

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 22, 2011

TITLE: 229 West Lakelawn Place –
PUD(GDP-SIP), Construction of a
Fourteen-Unit Apartment Building on
the Acacia House Property. 2nd Ald.
Dist. (22359)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 22, 2011

ID NUMBER:

Members present were: Marsha Rummel, Richard Wagner, John Harrington, Richard Slayton, Mark Smith, Melissa Huggins, Jay Handy, Todd Barnett, Dawn O’Kroley and Henry Lufler.

SUMMARY:

At its meeting of June 22, 2011, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 229 West Lakelawn Place. Appearing on behalf of the project were Gary Brink and Josh Wilcox, both representing Landgraf Construction; Mark Landgraf, representing Palladia, LLC; and Matt Dunning. Appearing in support and available to answer questions were Kevin Page and Josh Kothe, both representing Palladia, LLC; Ald. Bridge Maniaci and Chuck Possehl, representing The Bruce Company. Prior to the presentation staff noted that a handout in opposition from Eric Lanning, Treasurer Lambda Building Corp., TKE was distributed. Wilcox reviewed changes to the plans since their previous presentation, including the flow of the pedestrian traffic and how they would enter the building. A 12-foot stair has been added to identify the entrance with pole bollard style fixtures; an urban edge has been added along the northern edge with a cantilevered boardwalk 3’-3.5’ above grade with metal channeling along the outside. In addition a northern terrace has been added for about 10 people with a masonry wall around the outside. They have also added a raised planter in that area to create a more definitive edge, as well as more landscaping near the short-term parking. A fence has been added on the easterly property line with a gate on the northern edge to eliminate any potential for east-west cross traffic. They have eliminated the 5-foot walk that accessed the bike lobby; all the traffic will go through a drive aisle along the side of the building where mopeds and bicycles will be parked. Revisions to the interior include a reduction of units by two bedrooms; this helps interaction with the street which now include storefronts along this area that engages with the boardwalk. A planter in the parking area will add depth and give a focal point. Balconies have been reduced to discourage partying, and the southerly balconies have been reduced in number and size. Exterior building changes include a simplified roof structure, elimination of the corner glass element in favor of a metal panel bump out, the introduction of glass throughout the space which helps minimize the verticality of the structure as well as add light. A canopy with downlighting has been added to the public space. Images were presented showing the new building with the Acacia House to demonstrate that no direct sight lines through the windows will occur. Meetings with Acacia House representatives have eased concerns between the two buildings and the proposal is now acceptable to all.

Matt Dunning, a past active member of Acacia House spoke on their behalf. Acacia fully supports this development and they see this is a potential to solve problems with traffic, trash and aesthetics. Barnett inquired about a possible stair entry shown on the north abutting Lakelawn Place elevation; Wilcox replied the changes were due to safety concerns as well as greenspace amenities. Barnett thought one stair was unneeded and the other could be flipped where a future sidewalk could be installed, which would identify it as a main artery. He also wondered about the parking stalls and eliminating a staff space in favor of a public space; Sabin said they had a request from Acacia for shared parking. Barnett did express concern about the proportion of the brick piece to the stone mass on the tower element as having almost the same area; the tower ceases to be a tower because it's almost as thick as the brick element, too close, make tower element more of a tower. Harrington suggested using permeable pavers for the short-term parking area. O'Kroley commented that the developer has obviously studied the neighborhood and finds the dialogue very successful. She suggested utilizing the horizontal line at the bottom of the eave on Acacia to be carried over to the new structure to help with Barnett's concern. Slayton remarked on the landscaping plan's fussiness and would rather see something more substantial, like the building itself. The space between the sidewalk and deck could be filled with columnar trees, which would give it the same power as the building. Smith talked about the rhythm of the Acacia House and asked the applicant to look into replacing the stone face block with brick which he feels is in keeping with the successful buildings in the area. He complimented the windows and the flipping of mullions, but would like to see the horizontal raised to see what it looks like. At the fifth floor, he suggested operable windows. Ald. Maniaci appreciated the design changes. Rummel inquired about the Downtown Design Zone criteria being met and if Planning Division staff had any concerns about this project.

ACTION:

On a motion by Barnett, seconded by Huggins, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided for the following:

- The applicant shall look at changing the CMU to brick.
- Look at the proportions of the windows in the current brick "skin," to change them to 2 over 1 as suggested.
- Look at a landscaping plan that is more appropriate to the building and address other comments regarding landscaping.
- Alternative landscaping, specifically in front of the boardwalk to discourage people from going underneath that space.
- Ways to mitigate visual prominence of the parking space between the Acacia building and the proposed structure.
- Utilize porous pavement in the parking area.
- Look at and study the proportions of the current tower and the horizontal element on the west.
- On north elevation provide an option for stair and if discussion with the City requires the introduction of sidewalk on Lakelawn Place.
- A preference for the green wall.

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, 6.5, 6.5, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 229 West Lakelawn Place

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	5	-	-	-	8	7
	-	-	-	-	-	-	-	6.5
	8	8	6	7	-	8	8	7.5
	5	5	6	-	-	6	8	6
	6	7	5	6	-	6	7	6.5
	5	6	4	-	-	-	6	5
	6	7	6	6	-	7	8	7

General Comments:

- Improved entry, corner treatment, attractive use of materials. Much better.
- Look at proportions of stone tower to brick mass.
- Skip the CMU block and replace it with brick. Try triple square windows, operable windows on the 5th floor – sidewalk on Lakelawn?
- Plant and mulch materials are weak, architecture improved.
- Eliminate weed barrier; planting plan is out of character with building; green screen is great; planting plan is too decorative (fussy) for building style.
- Nice project.