

Bird-Safe Building Design



Municipal Regulations/Guidelines – Applicability: Location

<u>Option A: Apply to buildings City-wide</u>	<u>Option B: Apply to those buildings in proximity to Natural Areas or Natural Features</u>
Ex. Toronto	Ex: San Francisco requires bird mitigation for buildings located inside of or within a clear flight path 300 ft from an “Urban Bird Refuge” (an open space 2 acres or larger dominated by vegetation, including vegetated landscaping, forest, meadows, grassland, water features or wetlands; open water; and green rooftops of 2 acres or larger).

Madison’s Proposed Ordinance:

- Applies City-wide, but
- Applies to all Buildings over 10,000 sq. ft. in size (floor area of above-grade stories)

Why:

- Easier for Staff to apply and the public to understand
- Madison has so much open space, a 300-ft offset would have similarly broad application

Municipal Regulations/Guidelines – Applicability: Building Façade Area

Examples:

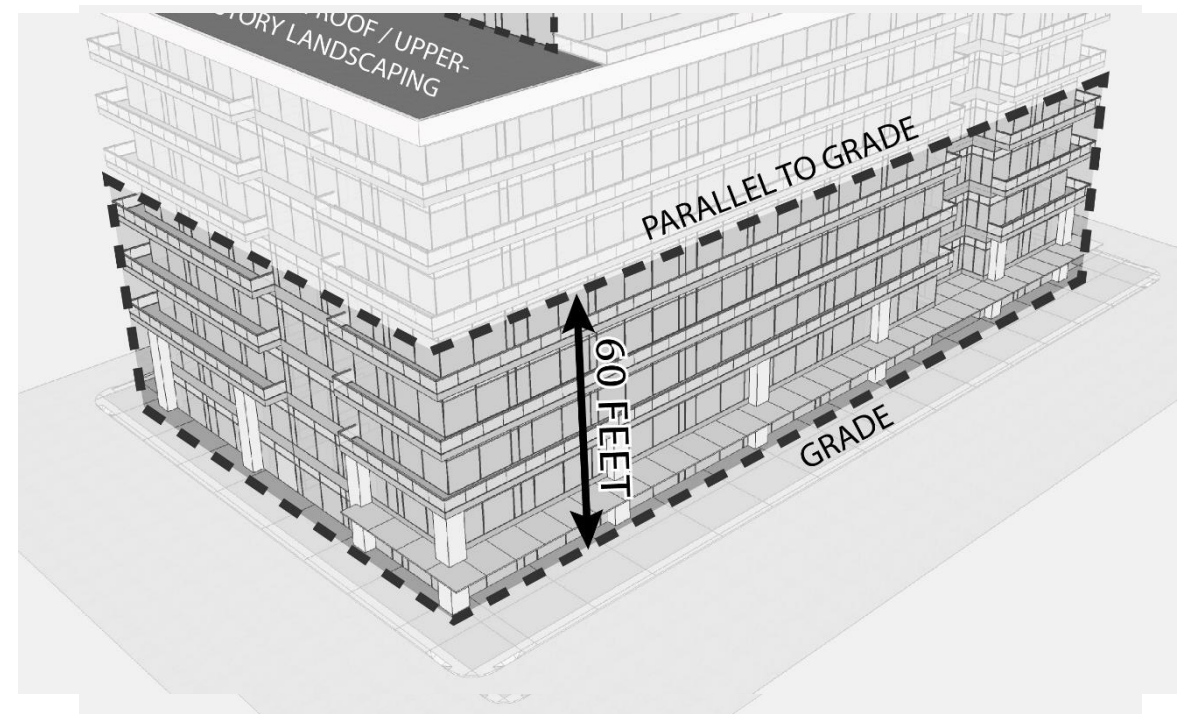
Toronto: Treat **85%** of all exterior glazing within the greater of first **12m (40ft)** of the building above grade **or the height of the mature tree canopy**

San Francisco: Treat 90% of the glazing within **60ft** of grade

Madison's Proposed Ordinance: 60ft

Why?

- 60ft was most common across municipal ordinances reviewed (40ft was second most common)



Municipal Regulations/Guidelines – Applicability: Rooftop Landscaping

Examples:

Toronto: Treat the first 13ft (4m) above the rooftop vegetation feature and a buffer width of at least 8ft (2.5m) on either side of the feature.

