

- Looking ahead at future Monroe Street improvements, stormwater management is a real issue. Your building should try to sync up with that.
- It's headed in the right direction. Your desire to create a space across the street is admirable. You could work with Forestry to have all the streets around the park all have a certain kind of look that takes that park and brings it back across the street.
- My main concern is that the parking access will be a real issue during peak times of the day.
 - Traffic was the biggest concern during our neighborhood meetings. We have begun a traffic impact study and are conscientious about that.

Gregg Shimanski spoke as the owner and long-time Monroe Street resident. They received positive comments during meetings with the neighborhood board, which gave its endorsement of the project. They have received no opposition to the proposal.

- I completely support your trying to encourage your park dedication funds to be put to the planning of the space in the short-term, as well as the long-term, and hoping that Parks moves forward with that development, possibly concurrent with yours. This is really good infill in a really good location. It's very sensitive to the location, the heights, and the transitions. To speak specifically to the Planning memo, the 5-story height is very much appropriate to this location. The base as the grade drops away, I feel it's appropriately articulated. It's very appropriate how it handles the transition. Consider the comment about the setback from Monroe Street as you plan the number of risers you would need if you were to infill those other openings with more stairs.
- The residential entrance does seem appropriate to have it adjacent to the other residential entry, and the setback feels appropriate as it creates a "front yard" to what is otherwise a 1-foot front lot development.
- You'll need 12-inches at least for plantings.
- Your watershed is really important; you're doing everything right.
- Regarding articulation; on the east elevation, if you felt it appropriate, you could maybe exercise a little bit more restraint on the ups and downs of the masonry, you see that pretty strongly from Monroe Street. I think it might be a little bit stronger without so much ups and downs.
- Looking at the floor plans, the efficiency units look very small. If some of your tenants would prefer that balcony space inside instead, to be used 12 months out of the year, I think the Monroe Street façade could actually be pretty sunny if it were glass instead of balconies. It's like 15% of the unit space; maybe they'd say "I'd rather have a bigger living room."
- I think you've gone an excellent job here, especially for such a disjointed entrance into the neighborhood. Having this anchor there is great. That first view that you see, have a little less articulation, it'll be very welcoming.
- The residential entrance on the far west side of the project, I'm wondering how close it is to that 3-story building. I don't get a good sense of how that will look there.
- It is a really thoughtful design and I appreciate that you're looking at the entire texture of the neighborhood. I encourage you to bring the light level down as you come around the entrance so it's safe but not intrusive on the close neighbors.
- If you go down the long ramp to the condo parking, be sure to sign it very well.
- Check out the northeast corner of Mills and Johnson Streets. You realize how impactful a change in elevation at the sidewalk really is. You don't have as extreme a change in elevation, but not what's wrong with that and how you can avoid that.
- Thank you for not giving us a pseudo-traditional design; this is a very nice contemporary design.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

A motion was made by O’Kroley, seconded by Rosenblum, to note that the Commission finds that the height is appropriate, the relationship to the street is well-designed, that the entrance orientation is acceptable because it preserves the commercial activation of the street, and that the articulation of the design is well-done.

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 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1605 & 1609 Monroe Street

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

General Comments:

- Great start, coordination with Monroe Street future improvements and park site is important. Stormwater management is critical in the Wingra watershed.
- Positive improvement, well thought-out.