

AGENDA # 04

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** February 7, 2018

TITLE: 3330 Atwood Avenue - Expansion of
 "Olbrich Botanical Gardens." 6th Ald. Dist. **REFERRED:**

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: February 7, 2018

ID NUMBER: 49473

Members present were: Richard Wagner, Chair; Rafeeq Asad, John Harrington, Michael Rosenblum, Cliff Goodhart, and Amanda Hall.

The Chair recused himself and handed the meeting over to Cliff Goodhart.

SUMMARY:

At its meeting of February 7, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** of an expansion of "Olbrich "Botanical Gardens" located at 3330 Atwood Avenue. Registered in support but not wishing to speak was Bill White. Stephen Bellairs, the design architect, introduced the team, including Roberta Sladky and Randy Wiesner. They were commissioned earlier this year to conduct a revision of master plan for Olbrich Botanical Gardens. Phase 1 includes a new learning center and greenhouse replacement. Bellairs reviewed the site location, existing conditions, and walked through current building/facility programming and constraints. Relocating new greenhouse close to current location. Review of existing building materials and basis of selection of new materials. Masterplan process reviewed proposed building locations, trying to keep as far as possible from great lawn and contain footprint as much as possible while sustaining minimal impact on gardens. Reviewed of proposed aerial site plan. New learning center will have upper level terrace with views of the gardens, adjacent offices, keeping height close to existing facilities, and be useable for public. Intent is to use language of prairie school in terms of horizontality, using tower elements of existing building. Review of building materials, stone – sample natural limestone – same quarry as original. Use more horizontal coursing, but match colors of existing building. Metal panels, dark color to appear as recedes and stone stand out. Dark metal may not be actual copper, but have same tone and appearance to match copper roofs. Roof would be all flat epdm roof system. Have some wood elements on outside along east elevation have brei solets (shade structure). The part of terrace intended for no public or staff occupy would have wood product – Accoya specially treated wood with durability similar to epay and silver grey. There is an array of panels on the roof intended to provide some energy performance for the building that will bring it lower than code and 2030 goals. Use low energy fixtures throughout to get as close to net zero as possible. Not used green roofs since we are trying to recapture rain water in a cistern below learning center and also from greenhouse in lieu of using city water which needs to be treated. Reviewed of floor plan drawings – first floor, second floor, roof plan and elevations. Landscape design, intend to use courtyard between entry and learning center as an entry into the gardens with hardscape layout and preserve existing tree in courtyard and provide an intuitive wayfinding

arrangement (better than what is there now). Consider tram pick up and entry to great lawn – more engaging with entry. Currently only one set of doors so adding second door to remove bottle neck. Materials intended, take palette represent continuation of existing material that looks like stone with pervious pavers in between. An underground catchment structure will be used to collect water from walkway. Have to provide a fire lane behind building at request of the Fire Department to confirm with code.

The greenhouse is a modular structure with state of the art conditions for propagating, healing, and producing plants inside and out. There is very limited lighting on the outside of the building. Looking at using the roof eaves overhang lighting that is currently along the edge of the building, using in ground lighting that up-lights and is turned off automatically that will comply with dark sky ordinance. Currently the exterior lighting outside of structure is handled like soft scape is handled by Olbrich.

Comments and questions from the Commission were as follows:

- I think it's a nice plan – good ideas. Move to approve, hope/concerned about the oak, with all construction, will be tough to protect.
 - Randy Wiesner from City Engineering, I will be writing Public Works contract and will have a provision to protect the tree.
- No guarantee
 - no, but will make it as specific as possible. White oak – resistant. Staff will monitor.
- In November when you spoke with us it was mentioned, but want to reiterate it, thank you for taking on this task. It's a big ask, but you did it. Excellent. Appreciate it.
- Questions: What do you mean about windows that are high performance?
 - High expanse of glass – high performance, they perform well heat loss- triple glazed most efficient and manufactured in WI. Solar gain low, heat/loss is low, high performing frame. Triple glazed with vents with infiltration/exfiltration rate low. Looks residential made for commercial.
- Concern, is there bird safe glass?
 - we've not addressed bird proofing. There is equipment in greenhouse that would deter.
- Using pervious pavers, excellent. Go back to greenhouse slides and show fans.
 - have air movement from Sugar Avenue side. Air drawn through water cooling pad thru 2 zones. Fans face service lane. No fans visible to public
- Good, from service drive, not public view.
 - there is plant material that will provide coverage

ACTION:

On a motion by Harrington, seconded by Hall, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion was approved based on confirmation that the greenhouse fans are screened from public view with plantings and the preservation of the existing White Oak adjacent to the addition will be closely monitored.