton Street featured the use of a stepped up planter transition to the green roof to be maintained at a minimum height to lessen the need for a guardrail condition to the lower level parking ramp, along with the introduction of a seat wall and bench along the street.
- Concepts for the green roof plaza were further elaborated to make it more than just a seat and planting bed, which featured the development of an Aspen or River Birch grove type planting designed to provide a more visual screen.

Following the presentation the Commission noted the following:

- Eliminate the serrated edge and triangular corners with the new building's edge.
- Provide alternatives to demolition of houses such as relocation. Freer noted the owner is willing to pay for delivery costs.

- Concern with the lack of statement of neighborhood support. Staff noted that previous review of the project at an informational presentation featured testimony from Eric Paulson, neighborhood steering committee with the Block 658 project, spoke in support of the project, as well as elaborating on neighborhood support.

**ACTION:**

On a motion by Slayton, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-1) with Rummel voting no. The motion required that the applicant address all architectural issues with submission of the future SIP and confirmation of neighborhood support, as noted within the Commission's comments.

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, 6.5, 7, 7, 7, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR:** 301-321 North Hamilton Street, 318-324 East Johnson Street, 308-310 North Hancock Street

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

General Comments:

- Let's see the details!
- Nice design, but the loss of an historic block is significant. Support/appreciate owners' effort to find new homes for houses.
- Great addition to the neighborhood.
- Quite nice. Go green roofs.