

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 7, 2009

TITLE: 229 West Lakelawn Place & 201 West
Lakelawn Place – PUD(GDP-SIP), Rental
Housing Development. 2nd Ald. Dist.
(12710)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 7, 2009

ID NUMBER:

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

SUMMARY:

At its meeting of January 7, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 229 West Lakelawn Place and 201 West Lakelawn Place. Appearing in support of the project were David Kaul and Bill White, representing The Alexander Company. Appearing neither in support nor opposition were Ledell Zellers, Ald. Brenda Konkell and Peter Ostlind, representing Capital Neighborhoods. Kaul and White provided an overview on modifications to the plans noting the following:

- Addition of balconies and glass on the West Lakelawn Place long elevation.
- The two colors of brick applied to the base have been toned down, with all windows and flashing to be anodized aluminum.
- Use of a terra cotta colored fiber cement board and a renaissance limestone base on the building.
- Parking has been removed from the ground floor with two additional apartment units added, in combination with more bike and moped parking allowing for the development of 79 bedrooms within the 4-story structure.
- The removal of the secondary entrance from the northerly end elevation as a result of the elimination of ground floor parking.

Following the review the Commission noted the following:

- The “Juliette” balconies at the center shallow for standing. Concern about usable balconies not meeting a 5-foot width standard.
- Entry not at the corner is consistent with the Downtown Design Zone criteria.
- Need to see alternatives to corner and center entries.
- North elevation could use more work, need something else to treat it architecturally.
- Consider adding glazing to stairwell on north elevation and shift canopy to west to give more attention to the entry feature.
- North entry needs to address corner.

- Issue with front yard parking, needs relocation.
- Not sure if the terminus of vertical louvers works.
- The change in brick color on north not a change in plane, too flush, at the cornice.
- Consider the use of all the same color brick rather than a two color option.
- Concern with landscaping along west elevation, doesn't respond to architecture, specifically the use of Phlox and Burning bush.
- Bring windows down and canopy over on the north elevation entry.

Zellers noted the project reflected a lot of improvements in design and materials, including the increase in number of moped and bike parking but need more moped parking. Zellers stated the project is still too massive for the location and needs more articulation at the roofline to be more in character with adjacent historic structures.”

Peter Ostlind representing the Capitol Neighborhood Development Review Committee noted the following:

- Project is improved considerably but not sure if it meets the Downtown Design Zone criteria.
- Pavement of front yard not good precedent; should at least pull back from sidewalk.
- The architectural improvements on the west elevation are not carried over to the east elevation which is very flat; north elevation improvement is fairly plain; entry doesn't do much is diminutive, especially in light of design guidelines.
- Massing large in contrast with the rest of the neighborhood, entry on north would be more appropriate.

Ald. Konkel noted improvements to the project, especially the first three stories, but worried that it does not meet the Downtown Design Zone guidelines and requested the Commission articulate on this in making a finding relevant to the project. Wagner noted issue with lack of a Planning staff report relevant to the Downtown Design Zone guidelines. The Commission summarized Downtown Design Zone criteria in regards to the report by Kitty Rankin as part of the Landmarks Commission review of the project.

ACTION:

On a motion by Slayton, seconded by Harrington, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion for approval found that the design criteria for Planned Unit Development Districts in Downtown Design Zones had been appropriately addressed in granting initial approval of the project, with details as discussed to be addressed with final approval of the project noting that the entry is in the right place, the massing is correct, the relocation of front yard bike parking, the resolution of the north elevation entry and façade issues, entry as is but to be made better with consideration of alternatives noted above and the use of one color of brick, the adjustment of landscaping at the ground level to reflect lines of the building, those usable balconies to be a minimum of 5-feet in width or to provide for the inclusion of more glass within the openings and the following as noted:

- Significant work must be done on the northern elevation to provide a better relationship to Lakelawn Place. Specifically, the applicants must propose a much more prominent entryway and reduce the width of the garage door.
- Bicycle parking stalls located in the front yard shall be relocated elsewhere on the site.
- The “Juliette” balconies are sufficiently sized as proposed but the usable wider balconies must either be larger (5-foot minimum width) or include more glass within the door openings.
- Ground level landscaping must be improved to reflect the lines of the building.

- All changes in brick color between the fourth and fifth levels should be accompanied with a change in plane if a two-color brick design is maintained.
- The applicant must resolve termination of vertical vents on western elevation of the building with the extension of the cornice treatment of alternative measures.
- The alignment of windows within the northern part of the western elevation shall be centered within the recessed portion of the building.

The motion was passed on a vote of (7-2) with Rummel and Barnett voting no.

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 5, 6, 6, 6, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 229 West Lakelawn Place & 201 West Lakelawn Place

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	4	6	6	6	-	6	6	5
	-	-	-	-	-	-	-	6
	6	6	5	5	-	-	7	6
	7	7	6	6	5	6	8	7
	-	-	-	-	-	-	-	6
	5	5	4	-	-	5	5	-
	6	7	5	-	-	7	7	7

General Comments:

- Corner (street intersection) not addressed appropriately.
- Address north elevation/façade and entry location. Massing and roof articulation still problematic. But overall progress is being made.
- Much improved. North elevation needs to be higher quality to set a high quality precedent for the future redevelopment of Lakelawn Place.
- I like the improvements but the north elevation needs a warmer neighborhood character and parking cannot replace front lawn areas.
- A good example of an infill project on the Isthmus – nice work!
- Planting plan should relate to lines of building...