

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 17, 2008
TITLE: 909, 911, and 913 College Court / 906 Regent Street – PUD(GDP-SIP), Mixed-Use Development. 8 th Ald. Dist. (12709)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 17, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of December 17, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a mixed-use development located at 909-913 College Court / 906 Regent Street. Registering in support were Stu LaRose, architect; Dale Streitenberger; and Tom Degen.

LaRose, Streitenberger and Degen provided an overview of the modifications of the project as follows:

- 36 bike/moped parking stalls are provided along the property's Regent Street frontage.
- A review of the building elevations emphasized the tying down of the lower level corner facade with a vertical column.
- The request to consider an active use for residents on the upper level setback along Regent Street was noted as problematic. Degen and Streitenberger wanted to discourage potential conflicts with providing activity areas for upper-story residents.

Following are review of the plans, the Commission noted the following:

- The College Court elevation looks like a different building, less attractive than the rest of the building could integrate the dark panels as expressed on the Regent and Park Street elevations.
- Question the desire not to make the step back along Regent more active.
- Need to see how building functions contextually with adjacent buildings.
- Still need to do something green or provide a water saving feature on the upper level of the Regent Street step back.
- The west facade is bothersome, blank in appearance.
- Need a complete floor plan to see how floor plan coordinates with the exterior facade.
- West elevation could use some work.
- The recess on Regent Street should be an outdoor space designed for use in order to address safety issues.
- The 7' wide space the upper level step back on Regent could be utilized with a green roof with plantings that don't invite use; whereas the proposed use of pavers will invite use.

ACTION:

On a motion by Luskin, seconded by Rummel, the Urban Design Commission **GRANTED INITIAL APPROVAL** with address of the above-stated concerns and the following:

- Look at providing an alternative such as a green roof on the step back along Regent Street as well as the west elevation and College Court elevation. Continued discussion on this item noted that there was no interaction of the building to adjacent buildings; such as the Italian Working Men's Club and adjacent two-story brick building.
- Need to provide context with adjacent existing structures.
- Need icon to replace Josie's signage.
- Top element is unresolved. More attention and detail is required on the tower/corner element with more context with adjacent historic buildings.
- On the Regent facade the shallow blade of the canopy is unresolved with the building appearing to be top heavy. The canopy slices the upper and lower portions of the facade, which needs to be connected down to the ground.

The motion was passed on a vote of (10-0).

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, 8, 7, 8, 7, 7.5, 8 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 909, 911, 913 & 915 College Court/906 Regent Street

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

General Comments:

- Articulate and detail tower. Connect upper and lower floors! North facade needs more work. Very promising project.
- Great project. Address connection of upper stories to first story. Good bike parking.
- Very attractive use of textures, materials and rhythm.
- Great project but work with recessed roof – green it!
- West elevation needs more architectural interest. Step back area – cool-looking but could be green roof? Look at tower. Historic context, very nice so far.