

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 1, 2021
TITLE: 501 E. Badger Road - Public Building, Renovate and Construct Additions to the Southside Elementary School (Currently Badger Rock Middle School). 14th Ald. Dist. (66692)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Kevin Firchow, Acting Secretary	ADOPTED: POF:
DATED: September 1, 2021	ID NUMBER:

Members present were: Cliff Goodhart*, Chair; Lois Braun-Oddo, Shane Bernau, Jessica Klehr, Christian Harper and Rafeeq Asad.

*Goodhart recused himself on this item; Braun-Oddo acted as Chair.

SUMMARY:

At its meeting of September 1, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of renovation and additions to Southside Elementary School located at 501 E. Badger Road. Registered and speaking in support was Kirk Lewis, representing Madison Metropolitan School District. Registered in support and available to answer questions was Apraham Khatchadourian, representing Eppstein Uhen Architects.

The proposal includes a new gymnasium and a three-story classroom onto the existing building. They are adding on with similar materials of two types of brick, metal panel and aluminum storefront system. The rooftop mechanicals will be screened with metal panels.

The Commission discussed the following:

- Your tree species of Pin Oak and Sugar Maple might be intolerant of salt in a high salt environment like this. Maybe consider a substitute like Kentucky Coffee or Swap White Oaks, compatible in stature but more tolerant.
- The bicycle parking shows 11 racks, questioning if that's enough for the school and this setting, seems a little light.
 - We show our preliminary number of stalls based on district feedback. We will comply with City standards.
- It looks like there are a couple switchbacks in the northwest corner. Given the grade differential, it seems to go up at just over 5% and switch back to a 1 to 12; there might be an opportunity to take that entire vertical grade change and use a true 1 to 12 switchback ramp for more landing space in between. Tighten up the footprint of the ramp and reduce the amount of handrail and vertical obstruction.
 - We can take another look at it and see if we can make it more efficient.
- This is an unusual project compared to most of the modest add-ons to existing schools we're seeing. What is the timeline for this conversion, can this happen while the building is still functioning or will there be a year off?

- The goal is to keep them operational while contractors are working. Potentially start construction next summer, there will be overlapping time with construction going on.
- The way the library is on the corner with a void underneath it is an interesting feature. Curious about the glass facing west, will it be patterned or fritted to help with the glare? How does dark and lighter brick compare to what's there, and are you extending any of the blue metal panel?
 - The glazing on the west, we are thinking about how to treat that in terms of bird safe glazing, as well as having window treatments. The tan brick color matches the original, the darker is more so of our doing to create an aesthetic that's pleasing, while still complementing the tan to make a nice design. We currently don't have any blue on the new portions of the building. The blue you see for the canopies on the first floor is going to be removed, the blue won't be a dominant feature anymore.
- Fritted glass might be better considered over window treatments.
- The new drop-off along the west side of the building, it's two lanes and then turns into one?
 - It's one-way traffic, in terms of how that works in conjunction with the fire lane may change a little bit.
- It seems a little tight, to even park and back out and get back into traffic might be difficult during those busy morning and afternoon times.
 - It is a little tight, we don't have much room on the site for anything else. But we can take another look at widening it out a little bit.
- Is this just visitor parking?
 - That's the goal with faculty parking on the other side of the building.

ACTION:

On a motion by Klehr, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (4-0).

The motion noted consideration of changing the tree species from Pin Oak to Kentucky Coffee or Swamp White Oak, and to look at the ramping conditions at the northwest corner.