

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

**AGENDA ITEM # _____
Project # _____
Legistar # _____**

DATE SUBMITTED: <u>1 MAY, 2013</u>	Action Requested
UDC MEETING DATE: <u>8 MAY, 2013</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 729-749 E. DAYTON ST. (REYNOLDS CRANE SITE)

ALDERMANIC DISTRICT: District 2: Alder Ledell Zellers

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Paul Marotte JLA Architects + Planners
Eric Edee

CONTACT PERSON: Mark C. Taylor, AICP, AAIA
Address: JLA Architects + Planners
5325 Wall Street - Suite 2700, Madison, WI 53718
Phone: 608.241.9500
Fax: _____
E-mail address: mtaylor@jla-ap.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

THE REYNOLDS SITE
REDEVELOPMENT

APARTMENT HOMES

MADISON, WISCONSIN



URBAN DESIGN COMMISSION - INFORMATIONAL MEETING

30 APRIL, 2013

PROJECT DESCRIPTION :

This proposed project is a General Development Plan for up to 190 units of Multi-family Residential Units – and ultimately the submittal & approval of a subsequent Specific Implementation Plan.

Proposed Use:

We are proposing a cohesive multi-family residential community to be a part of the overall Tenney-Lapham neighborhood

- Up to 190 Multi-Family Residential Units
- Internal Structured Parking for approximately 250 vehicles.
- Internal operational space and common space amenities for the residential community.

Site Design

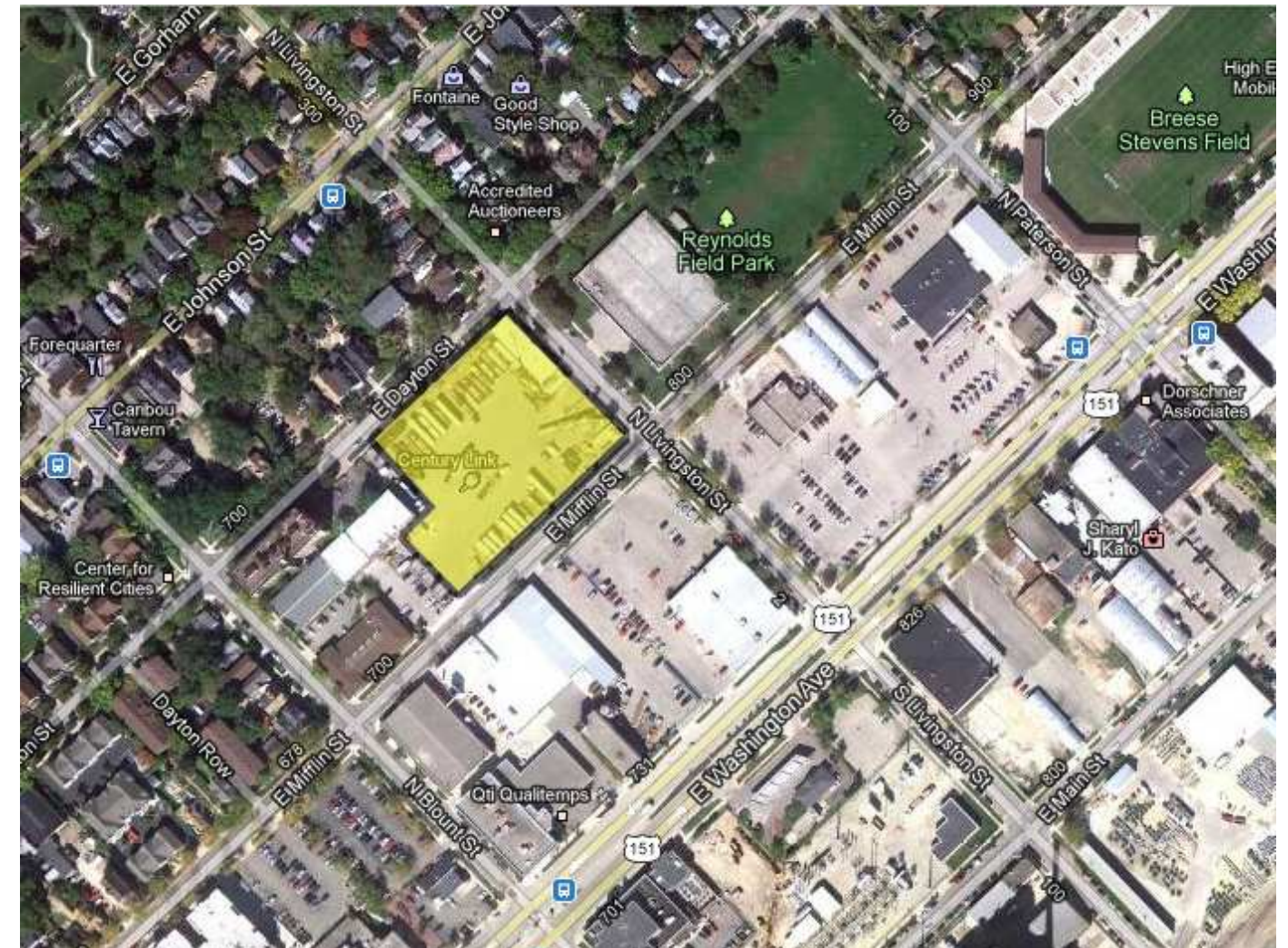
The site is designed with 'New Urbanism' characteristics to create a cohesive residential community that has a 'sense of place'.

