City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION PRESENTED: March 21, 2012

TITLE: 701 & 737 Lorillard Court and 159-171 **REFERRED:**

Proud fit Street – PUD(GDP-SIP)
Apartment Building with 116 Apartments. **REREFERRED:**

4th Ald. Dist. (24693)

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED: POF:**

DATED: March 21, 2012 **ID NUMBER:**

Members present were: Richard Wagner, Melissa Huggins, Henry Lufler, Todd Barnett, Marsha Rummel, Richard Slayton and Dawn O'Kroley.

SUMMARY:

At its meeting of March 21, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 701 and 737 Lorillard Court and 159-171 Proudfit Street. Appearing on behalf of the project were Ken Saiki, representing Ken Saiki Design; and Chris Schramm and David Jennerjahn, both representing Urban Land Interests; with Peter Ostlind, representing the Bassett District of Capitol Neighborhoods speaking on the item. Since their previous visit to the Commission they have been working with the Bassett Neighborhood and the Monona Bay Neighborhood through a process of steering committee meetings and presentations. They have returned with a more fully developed building and site design. They hope to begin construction in June with an end construction date of June 2013. They want to create a stand-out building that responds to a pretty unique context on all four sides of the site: residential to the left, railroad tracks, office buildings to the east, the Tobacco Warehouses and City parkland to the south. The site design connects the existing courtyard between the lofts with the park and the lake beyond it, while at the same time doing their best to minimize any paving on the site and maximize usable space for the residents. The linear building matches the shape and scale of the Tobacco Loft buildings. The shaping of the building was partly because of the site itself, but also because they wanted to bend the building away from Proudfit Street to continue the greenspace from Proudfit to the north. The brick is in a natural tan color that is compatible with the area without totally mimicking that material. The metal elements are clad in an aluminum shingle element; this same material was used on the Walgreen's on Block 89. The building will offer amenities such as 120 bike parking stalls, a bicycle work room and table, a dog washing station and a dog run. Saiki talked about the landscape plan which includes a seeded prairie restoration with flood restoration closer to the building. The stormwater management effort is such that every drop of water has a chance to infiltrate through permeable pavers, some of which is pumped back up to a planned series of bioinfiltration rain garden areas that run along the base of the building.

Peter Ostlind spoke, mentioning broad neighborhood support for the project. Because this project has been so well designed the neighborhood is more accepting of the style. The developer also addressed their concerns, which included noise and bicycle parking. The transition from public to private isn't very well defined because

they will be using the same plantings and he would like to see more of a definition between the public and private spaces adjacent to the North Shore Drive regarding adjacent City Park's owned land. He also mentioned the possibility of grills to cover the mechanical units. Barnett thought the definition between spaces was fine as a prairie restoration area. Saiki remarked that there is a grade transition where there is now a chain link fence and box elder trees, which will be removed. They are cleaning that area up and will be doing some regarding, making a commitment to restoring the prairie for an identifiable transition between the park and private spaces. Slayton felt the sidewalk was enough of a delineation. Saiki stated there is some encroachment and they are asking for permission to do that. Barnett asked about the roofline and the wall stack; he felt the plane could twist because the windows are pointed at the side walls.

ACTION:

On a motion by Lufler, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).

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, 8.5 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 701 & 737 Lorillard Court/159-171 Proudfit Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
ıgs	-	1	1	-	-	-	1	8
	6	8	6	-	-	-	7	7
	8	8	-	-	-	-	8	9
	-	-	-	-	-	-	-	8.5
Ratir								
Member Ratings								

General Comments:

- Site plan, design, amenities all sing!
- Great project.