

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 16, 2009	
TITLE: 400 Block State Street – Lisa Link Peace Park Improvements in the C4 District. 4 th Ald. Dist. (14907)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: September 16, 2009	ID NUMBER:	

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

SUMMARY:

At its meeting of September 16, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of improvements to the Lisa Link Peace Park located in the 400 Block of State Street. Appearing on behalf of the project were Susan Schmitz, representing DMI; Carter Arndt, representing MSA Professional Services; Bill Bauer, representing Madison Parks Division; Mary Carbine, representing Madison Central Bid; Ken Saiki, representing Ken Saiki Design; and Tom Link.

The modified plans, as presented, featured the following:

- The addition of a “peace pole” feature at the State Street entry to the park based on a response to the Commission’s request to provide a greater tie between the park’s honoring peace and Elizabeth Link. Saiki noted that the philosopher stones, as well as quotations on benches and other features within the park would also be maintained to provide direct reference to the park’s theme.
- Due to budgeting reasons the building has been redesigned to eliminate the dome feature which is now a one story masonry building featuring widened window openings, more glass and a transitional door between glass openings along the stage side of the building. The building also utilizes Renaissance stone as an alternative to the suggestion for the use of Wisconsin based stone, in addition to the use of a cast stone base with the pilasters at the base and pulled back along the park side.

Following the presentation, Mary Carbine spoke in favor of the project, as well as the introduction of an ATM machine adjacent to the observation window of the visitor center. Following the presentation the Commission noted the following:

- Looks great on architecture.
- Prefer tilted circular wall base for the peace pole. Obtain wood from around the world for the different continents to be utilized on the pole.
- The ATM is an architectural intrusion. A response by Mary Carbine noted that the ATM brings funding in at approximately \$3500/year of income per lease. It would be a visitor center amenity that encourages

spending in the area and will be surcharge free. The income allows for offsetting of the cost of operations.

- Appreciate research on peace poles like peace pole, especially the foresighted version.
- Consider eliminating the trellis in favor of up lighting and down lighting the banners and piers.
- Concern with ATM signage. It should be minimal, on-screen only or may be pushed letters with routed faces.
- Concern with commercial intrusion the ATM represents within the public park. Additional testimony by Ald. Verveer noted that the Park Commission's approval of the ATM required a minimal presence with the on-screen display, as well as signage.
- The building is more successful with the trellis.
- Issue with the refuse from the ATM receipts. Issues with waste can not provided and/or its appearance.
- Issue with ATM's affect on pan handlers per City Ordinance. In response, Ald. Verveer noted the ATM does present an issue within a 50' zone for pan handlers which is not intentional, but done as a benefit for visitors.
- Confirm with the ATM's affects on pan handling and the culture within a 50' radius affecting their ability to utilize the park.
- Concern with proposed seating affecting existing users in regards to adequate numbers and types of seating.
- A count of the seating capacity doesn't appear to be an issue.
- The ATM is an issue.
- Make seating around the circle's benches adequate to seat three on each bench.
- Like what's been done.
- Happy about the dome feature being removed. Like signage and park, but ATM is a social control design element. Will kick some types of people out of the park; therefore can't support.
- Fill in gaps between pair benches and increase seating.

Tom Link spoke in support, but voiced concern about the lack of a bump out of the park into the Gilman Street ROW as previously proposed with earlier versions of the park improvements.

ACTION:

On a motion by Luskin, seconded by Wagner, the Urban Design Commission **GRANTED FINAL APPROVAL**. Motion was amended by Barnett, seconded by Rummel, to require six foot benches. On a vote of (4-3-1) with Luskin, Harrington and Wagner voting no; with Barnett, Rummel, Slayton, Weber, voting yes, with Smith abstaining. The main motion was passed on a vote of (5-2-1) with Barnett, and Rummel voting no; with Luskin, Harrington, Wagner, Slayton, and Weber voting yes and Smith 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 6, 6, 6, 7, 7, 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 400 Block State Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	7	7	7	7	7	7
	7	6	6	-	6	6	7	6
	-	-	-	-	-	-	-	6
	9	7	9	8	8	9	9	8
	6	6	8	8	6	8	8	7
	7	6	6	6	-	6	7	7
	-	-	-	-	-	-	-	6

General Comments:

- Your attention to detail and the meaning of the park are going to be perceived in the space.
- Worried about building transparency.
- Addition of an ATM at 12th hour, which will prohibit pan handling, is in bad form. Beautiful design of site.
- Miss the tower but the project is strong.
- Improved “peace” signage is welcome, peace pole is cool idea. But ATM on outside wall is a social control device and not welcome. Put it inside. Park design OK. Appreciate elimination of roof cone, not appropriate for a historic commercial district.