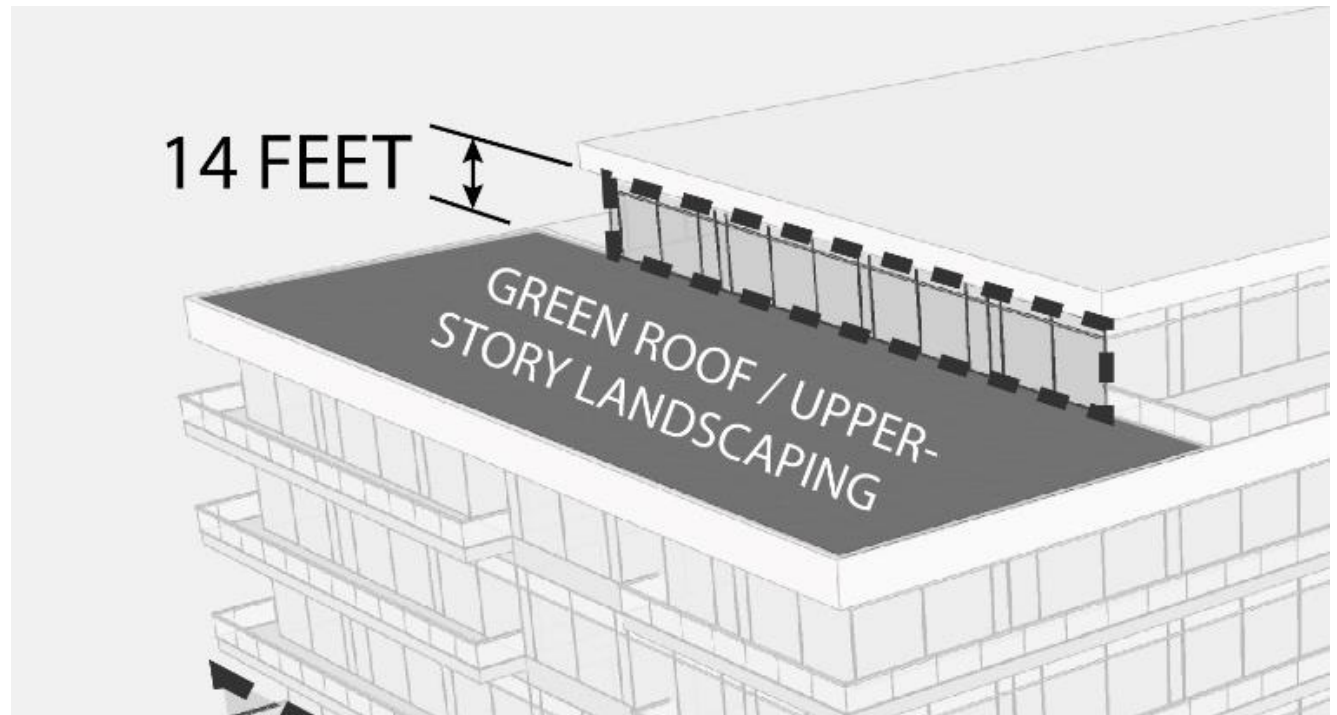
Richmond (CA): Glass façades directly adjacent to landscaped roofs two area or larger and extending upwards 60 ft from the level of the roof.

Madison's Proposed Ordinance:

- Treat all vision glass 14ft above green roofs/upper-level landscaping

Why?

- Landscaping attracts birds where adjacent glass, similar to the ground condition, poses a threat.



Municipal Regulations/Guidelines – Applicability: Building Fly-Through Conditions

Toronto: Treat glazing at all heights resulting in a fly-through condition with visual markers list including:

- Glass corners (treat 15ft (5m) back)
- Parallel Glass (ex. elevated walkways/sky-bridges)
- At-grade glass guardrails

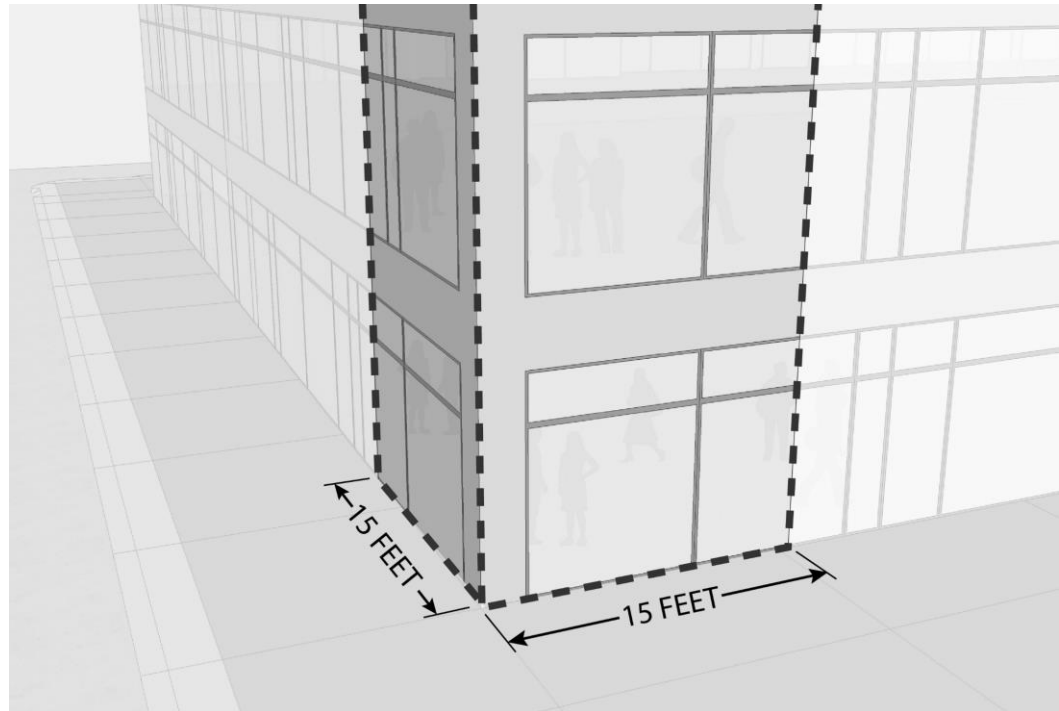
Madison's Proposed Ordinance:

Require vision glass treatment for:

- Class Corners (15ft back in both directions)
- Sky-bridges (anywhere)
- Glass balconies (anywhere)

Why?

- These elements pose a particular risk to birds



Municipal Regulations/Guidelines – Applicability: Window Size Thresholds which require treatment

Examples:

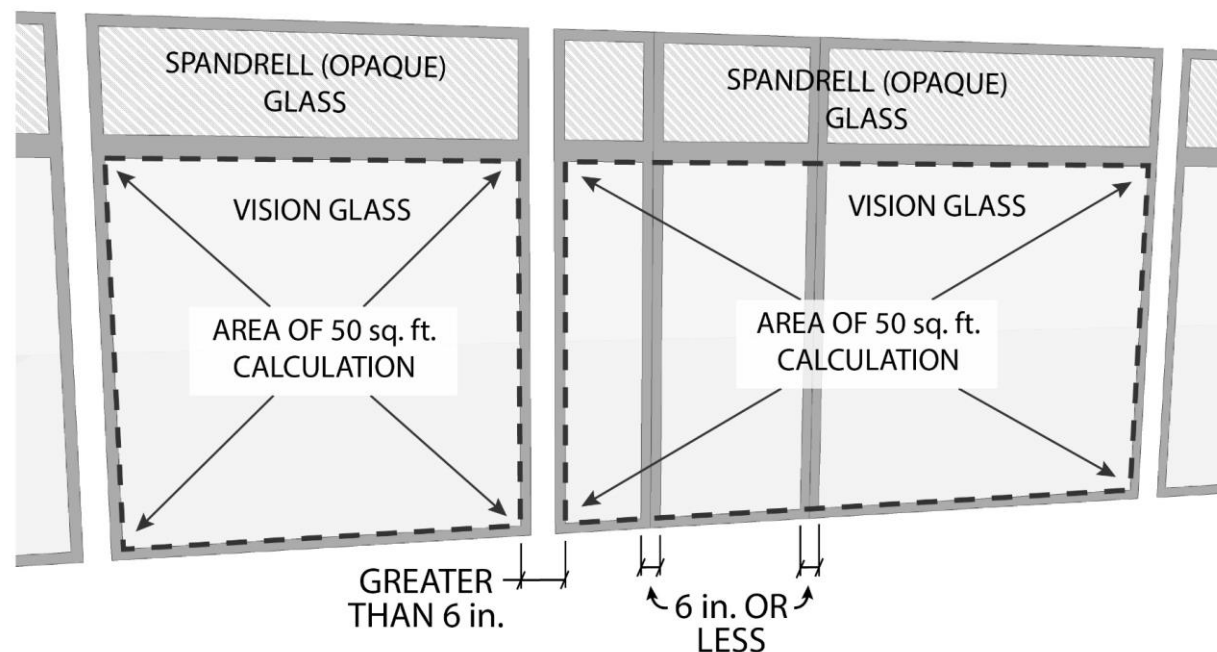
San Francisco: Unbroken glazed segments **12 sq. ft.** or greater

Richmond (CA): Unbroken glazed segments **24 sq. ft.** or greater

Madison’s Proposed Ordinance: 50 sq. ft. with clear guidance regarding how it is calculated

Why?

- 50 sq. ft. was determined by staff to be a size threshold that balanced the need to protect birds without unduly burdening developers (by impacting the majority of development across the city)



Municipal Regulations/Guidelines – Examples of Ordinance Applied to Recently Approved Projects

Example: The SSM Health - Dean Medical Group ambulatory clinic (1209-1313 Fish Hatchery Rd) – 5-story, 180,000 sq. ft. medical clinic.



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Example: The “Arden” (1032-1050 E. Washington Ave) – 11-story, mixed-use building with 13,200 sq. ft. of commercial space, 38,000 sq. ft. of office space & 128 apartments and 4-story, 61,000 sq. ft. youth arts center (with 300-seat auditorium).



Municipal Regulations/Guidelines – Examples of Ordinance Applied to Recently Approved Projects

Example: 134 S. Fair Oaks Ave – 4-story, mixed-use building with 80 apartments & 2250 sq. ft. of commercial space.



1
A-2.2
3/22/2014
SOUTHWEST ELEVATION

- Glazing Within 60ft
- Glazing Within 15ft of Corner
- Glass Balcony/Feature



2
A-2.2
3/22/2014
SOUTHEAST ELEVATION