

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 21, 2008
TITLE: 2702 East Washington Avenue – New Construction of a Gas Station/Convenience Store in UDD No. 5. 15 th Ald. Dist. (10250)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 21, 2008	ID NUMBER:

Members present were: Bonnie Cosgrove, Marsha Rummel, John Harrington, Richard Slayton, Todd Barnett and Bruce Woods.

SUMMARY:

At its meeting of May 21, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of new construction located at 2702 East Washington Avenue. Appearing on behalf of the project was John W. Sutton, project architect. The project under consideration provides for the demolition of a fire damaged structure to be replaced with a new gas station/convenience store including walk up service restaurant. According to Sutton, the plans provide for the utilization of the existing curb cuts along East Washington Avenue as recently approved, as well as the use and maintenance of the existing overhead gasoline island canopy. The new building features no EIFS on the structure, a buff colored prairie stone lower base and dark red brick, combined with horizontal corrugated siding in a clear anodized color appearance. The project provides for a small walk up restaurant with interior counter service. Following the presentation the Commission noted the following:

- Super job, like second story/mezzanine, lots of glass and landscaping.
- Question on roof water, roof pitch back to washstone bed for infiltration.
- Consider adding benches to the outside for additional outdoor eating within landscaped areas.
- Make walk up window more architecturally prominent.
- On plant list change major tree to reflect two as proposed, not six as noted.
- Change out barberry and spirea, challenge to find something native.
- Look at ornamental grasses for a more contemporary look.

ACTION:

On a motion by Harrington, seconded by Cosgrove, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion required address of the above stated comments with final consideration of the project.

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, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2702 East Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating	
Member Ratings	-	-	-	-	-	-	-	6	
	6	6	5	-	-	6	6	6	
	6	6	5	-	-	6	7	6	
	6	6	6	6	-	6	6	-	
	7	7	5	-	-	8	7	7	

General Comments:

- Nice gas station!
- This is a benchmark design for use type.
- Excellent layout of building and site elements/circulation.