

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 24, 2007

TITLE: 910 West Wingra Drive – PUD(GDP-SIP), **REFERRED:**
Office Building Addition. 13th Ald. Dist. **REREFERRED:**
(05088) **REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: January 24, 2007 **ID NUMBER:**

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

SUMMARY:

At its meeting of January 24, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for an office addition located at 910 West Wingra Drive. Registered on behalf of the project were Brendan Kress and Michael Felker. The revised plans as presented featured the following:

- The removal of a proposal to expand an existing remote parking lot serving the Strang office facility has been removed from the scope of the redevelopment project.
- The preservation of a maple, cottonwood and some spruce trees on the redevelopment site were detailed, combined with additional plantings as well as removal of some existing vegetation.
- The building materials will generally match materials on the existing facility utilizing split face block at the base with intermittent brick bands. Windows will feature precast lintels and sills.

Following the presentation, the Commission noted the following:

- Relevant to areas dedicated to bike parking, areas not large enough; a 2'x6' required for each bike.
- Appreciate reconsidering parking expansion as well as the potential for considerations for additional vertical expansion with the addition.
- Concerned that the atrium does not have steps that go down to the street; such as a connection from the porch/patio area. It is not welcoming without a connection to the street corner. Create an easy way to sidewalk for users of the porch/patio area to Wingra Parkway.
- It is understandable that no steps for the porch/patio area keep it semi-private for employees with an outdoor entry from the adjoining cafeteria in the atrium but can't understand why not an entry from the street.
- Examine providing steps off of the west end of the porch/patio area where it wouldn't look like an entry but provide access.
- Consider a green tray system for roofs' stormwater or at least bare minimum, allow for in the future with encouragement to do it now as an alternative to piping into the storm sewer system.

ACTION:

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

- Providing steps for the porch/patio.
- Provide access for staff which would not be obvious to the public.
- Provide further clarification to elimination of the proposed parking expansion as not part of the scope of the project and details in the letter of intent a removal from any plans provided for further consideration of the project, in addition to providing consideration for alternative on-site stormwater improvements.

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, 6.5, 7, 7, 7 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
Member Ratings	-	7	-	-	-	-	7	7
	7	6	5	-	-	6	7	7
	7	7.5	7	7	-	8	7	7
	6	7	6	-	-	6	7	6.5
	6	7	6	-	-	5	6	6
	7	7	7	-	-	6	7	7
	6	5	6	-	-	5	5	5

General Comments:

- Good looking project. However, we'd love if this engineering firm would take seriously the importance of managing stormwater better with a green roof and better infiltration.
- Attractive building and good to see a large company expanding in the city.
- Well thought out project. Connection from "deck" to sidewalk. Bravo for not expanding parking lot.
- Not enough area for the bike racks as located, 2' x 6' for each bike is required.
- Nice expansion. The glass atrium should open out to the world with a grand staircase down to Wingra. Stormwater should be retained on site! The scaled-back parking lot is a good thing. Strongly recommend on-site stormwater management; piping to the creek is unacceptable.