

AGENDA # 13

City of Madison, Wisconsin

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| REPORT OF: URBAN DESIGN COMMISSION | PRESENTED: December 6, 2006 |
| TITLE: 801 Redan Drive – Linden Park Elementary School. 1 st Ald. Dist. (05087) | REFERRED: REREFERRED: REPORTED BACK: |
| AUTHOR: Alan J. Martin, Secretary | ADOPTED: POF: |
| DATED: December 6, 2006 | ID NUMBER: |

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

SUMMARY:

At its meeting of December 6, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for Linden Park Elementary School located at 801 Redan Drive. Appearing on behalf of the project were Doug Barnes and Doug Pearson. The project involves the development of a new Linden Park elementary school located north of Hawk’s Landing Subdivision and south of Valley View Road on recently annexed property to be developed by the Madison Metropolitan School District. A development site is on a lot zoned Conservancy and is surrounded to the north, east and west by an adjoining single-family neighborhood with a City park to the south. The building is situated on the lot to recognize the property’s extensive setback requirements required under its Conservancy zoning with the bulk of the T-shaped building oriented toward its Ancient Oak Lane frontage, incorporating a bus drop-off/pick-up/visitor parking area along its southwesterly wing, with a staff parking area along its southeasterly wing. The array of building materials featured the use of a metal standing seam roof, brick veneer in combination with aluminum framed windows. Following the presentation, the Commission noted the following:

- The main entry’s west orientation requires more shade tree structures.
- Consider moving the building toward the street; issue with Conservancy setbacks being resolved in order to create more open space at the rear and provide for more on-site bioretention and/or rain garden amenities.
- Reduce hard surface in parking areas with the use of pervious pavers, as well as provide for the incorporation of tree islands at an interval of 12-15 stalls.
- Provide for on-site retaining of stormwater.
- Look at options for utilizing on-street parking as a mechanism to off-set the extent of on-site parking and impervious areas.
- The plan discourages walking to school; need a drastic reduction in parking levels. Like architecture.

In response to concerns raised with the extensive level of parking provided with the new school Doug Pearson with the Madison Metropolitan School District informed the Commission that the attendance area includes 7 other school areas which requires bringing the kids in by bus, not solely a neighborhood school thus requiring more parking and loading amenities.

ACTION:

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

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 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 801 Redan Drive

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| Member Ratings | 5 | 6 | 5 | - | - | 5 | 5 | - |
| | 7 | 8 | 7 | - | - | 8 | 7 | 8 |
| | 9 | 7 | - | - | - | 9 | 9 | 9 |
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General Comments:

- School really needs to utilize the site better, including creating a zero-runoff site, for educational and ecological reasons.
- Too much asphalt and parking. More greenspace around playground besides City park.
- Add more shade trees at the entry plaza. Limit lawn areas, pursue prairie for LEEDS site points. Rain gardens within paving area islands. Move building closer to ancient Oak Lane to allow for more usable greenspace.
- The architecture is quite nice. The site design screams: DRIVE! This is a bad message in an era of epidemic childhood (and adult) obesity!
- Handsome, handsome project. Curious about location for bus drop-off; why not at north?