# AGENDA # 4

## City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 9, 2008

TITLE: 2317 Allied Drive – Allied Neighborhood **REFERRED:** 

Revitalization, Phases I and II, PUD(GDP) and Phase I, PUD-SIP. 10<sup>th</sup> Ald. Dist.

(10286) **REPORTED BACK:** 

AUTHOR: Alan J. Martin, Secretary ADOPTED: POF:

DATED: July 9, 2008 ID NUMBER:

Members present were: Lou Host-Jablonski, Richard Wagner, Bruce Woods, Marsha Rummel, Bonnie Cosgrove, Richard Slayton, John Harrington and Todd Barnett.

### **SUMMARY:**

At its meeting of July 9, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Allied Neighborhood Revitalization Phases I and II, PUD(GDP) and Phase I, PUD-SIP. Appearing on behalf of the project were Mark Olinger, Jim Klett, Kate Stalker and Stu Levitan, all representing the Community Development Authority of the City of Madison. The modified plans featured the following:

- Landscape changes were detailed per the Commission's previous review, noting Forestry's request to provide Crabapple trees at the intersection with the development. Olinger expressed his desire for leeway to work out the issue with Parks.
- Updated photometrics and lighting plans for the plaza was presented that provided an overview of architectural elements including a review of the revised materials/color palette, noting the overall reduction in the amount of white/monochromatic colored materials on all building types.
- Details on the glass entry at Building B were provided.
- Details of building address signage featuring dye-cut numbers were presented.
- The maintenance of the use of fiber cement and other materials will be maintained as previously proposed and as provided within the ongoing budget process.

Discussion by the Commission noted the following:

- The cladding of garages with a USG Stucco; if more economical look at fiber cement product.
- Still not sure if the light color within the color palette is appropriate, but is acceptable.
- Adjust outline of corner treatment relevant to accessible ramps.
- Need to inform Forestry that Crabapple trees are short-lived; use large shade trees Callery Pear, Japanese Tree Lilac, native species; such as male ginkgos.

#### **ACTION**:

On a motion by Wagner, seconded by Harrington, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0).

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 6, 6, 6, 7, 7.5, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2317 Allied Drive-Allied Neighborhood Revitalization

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	7.5
	-	-	-	-	-	-	-	6
	7	7	6	-	-	7	7	7
	6	6	5	-	-	5	6	6
	8	7	7	-	-	7	8	8
	6	6	6	5	-	6	6	6

#### General Comments:

- Use Gingkos as intersection trees. House colors pop now. Very nicely designed project that should provide durable and affordable and attractive shelter for many generations.
- Great.
- Nicely evolved over the process we've seen.
- Nice improvement on façades, colors and ped circulation.
- Great project, nice looking buildings and thoughtful site plan.