

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** June 12, 2019

TITLE: 2830 Dryden Drive – New Four-Story, 27-
Unit Apartment Building with **REFERRED:**
Underground Parking in a Planned Multi- **REREFERRED:**
Use Site. 12th Ald. Dist. (56090)

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: June 12, 2019

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Jessica Klehr, Tom DeChant, Rafeeq Asad, Syed Abbas, Shane Bernau, Christian Harper and Craig Weisensel.

SUMMARY:

At its meeting of June 12, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new four-story, 27-unit apartment building located at 2830 Dryden Drive. Registered on behalf of the project was Kevin Burow, representing Knothe & Bruce Architects, LLC. Burow reviewed the existing site conditions, site layout and building massing/materials for a new 27-unit apartment building.

The Commission discussed the following:

- I appreciate the not standard one material living/dining and on balconies. My concern is with the site plan. Where is the property line?
 - It wraps around the curve. This was deemed as an outlier.
- Can the service drive move to the north?
 - The City has asked that this allow for a future through drive (street).
- I suggest moving the drive and stalls toward the neighboring property.
 - We can review that with our client.
- The strip there between the property and shopping center, it looks like not a lot of views to enjoy for those on the first level units.
 - There is existing vegetation along that line. The existing maintenance area on the other side will be moved to the back side of the property and we'll dress it up.
- I like the project, wish it was not on the north side. It's a successful use of materials. Two things I have an issue with: the Prism sign on the wall (placeholder), and the white balcony thickness looks very heavy; would look better at a more normal depth.
 - We can skinny it up a little bit.
- I agree, it's successful geometry. The metal panels, make sure to wrap them under the soffit. Going back to the site plan, the patio that looks over into the dumpsters, in talking about views, is there a way to rotate this 90 degrees clockwise? You might also get more greenspace.

- We did look at that, we were constructed by setback requirements, and to get side access for parking.
- It's still the back of the building, is there a way to clean it up? Orientation on site for half the occupants.
- I like that the site plan is taking it broadside facing the street and putting parking behind the building. It's more successful in a public realm. If the stalls were inboard, there would be 8 less cars for walking across the drive. You need at least 6-feet to make the back buffer work, more is better. The island on the southwest corner, there's an opportunity for a canopy tree instead of hardscape.
- There's no winning solution for the thin strip, you still see the back of a shopping mall. Dedicate 6-feet and improve the soil, use a slightly raised planting bed. There are narrow columnar Arborvitaes that could work there, North Pole, Green Giant, not wider than 6-8 feet.
- On the front elevation, I like the eyebrow going all the way around, continuously until it meets the vertical "prism" element.
 - We wanted it to stand on its own.
- Study the elevation detail where the "eyebrow" detail ties in the horizontal siding.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.