

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 6, 2006

TITLE: 301 South Livingston Street – PUD(GDP-SIP), Mixed-Use Development/Thirty-Nine Apartment Units, Aldermanic District 6. (04485)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 6, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer and Robert March.

**SUMMARY:**

At its meeting of September 6, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the development of the property located at 301 South Livingston Street – PUD(GDP-SIP), Mixed-Use Development/Thirty-Nine Apartment Units. Appearing on behalf of the project were John W. Sutton and Douglas Kozel, architects. The project provides for the development of a 3-story mixed-use development as the third phase of the “Livingston Railroad Corridor” project. The plans detail the development of a 2-story multi-tenant commercial component of the building adjacent to its Livingston Street frontage, combined with a 3-story apartment component consisting of 39-units. The commercial component contains 6,600 square feet of leasable space with the apartments providing for 26,600 square feet of development, including provisions for underground structured parking consisting of 35 underground stalls, as well as 18 surface parking stalls to serve both commercial and residential development. On-street parking will also be provided utilizing angled parking. The architects emphasized that the development of this mixed-use project on the site would require an amendment to the East Rail Corridor Plan, which supports office employment development on the site, in addition to the recently adopted Comprehensive Plan for the City of Madison. The development is also located within the Williamson Street B.U.I.L.D. Plan area which supports residential development. The building elevations feature the utilization of oversized brick in a red color, in combination with metal siding on a horizontal orientation.

**ACTION:**

On a motion by March, seconded by Host-Jablonski, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion suggested that the applicant provide considerations for the utilization of a “green roof.”

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, 6.5, 7, 8, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 301 South Livingston Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	6	6	7	-	7	7	6.5
	7.5	7	-	-	-	-	7.5	7
	6	6	-	-	-	6	6	6
	7	8	8	7	-	8	8	8
	7	8	7	7	-	8	8	8
	6	8	-	-	-	7	10	8

General Comments:

- With the prairie adjacent to the bike path and the proposed building, consider using more of the prairie fort palette within the foundation landscape. The fleece flower is too aggressive. Path connection to the bike from residential portion. Consider an extensive green grid roof system if an open space to peds is not feasible or desired.
- Nicely done. Fresh concept and appropriate to the urban context.
- Very nice.
- Nice concept.