

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** December 21, 2011

TITLE: 5105-5117 University Avenue & 610-702 South Whitney Way, Lots 4, 6 & 7 – PUD(GDP-SIP) for Phase 2 of University Crossing. 19th Ald. Dist. (24850)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 21, 2011

ID NUMBER:

Members present were: Richard Wagner, Marsha Rummel, Todd Barnett, Dawn O’Kroley, Melissa Huggins and Richard Slayton.

SUMMARY:

At its meeting of December 21, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for PUD (GDP-SIP) on Phase 2 of University Crossing located at 5105-5117 University Avenue and 610-702 South Whitney Way, Lots 4, 6 & 7. Appearing on behalf of the project were Doug Hursh and Paul Lenhart. The Phase 1 building, UW Digestive Health Center has already been approved. Building No. 4 on Lots 6 and 7 contains a three level parking structure with four floors of apartments above. They have changed some of the parking to lower it one grade and reduce some parking in middle, a green roof in middle, flipped units to face into that area, 10 feet off the street, with a public plaza at four stories tall at 115 units. Another floor of housing was added and they have increased parking for 81 stalls since original GDP was approved. 2.58 and 2.68 parking ratio. It also features a green roof. Building No. 4 on Lot 4 features main entry of building internal to site along with a public plaza with retail restaurant on the ground floor and signage facing Whitney Way, piece of building juts out from building creating a third floor roof terrace. They are looking at putting a sign at the corner which sits low on the landscape. Building No. 4 will have the same brick color as the UW Digestive Health Building. The design site ramps down to plaza. Roof top mechanical will be screened. The entrance to building where ground slopes away will be poured concrete for first floor base with tent signage and a planter element to break up height of concrete base. Courtyard of main entry. 90 degree parking. Tenant signs for retail. Building material will be terra cotta brick, green metal. Darker fiber cement, precast or another metal and poured in place of concrete. Rental or fitness center. Office, lobby and entrance. Next level had parking internally and apartments.

Comments by the Commission noted the following:

- Look to change exit from drive aisle for people exiting.
- Look at an enclosed parking structure.
- Maintain transparency for green roof and visibility to space and secured vertical connection; glass connection.
- Would like to see unit mix: 3 bedrooms; 2 bedrooms and den.
- Define use of green roof.

- The pedestrian at corner – cantilevered piece draws curiosity, maybe open differently, look at alternatives.

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 is 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5105-5117 University Avenue & 610-702 South Whitney Way

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

General Comments:

- Excellent schematics. Maintain commitment through design development.
- Well thought out already. Keep green roof. Good circulation for pedestrians should create active space. Design for signage!
- Fantastic.