

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 6, 2010
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: January 6, 2010	ID NUMBER:

Members present were: Bruce Woods, R. Richard Wagner, Marsha Rummel, John Harrington, Richard Slayton, Jay Ferm, Todd Barnett and Mark Smith.

SUMMARY:

At its meeting of January 6, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of PUD(GDP-SIP) for a mixed-use development in UDD # 7. Appearing on behalf of the project were John Bieno, representing TJK Design Build and Ken Saiki, representing Ken Saiki Design. Bieno provided a summary of modifications to the plan on the response to the Commission's previous review of project as follows:

- A redistribution of bike stalls but maintain bike stalls located at the alley to the north of the site at the request of neighbors.
- In response to suggestions to adjust the building's corner pinching at the curvilinear frontage along Park Street Bieno provided a review of various building layout schemes, building difficulty with a better building orientation that would not impact adjoining single-family residences. Bieno noted height adjustments on the northeast corner of the building in order to allow for enhancements to planters as well as accessibility to the building at its Park Street frontage.
- On the Park Street façade both the upper and lower and mid elevations feature a projection to tie the upper/lower facades.
- Additional bike stalls to be provided within the building.
- Relevant to the balcony issue at the rear the balconies have been maintained on the back but reduced in size to three feet width to minimize the impact on the adjoining single-family residences.
- Added windows on the alley side of the elevation.
- A review of the building materials and colors along with lighting and photo-electrics was provided.
- A review of the drainage plan was provided by Saiki in response to the previous comments.
- A review of the signage package details.

Following the presentation the Commission noted the following:

- The Crabtree plantings to the rear could be adjusted to add more to provide more of an efficient screen.
- The pear tree in the parking lot could be replaced by large canopy trees.
- All trees should be a minimum of 2 ½ inches in caliper outside of the Crabtree plantings.

- Review of the back elevation of the building from the lake/alley appears stark at the stair; add more windows.
- Want to provide an option to change balconies to five feet in depth.
- On the signage should be limited only to the width of the underlying windows.
- Question if the grate located at the return within the handicap front ramp will not cause problems with its use; study.
- Signage on upper tower and around the corner doesn't appear to be supported by the building's architecture; eliminate or alter architecture to give more breathing room, the rest is OK.
- Wherever a sign is placed; it should relate to where the actual occupancy is.
- A sign area should be provided on the mid-first floor for a potential tenant.

ACTION:

On a motion by Slayton, seconded by Harrington, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1-1) with Barnett voting no and Smith abstaining. The motion required that signage should come back for further consideration with adjustments per comments, adjustments to the prospective renderings to match the details of the elevations and site plan with Crabtrees increased in number and re-allocated at the rear of the building along with the option for the rear upper decks to be five feet in width. In addition, the grate at the return within the front handicap ramp shall be designed to not impede its use.

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 6.5, 6, 5.5, 6, 6, and 5.

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	6	6.5	6	-	-	6	-	6.5
	6	5.5	6	5	5	6	6	6
	-	-	-	-	-	-	-	-
	6	7	6	-	-	5	6	5.5
	6	5	6	-	-	6	7	6
	-	-	-	-	-	-	-	6
	5	4	5	5	6	5	6	5

General Comments:

- Attractively designed building. Nice infill project.
- Overall fine but northwest corner at sidewalk and tower needs further study.
- Square peg in a round hole.