

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 2, 2009
TITLE: 801 South Park Street - PUD(GDP-SIP), Mixed-Use Development in UDD No. 7: 13th Ald. Dist. (16320)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 2, 2009	ID NUMBER:

Members present were: Bruce Woods, Richard Wagner, Jay Ferm, Richard Slayton, John Harrington, Marsha Rummel, Dawn Weber and Ron Luskin.

SUMMARY:

At its meeting of December 2, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 801 South Park Street. Registered on behalf of the project were John Bieno, representing TJK Design Build; Shane Bernau, Greg Kopish, Seth Nicholson, Dale Richardson, John Lombard and Dianne McCaughey. Bieno presented the modified plans noting the following:

- A reorientation of the building's main entry to South Park Street façade.
- Bieno noted he could not pull the building to the street due to costs where the plans have been modified for enhanced landscaping along with a raised entry and ramps including a grand stair feature.
- Relocated entry to the building at Park Street features a canopied cover.
- The upper elevations feature a reduction in EIFS.
- The overall building façade has been modified to drop the belt around the building to create a base, middle and top relationship.
- In response to issues raised with the use of EIFS, Bieno noted that EIFS provides for a change in texture, color and material at a low cost in an area well above grade.

Following the presentation the Commission noted the following:

- Question the blank walls on the north elevation; missing an opportunity to provide windows where there is occupiable space, along with providing daylighting opportunities within the stair areas.
- The bump out of the upper elevation at Park Street appears odd, top heavy, doesn't appear to fit, problem with bump out and how it comes together with the lower story. Consider downsizing the landscape buffer at the rear of the lot to eliminate pinch point with the loading area.
- Eliminate all signage on the top residential portion of the building don't want signs on residential portion of the building.
- Need to deal with signage specifics now in order to deal with how it relates to the building's architecture.

- The modified plans still lack interplay between the street and the building, consideration for additional connections to the street should be provided.
- Don't put bike stalls in back alley due to vandalism issues; relocate to front main entry a minimum of two stalls and provide for interior/long-term bike storage on a stall-per-bedroom basis, in addition to looking at structured bike rack storage.
- Look at building's corner pinch point; provide a perspective detail.
- Look at relocating drain from across the parking lot from pump pipe to southerly portion of lot along the row of surface parking due to freeze/thaw issues.
- Like what is being shown as sign location.
- On south elevation intermingle bike parking with landscaping.
- Provide perspective on what exists around the site.
- Provide details on the corner foyer and fenestration, look at how it melds, provide natural light in living room areas.

Public testimony by Seth Nicholson raised issues with the back patio screening and height and the need to work with Planning to minimize effect on his adjacent single-family home. Nicholson suggested the applicant consider moving upper balconies to the side elevation versus overlooking his property at the rear. Dale Robertson spoke noting the need for the applicant to be aware of water table issues.

ACTION:

On a motion by Slayton, seconded by Ferm, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (4-3) with Rummel, Harrington and Weber voting no. The motion required address of the following:

- Study adding bike parking close to entry and provide bike parking at a level of one stall per bedroom.
- Look at proportion of upper Park Street elevation bump out and its relationship with adjoining balconies where balconies should be a minimum of 5-feet in width.
- Look at providing windows on the tower's south upper elevation along with including the north elevation adjacent to the alley within the stairwell and the first floor commercial space.
- Look at planting screen view of house but maintain view of the lake.

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 4.5, 5, 5, 5, 6, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 801 South Park Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	-	4	-	5	5	5
	5	5	6	-	-	5	6	5
	-	-	-	-	-	-	-	4.5
	6	7	6	-	-	6	7	6
	6	7	7	7	5	6	8	7
	-	-	-	-	-	-	-	6
	6	6	6	-	4	5	5	5

General Comments:

- Expect high level of architectural design for top two floors – still needs to work on tower, and Park Street stepback. Address concerns of neighbors for screening of patio. No signage on tower. Good location for infill if done well.
- Excellent building for Park Street. First floor needs stronger connection/access to Park Street.

RECEIVED

OCT 13 2009

TJK DESIGN BUILD INC.

Monona Bay Neighborhood Association

Minutes of the Board Meeting of September 8, 2009

Present: Mary Berryman Agard, Jody Derr, ~~Brian Gould~~, Dorothy Allen, Pete Taglia, Sharon Fallon

Margaret Fagerholm, Mark Ehrlich, Odvar Klovrud, Teddy Zehner, Seth Nicholson, Timothy Kritter and Jon Moore (TJK Design), Pat McCaughey, Mike?

