

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 19, 2010
TITLE: 1208, 1212, 1214 Spring Street – PUD(GDP-SIP) for an 8-Story Apartment Building. 8 th Ald. Dist. (16968)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 19, 2010	ID NUMBER:

Members present were: Richard Slayton, Todd Barnett, Mark Smith, Bruce Woods and Richard Wagner.

SUMMARY:

At its meeting of May 19, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 1208, 1212, 1214 Spring Street. Appearing on behalf of the project were Christopher Gosch, representing Gebhardt Development; Christopher Thiel, representing bark design; Jeremy Olivotti, representing Mid-States Concrete; and Dave Martin, representing Ideal Builders. Gosch presented revised details, including a new color combination with colors chosen that don't fade. Composite aluminum panels will be used in front in a lighter color. Five-foot balconies are now provided. There is elevator access to the roof to a rooftop patio. Automobile and bicycle access will be provided on the south and east sides of the building. Additional bike parking has now been moved to the west side, with some guest bicycle parking on the south side. Comments from the Commission were as follows:

- The blue accent on the south elevation panel needs to be something more pronounced, the projection should be at least 5-7 inches from precast.
- Glad to see some planters; would like to see something a little bit more like a tray system on the roof.
- Great opportunities for future improvements to the rooftop greenery. Glad you are providing for a future rendition of it.
- Make sure you get your quantities on the plant list.
- Thanks for making the changes we requested.
- Concern with people jumping over fence around rooftop terrace.
- Concern with residents overloading the large 4th floor terrace.
- Thank you for including all the renderings.
- Concern with balcony access from bedroom.

ACTION:

On a motion by Barnett, seconded by Smith, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0). The motion provided that the blue panel element project at least 8-inches deep with flashing at the top to be no more than 2-3 inches, with the flashing screened from view and the same color as the concrete panel, and to resolve the privacy issue with the balconies on levels 5-8; if as a result the building façade changes will require further formal consideration by the Urban Design

Commission. In addition, provide quantities on planting list and have the option to provide higher light levels at ball exterior bike parking areas with all modifications to be approved by staff.

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, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1208, 1212, 1214 Spring Street

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

General Comments:

- Very nicely done.
- Nice presentation!