- The building will address the residential streets - public & private - with their orientation, form, and access.
- Residential Units wrap an enclosed parking structure with access off of N. Livingston.
- The primary lobby (for guests) is located on the corner of E. Mifflin and N. Livingston to help minimize excess traffic on E. Dayton.

Building Design

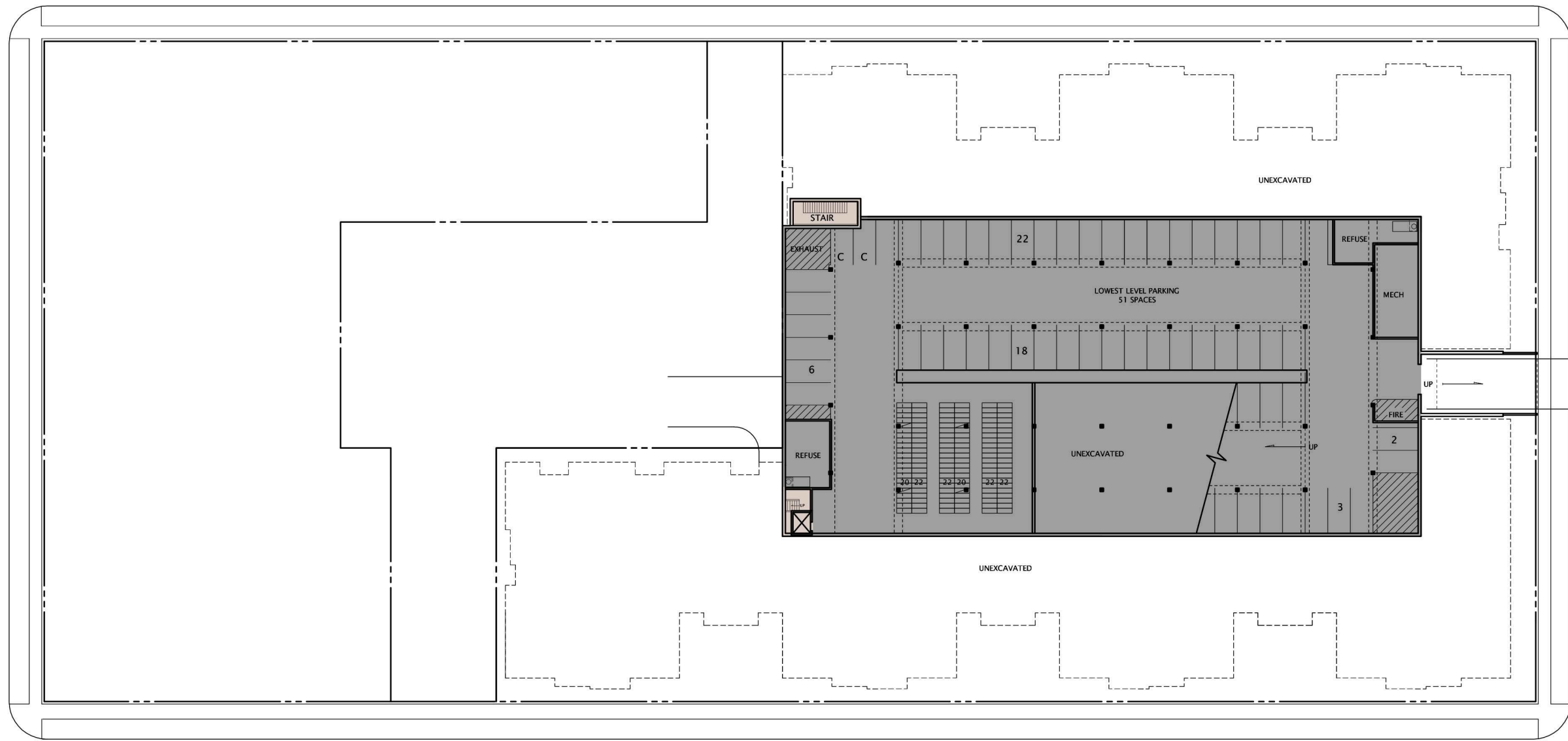
The proposed building is designed in a contemporary/transitional aesthetic - with masonry veneer, fiber-cement siding, and larger windows.