Actions

1. Minutes of the August meeting approved.
2. Financial report approved.

Information items

1. Aaron still working on newsletter; wants volunteers for a fall lit drop to distribute it. Sharon and Jody will do lit drop.
2. Neighborhood Nation website down until further notice. MBNA will need another protocol for distributing minutes.

3. Presentation regarding proposed development at Park Street Typewriter Building (801 S. Park). Proposed building is four story building. Floors one and two to be commercial, anticipated tenants to be St. Mary's related commercial/professional tenants. Top stories proposed residential (12 1 bedroom units). Anticipated tenants are older students and single professionals. A five stop elevator serving all floors and the underground parking is proposed.

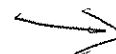
While the developer is not seeking LEED certification, they are planning to use recycled materials and sun orientations, and an insulated roof that are environmentally beneficial. Building mechanicals, however, will not conform to LEED standards.

Stormwater management plans for the facility will mature over the next 30 days. At present, the proposed use has 15% more open ground than the current 100% asphalt approach.

The developer will seek PUD zoning from the city.

Underground residential parking is proposed but city is discouraging this approach because of water table. At grade commercial parking (16 spaces) is proposed. Access to the underground parking is proposed from the alley.

The building rear, which abuts backyards for West Shore residents will have a landscape buffer and greenspace. The streetscape, plaza and raised first floor will mimic St. Mary's frontscape but at a smaller scale. Current designs call for a stepping back of floor from the street level and a concomitant progression of design materials from a rusticated floor one to brick and then wood treatments on residential levels.



Seth expressed concerns about traffic in the alley which is wide enough only for one vehicle at a time. Two way traffic would not flow. He would prefer that the alley be abandoned from the proposed access drive to West Shore, converting that portion of the alley to a footpath. TJK said this would depend on city approvals, but they don't really care one way or the other.

Others also expressed concerns about the alley use, and the developer agreed to explore creating a plan that relies only on a Park Street entry to the facility.

Seth also expressed privacy concerns given that rear of building tenants will be able to see into his backyard. He is also concerned about trash and noise that might discommode him. TJK agreed to provide rear elevations within one week, as these were not available at present.

Tim Kritter asked that the minutes be forwarded to him.

Aaron requested a follow up meeting to continue discussing the project. The developers agreed to a continuing conversation and stated that a fixed timeline for the project does not yet exist. Soil borings, site plans, civil engineering determinations, stormwater management, and aesthetic are still in flux. Spring 2010 might be a rough target for a construction start date.

Minutes

Monona Bay Neighborhood Association October 13, 2009

Board Members Present: Mary Berryman Agard, Brendan O'Donnell, Dorothy Allen, Aaron Crandall, Brian Gould, Peter Taglia, Jody Derr, Sharon Fallon

Meeting Called to order: 6:30 pm.

- 
- I. An update of the project proposed for 801 S. Park Street was presented by Patrick McCaughey and the project architect. They reviewed revised plans in reaction to their previous presentation before the board. Numerous questions were asked by the board. Following this discussion there was a generally favorable review of the project by the Board
 - II. Treasurers report: Dorothy Allen indicated that there were no significant issues concerning the MBNA finances. Brendan O'Donnell started a discussion whether the MBNA should institute a \$10 individual membership option. It was decided that this proposal will be brought before the board in the future for further discussion and a decision.
 - III. Brendan O'Donnell proposed that the meeting for December be cancelled. After discussion this proposal was passed.
 - IV. Brendan O'Donnell proposed that meeting minutes be returned to the chair within 7 days of the meeting and distributed to MBNA members within 10 days. After discussion, this proposal was passed.
 - V. Aaron Crandall reviewed his discussion with the State Journal reporter who authored an article on the status of Madison's neighborhood and neighborhood associations.
 - VI. Brendan O'Donnell reviewed the October Monona Bay cleanup effort. 43 persons participated with 37 bags of trash collected. It was also noted that there continues to be a need for trash cans in the park.
 - VII. A discussion was undertaken regarding inconsistent "No Drinking in the Park" signage. Brendan O'Donnell will be contacting the park department concerning this issue.
 - VIII. The board reviewed the status of the curb project on Proudfit Street. It was decided that Peter Taglia will draft a letter to City Engineering commending them for the successful completion of the project in a timely manner and being consistent with the final project proposal.
- 

IX. Old Business: With recent city budget formulations, it was decided that Brendan O'Donnell will contact Julia Kerr concerning the schedule of repaving on South Brittingham Pl., West Brittingham Pl., Rodney Ct, Clark Ct., and West Main St.

Meeting Adjourned @ 8:00 pm.