

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: October 5, 2011
TITLE: 5115 University Avenue – PUD(GDP-SIP) for a Mixed-Use Development in UDD No. 6. 19 th Ald. Dist. (23464)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: October 5, 2011	ID NUMBER:

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

SUMMARY:

At its meeting of October 5, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 5115 University Avenue. Appearing on behalf of the project were Doug Hursh, representing Krupp General Contractors; Paul Lenhart, the property owner; Ken Saiki, representing Ken Saiki Design; and Herman Felstehausen. Appearing in support and available to answer questions was Ald. Mark Clear, District 19; Dan Day, representing Krupp General Contractors; and Greg Hall, representing the Spring Harbor Neighborhood Association. Appearing in opposition and available to answer questions was Amy Kinast. Hursh discussed the Commission’s comments from their previous presentation, which touched on coordination with traffic geometrics at University Avenue, coordinating stormwater with City Engineering, study green roofs, landscaping issues along University Avenue, the parking structures, and connections to the west. There is a pedestrian/bicycle connection to the west through the Trillium neighborhood. Phase 1 shows a 25-foot setback along University Avenue, a common courtyard greenspace, the bicycle path has been moved closer to the parking structure so they can utilize the land’s slope to increase the steepness of the path. They have worked with Water Utility on the infiltration issues associated with the site; they will infiltration rooftop water from those areas outside the 400-foot mark. Building materials include warm brick, champagne anodized standing seam panels, and renaissance stone for the base.

Ald. Mark Clear stated his appreciation for the hard work of the development team as well as the neighborhood and the significant changes brought about due to the neighborhood concerns. Herman Felstehausen stated he is pleased to see the progress being made with the neighborhood’s concerns incorporated, and the Spring Harbor Neighborhood now supports this development with some concerns. Issues that are still of concern are road noise from University Avenue, the importance of easy access to crossing University Avenue, and stormwater is still at the top of their agenda. They encourage the development of landscapes that build into swales and make them permanent into this development. Comments and questions from the Commission were as follows:

- During the SIP phase we need to see the parking lot tree islands at a twelve stall interval.
- Some of these pocket parks I don’t understand, they don’t have any relationship to the buildings (Lot 1 west and one along the potential bike path).
- Study the curve of the bicycle path.

- Think about the landscaping and how it relates to the architecture.
- On the bike path one of the sections shows the path up against the edge (southwest) of the parking structure; somewhere there needs to be a double row of trees to break that.
- Look at how to break up the variations between the second and third floors.
- What about the possibilities of green roofs? That would delay the demand on the stormwater system.
 - Putting green roofs on every building in the development is not economically feasible. For the medical use here we have to be very careful that we have a functional and operational building 24/7. You're reducing the life of the roof by using that type of storage.

If you've got specifications for whatever roof you put on there, and there's going to be water there, I don't think it's going to be dependent on the system we're talking about here.

Maybe this consideration is something for the top level of the parking deck. Maybe there are other ways of slowing the intent of the discharge.

ACTION:

On a motion by Huggins, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- Revised parking plans to meet tree island standard at a twelve stall interval.

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 7, 8 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5115 University Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	9	8	7	8	-	8	8	8.5
	-	-	-	-	-	-	-	7
	7	7	7	-	-	7	8	8

General Comments:

- Excellent example of infill development in terms of site design, parking, massing, connectivity. Onward!