- The building is designed around a central courtyard / parking structure.
- Building masses are broken up into courtyards to bring the scale of the building down while still maintaining an urban form that holds the street edge.
- Each unit has a balcony - integrated into the overall design of the building.
- Most ground floor units have direct entries from the street level.
- Unit mix & sizes are not finalized. Therefore, architectural images are presented to introduce the architectural character. Exterior elevations may change slightly as designs are developed.



EAST DAYTON STREET

NORTH BLOUNT STREET



EAST MIFFLIN STREET

NORTH LIVINGSTON STREET



REYNOLDS PROPERTY REDEVELOPMENT
PROJECT CONCEPT - E

LOWEST LEVEL PARKING 1"=50'

24 APRIL, 2013



EAST DAYTON STREET

NORTH BLOUNT STREET



EAST MIFFLIN STREET

NORTH LIVINGSTON STREET

REYNOLDS PROPERTY REDEVELOPMENT
 PROJECT CONCEPT – E

FIRST FLOOR
 (2nd Level Parking)

1"=50'

24 APRIL, 2013



EAST DAYTON STREET

NORTH BLOUNT STREET



NORTH LIVINGSTON STREET

EAST MIFFLIN STREET

JLA REYNOLDS PROPERTY REDEVELOPMENT
 PROJECT CONCEPT – E

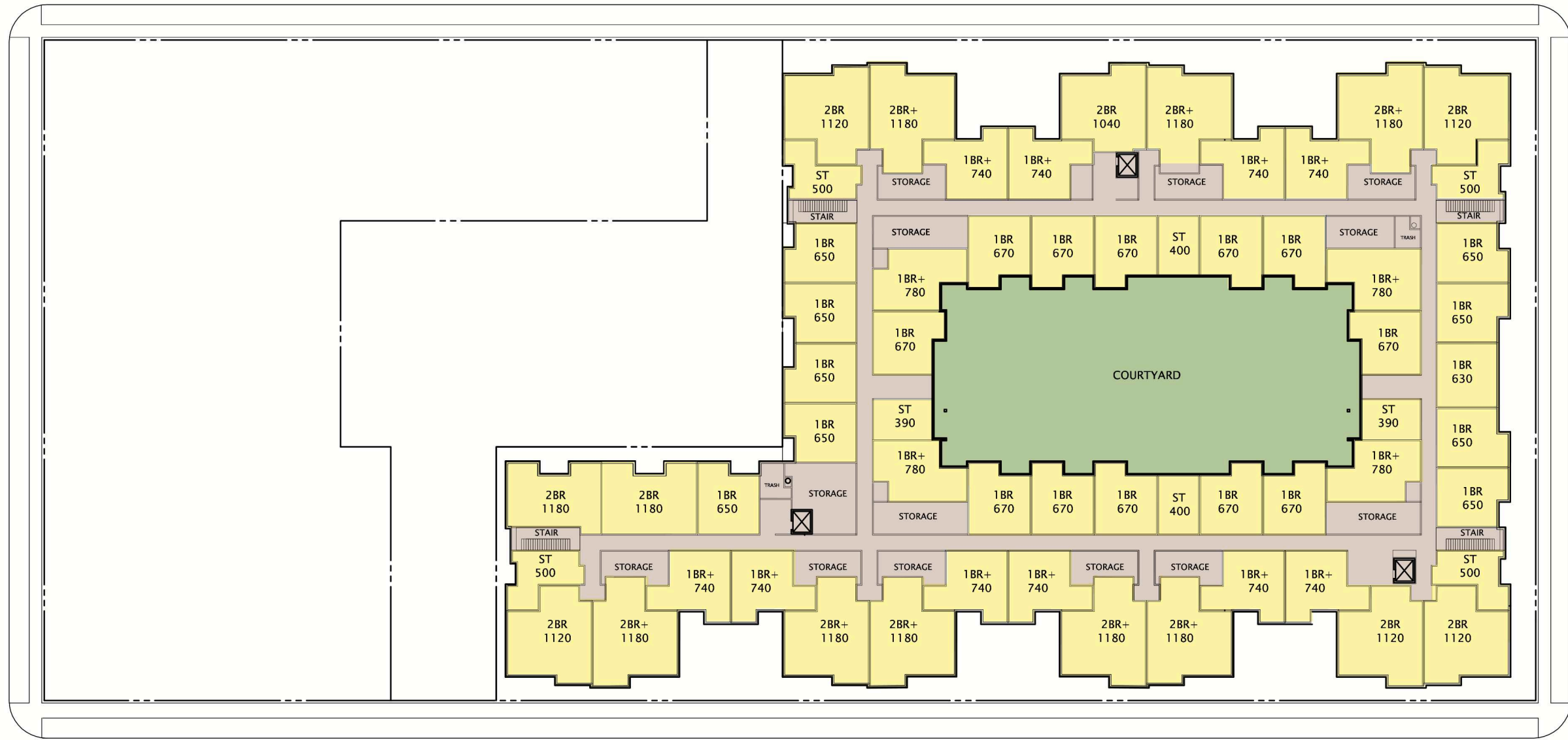
2nd FLOOR
 (3rd Level Parking) 1"=50'

24 APRIL, 2013



EAST DAYTON STREET

NORTH BLOUNT STREET



EAST MIFFLIN STREET

NORTH LIVINGSTON STREET



REYNOLDS PROPERTY REDEVELOPMENT
PROJECT CONCEPT - E

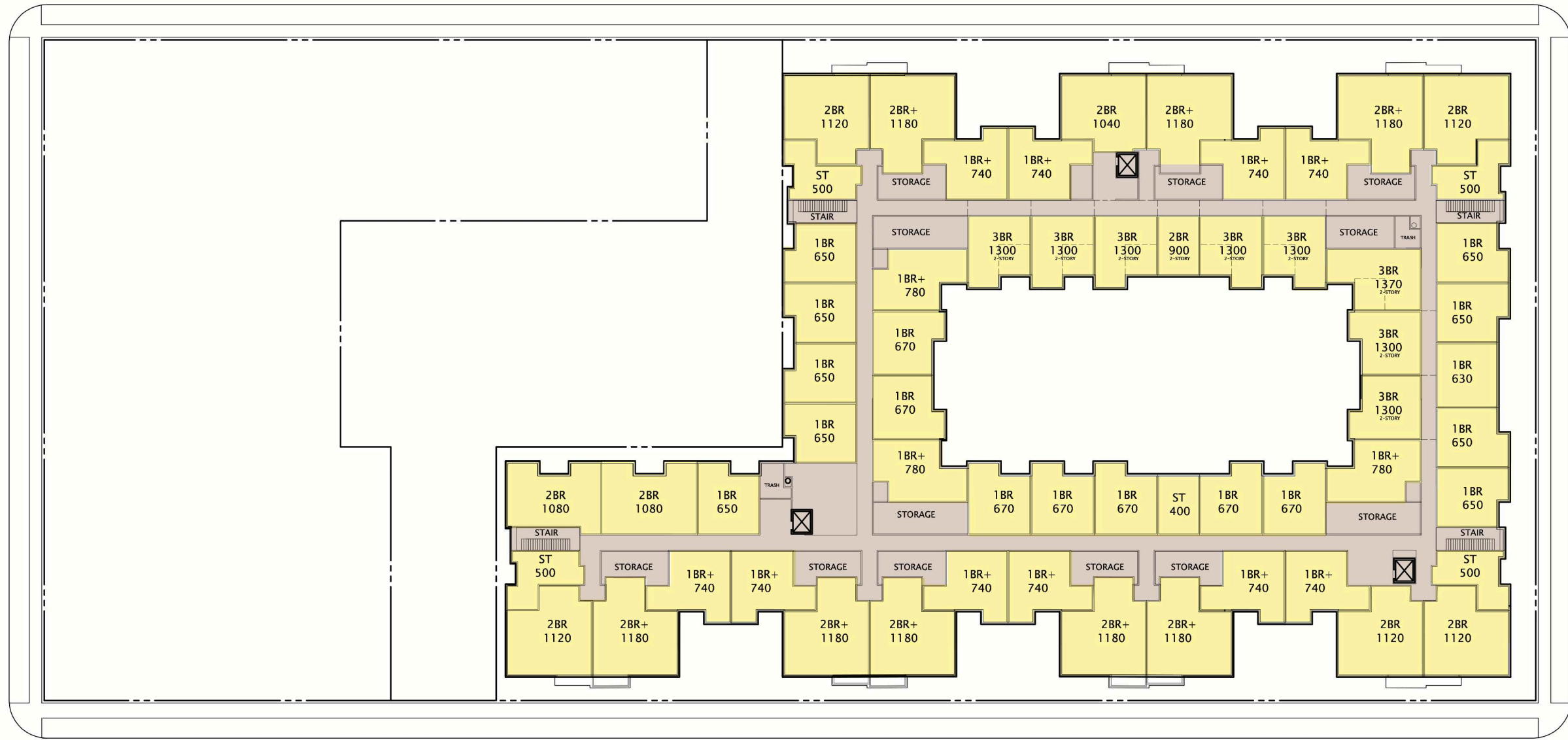
3rd FLOOR 1"=50'

