

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 10, 2007
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: January 10, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of January 10, 2007, the Urban Design Commission **REFERRED** consideration of the Linden Park Elementary School located at 801 Redan Drive. Appearing on behalf of the project were Doug Barnes, Doug Pearson and Mark Wershey. The modified plans as presented featured the following:

- The elimination of 25 parking spaces based on a survey of other schools and use of parking.
- The widening and creation of more tree islands to allow for more infiltration.
- A reiteration of the Conservancy setback required according to the Zoning Administrator under its zoning designation.

Following the presentation, the Commission noted the following:

- Concern with heat if trees not feasible off the southwesterly plaza. Consider the utilization of a pergola or canopy structure to provide shade.
- The plaza area will get wind swept – need something, a pergola not appropriate. Could see 4-5 canopy trees encircling southwest plaza entry. Geer agrees.
- Building needs to be pushed to the street as previously requested. If necessary, eliminate the Conservancy setback by rezoning to a more suitable zoning designation that supports its use as a school. Movement of the building toward the street will allow for more greenspace at its rear, in combination with adjacent school activity areas and adjacent parkland areas.

A general discussion on rezoning, variance issues in conjunction with the potential motion for referral or rejection followed with input from staff. The issue with the Conservancy District is that it required front and side yard setbacks of 60' and 80' don't allow for a more creative site design layout. Reduced yard setbacks would allow the building to be moved toward its two street frontages to better relate to them, as well as the surrounding neighborhood, in addition to enhancement of the school's and adjacent park's activity and open space areas.

ACTION:

On a substitute motion by March, seconded by Barnett, the project was referred to resolve issues with the Conservancy District setback on a vote of (5-2-1) with Geer and Barrett voting no and Wagner abstaining.

A prior motion by Barrett, seconded by Woods to reject the project due to issues with the Conservancy District setback and rezoning issues to allow the school to be moved closer to the street was substituted on a motion by March, seconded by Barnett for referral to resolve the setback issue on a vote of (6-1-1) with Barrett voting no and Wagner abstaining.

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 1, 4, 6, 6, 6, 6.5 and 7.

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	7	5	-	-	6	6	6
	3	7	4	4	-	2	3	4
	5	8	-	-	-	6	7	6.5
	1	7	6	-	-	6	1	1
	6	8	6	7	-	6	7	7
	5.5	7.5	-	-	-	-	5.5	6
	6	7	7	6	6	6	6	6

General Comments:

- CONSERVANCY? Conserving what? This site design wastes green space! It also is very anti-walking, pro-automobile, something very much contrary to the Mayor’s “Fit City” initiative and other childhood public health initiatives. The school system should refer back to truly neighborhood-oriented schools such as those found on the Isthmus.
- Move building closer to road to create more usable open space.
- Building should be rezoned and allowed to be moved closer to the street in order to preserve more of the conservancy space.
- Site features improved, but not there yet. Architecture great.
- For a school building that will be an important civic structure for generations, it’s unconscionable that the applicant is not vigorously moving to rezone the site to use it much better.
- Location closer to street would be preferred but not enough to require rezoning. The front yard area could still be used for educational natural space. Main entry needs more protection for the students by either a canopy or shade trees. Reducing the reflectivity of the pavement would also improve the microclimate. Balance of the site and landscape has been well designed. Reduction in parking is appreciated.