

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** June 6, 2012

TITLE: 801 South Park Street – New PUD(GDP-SIP), Mixed-Use Development (Erin Square) in UDD No. 7. 13<sup>th</sup> Ald. Dist. (16320)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: June 6, 2012

**ID NUMBER:**

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Members present were: Richard Wagner, Dawn O’Kroley, Henry Lufler, Todd Barnett, Richard Slayton\*, Tom DeChant, Marsha Rummel and John Harrington.

\*Slayton recused himself on this item.

**SUMMARY:**

At its meeting of June 6, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) located at 801 South Park Street. Appearing on behalf of the project was John Bieno, representing TJK Design Build and Erin Square, LLC. Bieno shared the following changes to the plans:

- The awnings have been dropped down so they are just above the door to allow for relief between the balconies and awnings.
- The balconies will be metal instead of wood.
- Window patterning on the first floor has been carried through to give a more unified feel to the storefronts and entries.
- The shed roof has been replaced with prefinished standing seam metal roof canopy.
- The inside corner detail went to two awnings.
- The stack bond has been eliminated for straight bond all the way through the upper level.
- Cornice detail has been added to the roof screening.
- Bike storage for the apartments is now on the inside.
- The trees on the southern edge have been moved slightly give more relief between stalls.

Barnett asked about the railings; they are aluminum powder coated, the windows will be a precast product. He suggested bringing the window sills in flush with the window openings. Rummel stated that the Plan Commission inquired about moped parking. Bieno replied that the building owner will remove one parking stall and change it to moped parking if needed. Barnett remarked that a bit of greenery would provide a lot of relief to the building and suggested introducing a little bit of green between the property line and the building face; staff noted that this could only be a recommendation to the applicant since initial approval was previously granted without these features. He also requested the client look at porous pavement; Bieno replied that the soils would not allow that. O’Kroley asked about the rooftop mechanicals; they have been dropped about 6 inches

and they put a cornice detail at the top to tie together with the parapet of the building. She encouraged that the three awnings on the Dunkin' Donuts entry become one large canopy gesture to help take the corner.

**ACTION:**

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1-1) with O'Kroley voting no and Slayton recused.

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 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
<b>Member Ratings</b>	6	7	6	6	6	6	7	7
	-	-	-	-	-	-	-	6
	6	5	6	-	6	-	6	6

General Comments:

- Good resolution of past concerns.
- Good work/development.
- Architecture very receptive to UDC/community input, especially the site circulation. But the building is undistinguished.