24 APRIL, 2013



EAST DAYTON STREET

NORTH BLOUNT STREET



EAST MIFFLIN STREET

NORTH LIVINGSTON STREET



REYNOLDS PROPERTY REDEVELOPMENT
PROJECT CONCEPT - E

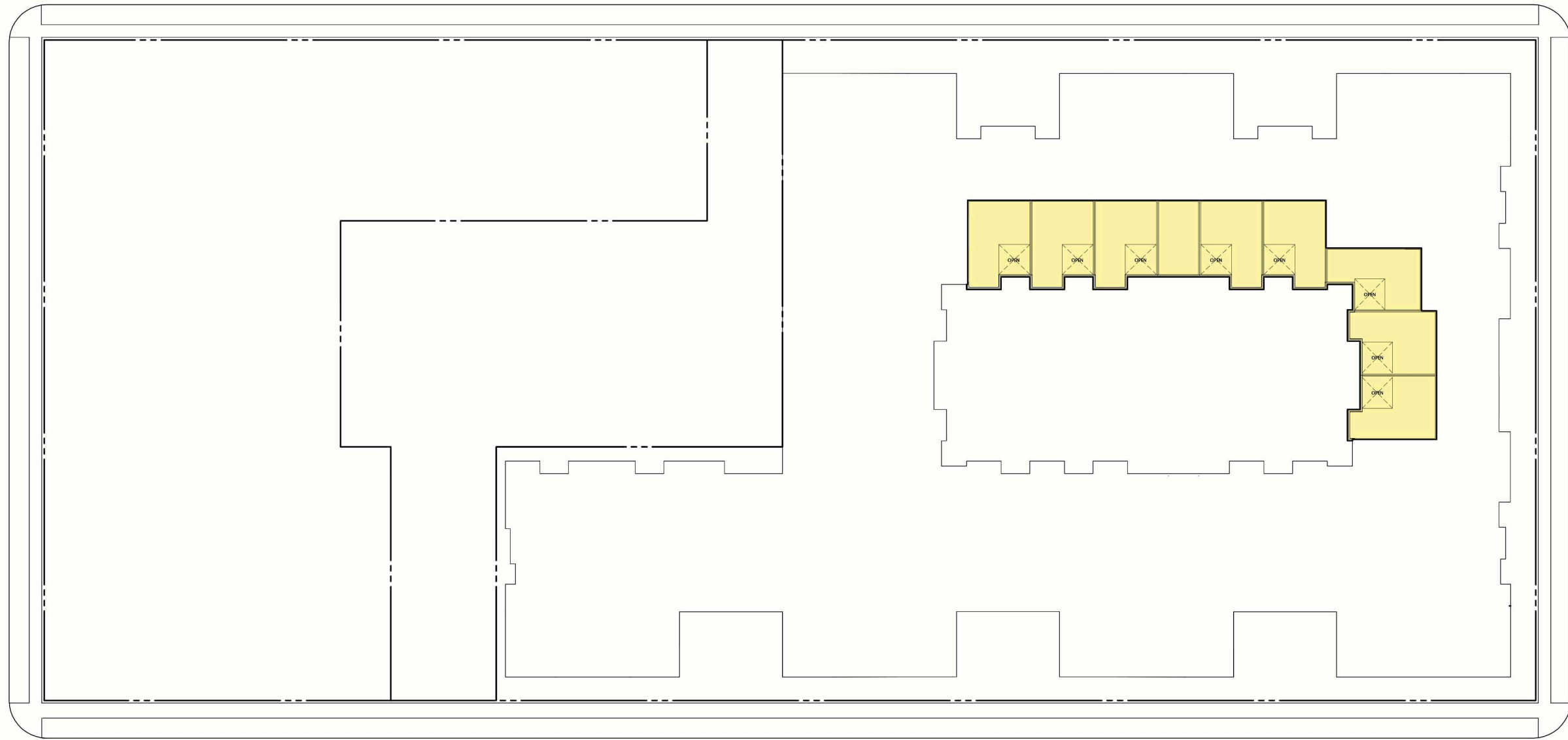
4th FLOOR 1"=50'

