

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 7, 2006	
TITLE: 2502 East Washington Avenue – Building Demolition and Parking Lot Construction in Urban Design District No. 5. 12 th Ald. Dist. (03722)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: June 7, 2006	ID NUMBER:	

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

SUMMARY:

At its meeting of June 7, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a building demolition and interim site remediation on property within Urban Design District No. 5 located at 2502 East Washington Avenue.

Appearing on behalf of the project were Fr. Joseph Tzougros, Spiros L. Fafalios, PE, Cynthia Fokakis and Nick Fatsis. Staff noted to the Commission that the project provides for the demolition of a small commercial building immediately abutting the church's property front along East Washington Avenue. The short-term plan requires the building's demolition in order to facilitate remediation of the site, with future plans to be developed by the church providing for its incorporation as a combination parking addition and green space area. Following demolition of the small commercial structure, the removal of six underground storage tanks and piping will be assessed, followed with required remediation measures established for a currently unknown period of time. The applicant has agreed to provide that more specific and detailed plans for the site's redevelopment for parking and open space would be required to return for final approval by the UDC, upon completion of the remediation process. It was noted by the applicant the support by adjoining neighbors for redevelopment of the site.

Following the presentation of the plans, the Commission noted that the church's visibility as an anchor was important along East Washington Avenue as well as the neighborhood. A detailed development plan should provide for the creation of an edge to the street with a fence and gateway.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL** of the demolition and interim site remediation. The motion was passed on a unanimous vote of (9-0). The motion required that a detailed development plan for the site's use as parking and landscaped open space for the church return for formal approval by the Commission following the site's successful remediation.

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 5, 6, 6, 7, 7, 7 and 8 .

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2502 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
	-	-	-	-	-	-	7	7
	7	-	-	-	-	6	7	7
	8	-	-	-	-	-	8	8
	6	-	-	-	-	-	8	7
	-	-	-	-	-	-	-	5

General Comments:

- It will be nice to be able to see the church!
- Positive step forward.
- A parking lot/demolition, yes, but still a big improvement at this corner.
- Good project.
- Improvement to East Washington Avenue/site.