

**AGENDA # 15**

City of Madison, Wisconsin

<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> December 6, 2006
<b>TITLE:</b> 910 West Wingra Drive – PUD(GDP-SIP), Office Building Addition. 13 <sup>th</sup> Ald. Dist. (05088)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> December 6, 2006	<b>ID NUMBER:</b>

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** of an office building expansion with a PUD(GDP-SIP) located at 910 West Wingra Drive. Appearing on behalf of the project were Brendan Kress and Michael Felker. The project involves the expansion of the existing Strand Associates, Inc. offices located at 833 Plaenert Drive with the demolition of three existing residences along Wingra Drive to the west, as well as the potential future development of additional expansion on two other adjoining residential properties. The expansion requires that the existing C2 zoning on the Strand Associates office building, as well as the R1 zoning on adjacent properties be rezoned to PUD(GDP-SIP) to provide for their redevelopment. The plans as presented provide for the addition of a 2-story, 36,000 square foot addition. The addition is necessary to accommodate an additional 100 employees over the next 7-12 years and also involves the reconfiguration and expansion of an existing accessory parking lot located across Wingra Creek. The new addition is intended to complement that of the existing which utilizes light face block and red brick. Following the presentation, the Commission noted the following:

- Tree islands at an interval of 12-15 stalls should be provided within the accessory parking lot, including more shade trees.
- Considering the emphasis on biking, shared/carpooling and other alternative modes of transit by Strand and Associates, look at reducing parking levels/hard surface.
- Look at alternatives for providing more on-site infiltration, look at westerly area for roof run-off/infiltration.
- Consider the banking of parking stalls for future use based on demonstrated demand, as well as the use of pervious pavers within the accessory parking area.

**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 5, 5, and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 910 West Wingra Drive**

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

General Comments:

- Applicant needs to strongly consider runoff issues and landscaping for this project.
- Add tree islands to existing parking. Address stormwater handling for building addition.
- Bring parking lot up to current landscape requirements. Add stormwater retention within parking lot area, add infiltration areas with native plants. Rain gardens for roof water also. Pervious paving where possible.
- Hold down the amount of parking!
- “Bank” parking stalls.