24 APRIL, 2013



EAST DAYTON STREET

NORTH BLOUNT STREET



EAST MIFFLIN STREET

NORTH LIVINGSTON STREET

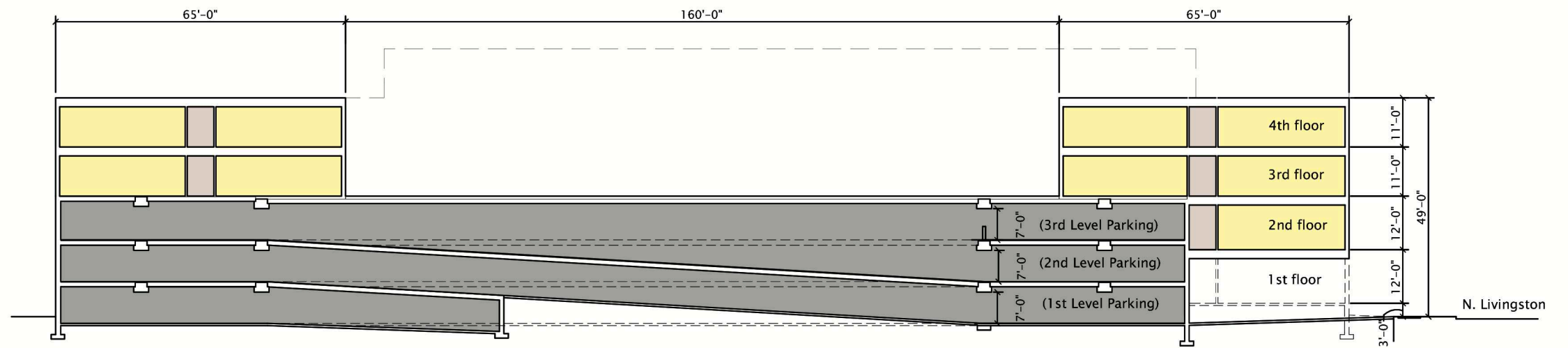
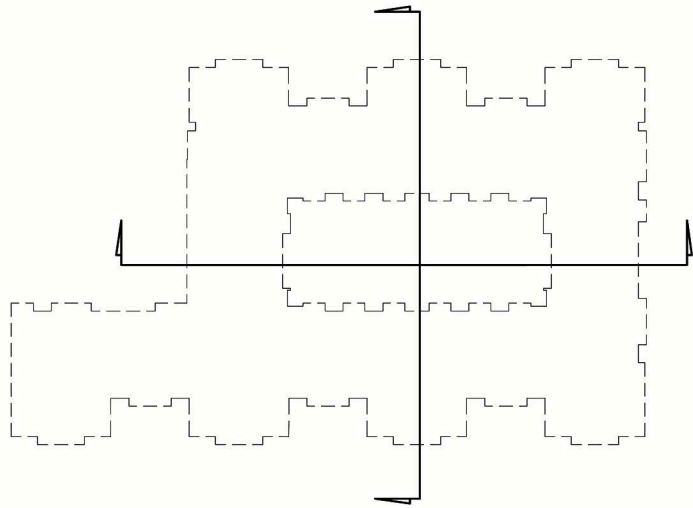


