

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 7, 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: February 7, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of February 7, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Linden Park Elementary School located at 801 Redan Drive. Appearing on behalf of the project were Mark Wershey and Doug Pearson. Prior to the presentation, staff noted to the Commission that as an outcome of the previous review of the project, relative to issues raised with the extensive street side setback required under the property's C Conservancy District zoning, a zoning text amendment was in process that would allow for a reduction in required yards and setbacks for schools. Based on this proposed text amendment, the plans as presented reflect a reduction in the street side setback (front yard) to 30-feet. The reduced setback allows for the movement of the building closer to its street frontage, along with the creation of more unified green open space amenities at the rear of the building, in combination with the adjacent City of Madison park to the south. Additional modifications to the plans as presented featured the addition of more shade trees off of the southwesterly plaza in response to heat concerns and the addition of landscaping amenities along Redan Drive. Following the presentation of the revised plans, material samples and colors were reviewed for the proposed structure, in addition to the lighting plan. Following the presentation, the Commission noted the following:

- Examine the utilization of engineered soils and infiltration areas.
- Modify the plans to feature a sidewalk curb cut at every intersection.

Some concerns were expressed with not fully rethinking the whole site design beyond the setback issue to include a reduction in drive aisle areas and providing for more efficiency with the use of paving by combining drive aisles for bus with that of the drop-off area. The applicant noted that the need to segregate bus drop-off area access and staff and visitor parking was necessary for safety purposes.

ACTION:

On a motion by Barnett, seconded by Ald. Radomski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-1) with Barrett voting no. The motion required that stormwater catch basins be located in bioretention swales.

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 4, 6, 6, 7, 7, 7, 8 and 8.5.

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	7	7	7	6	-	7	6	7
	3	7	4	5	-	2	4	4
	6	6	6	-	-	6	6	6
	8	9	8	8	-	8	8	8
	6	6	7	-	-	6	6	6
	7	8	7	7	-	7	-	7
	8	9	8	8	-	8	9	8.5
	-	-	-	-	-	-	-	7

General Comments:

- School placement is improved and anchors the neighborhood. Green infiltration areas are well integrated within pavement. Provide curb cuts to allow parking stormwater to enter island area, overflow inlets can then be within the island also.
- Kudos for working toward a variance on the conservancy district. Unfortunately, applicant failed to take advantage of that leeway in order to minimize drive aisles, curb cuts and paving. RE: The neighborhood plan: any plan that completely forbids parking on 34' streets is a complete failure in urban terms.
- Nice LEEDS project!
- Nice to see the zoning changed and school properly placed at the street.
- Glad to see building pulled north. Not happy about parking proposal.
- Elimination of setback a great improvement.
- Thank you to applicant for proactively seeking a change to the underlying zoning to improve the site utilization.