

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 6, 2006

TITLE: 1400 East Washington Avenue – Exterior Remodeling in Urban Design District No. 4, “Washington Square.” Aldermanic District 2. (04364)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 6, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Lisa Geer, Robert March and Michael Barrett.

SUMMARY:

At its meeting of September 6, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** on the development of the property located at 1400 East Washington Avenue for an exterior remodeling in Urban Design District No. 4, “Washington Square.” Appearing on behalf of the project were Mark Derr, architect; Jay Mullins and Brian Mullins, along with Rich Strohmenger of the Bruce Company. The revised plans as presented by Derr reflected the following:

- Corrections to details of the projecting canopies provide for their lowering approximately 1-foot.
- Alternative consideration of a translucent canopy material would provide for the use of inferior product with a short life, according to Gallagher Tent and Awning. A harder material is an expense beyond budget, therefore, the original material as proposed is to be maintained with the use of alternating up/down lighting for light enhancement.
- The removal of structurally unnecessary above-canopy cable is facilitated with the use of under-canopy columns for support but still maintained on canopy ends and abutting surface parking areas where under-column supports would be obstacles.
- Previously stated concerns with the predominance of arched “eyebrows” were corrected with revised elevational details.
- Covered bicycle parking has been provided in various areas underneath canopy structures.
- Aluminum finish of “eyebrows”/awnings at entries were detailed, including light fixture replacement.
- Replacement of glass spandrel panels at entries with light or dark green opaque panels.
- The revised landscape plan as presented by Strohmenger of the Bruce Company emphasized the landscape feature within the surface parking lot adjacent to East Washington Avenue, bike parking, landscaped tree islands and lighting with an emphasis on the addition of 24 new trees added within the surface parking lot.
- A review of building signage featuring the use of individual letters matching the color of the tube framing provided with the awning as contained within the packet.

Following the presentation the Commission noted the following:

- Consider the use of a darker colored spandrel panel at entries to complement or match that of the existing brick color.
- Introduce pervious pavers around the catch basin area in proximity to the loading zone approximately 4-stalls.
- Ensure that adjacent tree islands within this area are 5-feet wide inside of curb/inside of curb.
- Below the green glass panels at the entries the use of brick at the kick-plate not necessary; throws off the window alignment and remove false cables at canopy end.

ACTION:

On a motion by Host-Jablonski, seconded by Barrett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above and the following:

- Look at changing the proposed use of dark green glass at the entries to a more bronzy color, complementary of two adjacent brick; bottom spandrel glass is to remain.
- A 5-foot minimum curb-to-curb width is to be provided in all tree islands.
- Remove false cable supports at the ends of the canopy.
- Provide pervious pavers for at least a four-stall area adjacent to the loading dock within the surface parking lot.

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, 7, 7, 7, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1400 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	6	6	6	7	6
	7	7.5	-	7	-	-	8	7.5
	6	6	6	6	6	5	6	6
	-	7	6	7	7	-	7	7
	7	7	6	5	6	7	8	7
	6	8	7	8	8	6	9	8
	6	7	6	7	7	7	6	7

General Comments:

- Major improvement both functionally for the site and aesthetically for the building.
- Very nice re-working.
- Not great, but will help to improve the East Washington streetscape.
- Much improved building for what is currently at best poor. Monochromatic brick color causes concern – lost opportunity.
- Was pretty good – now much better.
- Inventive, character-enhancing details on what is otherwise a bland building – nice improvement!