## AGENDA # <u>8</u>

REPORT OF: URBAN DESIGN COMMISSION		PRESENTED: September 2, 2009		
TITLE: 515 South Pa	515 South Park Street – Building	REFERRED:		
Addition/Exterior Remodeling in Urban Design District No. 7. 13 <sup>th</sup> Ald. Dist.		REREFERRED:		
(15800)	ot 100. 7. 15 7 fid. Dist.	REPORTED BACK:		
AUTHOR: Alan J. Martin, Secretary		ADOPTED:	POF:	
DATED: September 2, 2009		ID NUMBER:		

City of Madison, Wisconsin

Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Ron Luskin, Mark Smith and Richard Wagner.

## **SUMMARY**:

At its meeting of September 2, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for building addition/exterior remodeling located at 515 South Park Street. The La Hacienda restaurant currently operates out of a 1-story brick masonry structure with extended parapet and features an outdoor eating area abutting its Park Street frontage. The project provides for the enclosing of the existing outdoor eating area with an addition that will add approximately 1,142 square feet to the existing 3,691 square foot building. The remainder of the site, including parking lot and landscaping will be unaffected with the proposed addition. Jesse Ramirez appeared and provided details on the proposed addition, noting several proposed options for the 1-story addition featuring different variations in fenestration and detailing. Prior to discussion on the item staff noted several issues with the addition relevant to the provisions for Urban Design District No. 7 as follows:

- Relevant to Buildings, Setbacks and Orientation, Guidelines:
  - The front façade of the building and primary entrance should face the primary street. If the public entrance is allowed on the side of the building it should be positioned close to the primary street and preferably as a corner feature of the building.
- Relevant to Building Massing and Articulation, Guidelines:
  - Where possible, existing 1-story building should be renovated with extended façades and parapets to increase the building height, incorporate elements such as tower features. Such components shall be substantially integrated into the design of the building so that they do not read as false façade.
  - New buildings and additions should complement the character of adjoining buildings in the block face.
  - Relative to Building Height, Guidelines:
    - Additions to existing buildings are expected to comply with the applicable height requirement unless the applicant can demonstrate that the siting or layout of the existing building propose hardships for its functional relationship with the new addition, in which case the Urban Design Commission may waive said requirements. \*The minimum height requirement is 2-stories within Urban Design District No. 7.

Staff noted that there are other applicable provisions within provisions for Urban Design District No. 7 which appear to be met. The Commission at a future public hearing scheduled for the meeting of September 16, 2009 will be required to make a finding that the project as proposed addresses the above stated provisions, especially a waiver to allow for the addition to be less than two stories. Discussion on the various building façade options noted a preference for Façade Option "C" with the removal of the skylights on the roof behind the parapet, along with the utilization of the brick arch feature in direct support overlying the arched window elements. It was also noted to provide for operable windows to provide for full ventilation during the months of May-September of the former outdoor eating space. Provisions for directing roof water for on-site infiltration (e.g. rain garden) were also required. A suggestion was also noted relevant to the existing parking lot design and layout would provide for additional landscaping along the property's South Park Street frontage, with the elimination of one parking stall, combined with the use of perpendicular parking bays as a departure from the use of angled parking on certain portions of the existing parking facility.

## 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 and 5.

## URBAN DESIGN COMMISSION PROJECT RATING FOR: 515 South Park Street

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

General Comments:

• OK.