REYNOLDS PROPERTY REDEVELOPMENT
PROJECT CONCEPT – E

5TH FLOOR – LOFT 1"=50'

24 APRIL, 2013



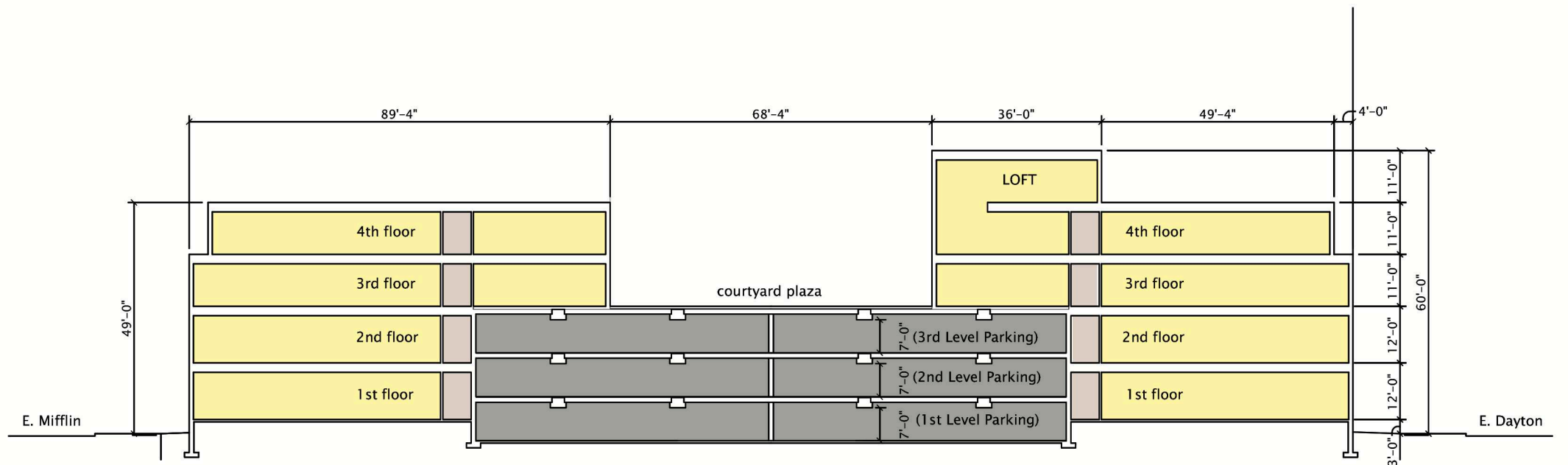


FLOOR	UNITS							PARKING	
	ST.	1BR	1BR+	2BR	2BR+	3BR	TOTAL	#	RATIO
5	0	0	0	0	0	0	0		
4	5	17	13	9	8	8	60		
3	8	21	14	8	8	0	59		
2	4	6	10	8	7	0	35		
1	3	5	10	6	7	0	31		
T	20	49	47	31	30	8	185	251	1.4
	10.8%	26.5%	25.4%	16.8%	16.2%	4.3%			

BICYCLE PARKING								
	ST.	1BR	1BR+	2BR	2BR+	3BR	GUEST	TOTAL
REQ.	20	49	47	31	30	12	19	208

BIKE	Allowed	Supplied
WALL MOUNT	52	52
SURFACE	30	30
STRUCTURED	128	128
TOTAL		210

SITE ACERAGE (ESTIMATED): 2.08
UNITS PER ACRE: 89



REYNOLDS PROPERTY REDEVELOPMENT

PROJECT CONCEPT - E

SECTIONS

1"=30' 24 April, 2013



SOUTH ON E. DAYTON



SOUTH ON E. DAYTON



NORTH ON E. DAYTON



E. DAYTON COURTYARDS



Mifflin St. Character



Mifflin St. Character



Mifflin St. Character



Mifflin St. Character

