

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 16, 2005
TITLE: 110 South Paterson Street – Public Building – Water Utility Vehicle Maintenance Facility	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: November 16, 2005	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Robert March, Todd Barnett, Michael Barrett and Cathleen Feland.

SUMMARY:

At its meeting of November 16, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of the expanded Water Utility vehicle maintenance facility. Appearing on behalf of the project were Rich Lundeen, architect and Richard Slayton, landscape architect. The revised plans as presented by Lundeen featured the following:

- The previously proposed surface parking along the east elevation of the building has been eliminated and developed into a rain garden/landscaped greenspace area. This area also provides for additional bike parking.
- The corner seating area has been redesigned and enhanced with additional landscaping amenities, and utilizes salvaged brick pavers with future plans for the development of water fountain service. The fencing enclosure around the seating area and vehicle yard features the use of metal fencing and brick piers also salvaged from the existing building.
- A rain garden has been established within the enclosed vehicle storage area along the north elevation of the building.
- The combined creation of rain gardens on both the east and west elevations of the building and elimination of surface parking provides for reduction in overall pavement and impervious area.
- The upper elevations of the second floor level includes clearstory windows for daylighting purposes.

ACTION:

On a motion by Host-Jablonski, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL** of the expanded Water Utility Vehicle Maintenance Facility. The motion was passed on a unanimous vote of (7-0). The motion required that the proposed drinking fountain within the corner seating area be relocated in an alcove on the building's South Paterson Street elevation, incorporated within an arch making a civic statement. In addition, the applicant was requested to replace proposed wall mounted lighting fixtures on the Paterson Street elevation which splayed out light with under canopy light fixtures to be reviewed and approved by staff.

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 7, 7.5, 8, 8, 8.5 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 110 South Paterson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	9	8	8	9	8	9	9	9
	8	8	9	8	8	7	9	8.5
	7	7	7	7	-	8	8	7.5
	8	10	8	8	7	9	8	8
	7	6	8	6	-	6	7	7
	9	7	9	8	-	9	9	8

General Comments:

- Great project! Incorporate drinking fountain into building alcove – create an urban sense of place.
- Nice design for an industrial facility.
- Like the public node created adjacent to the intersection and use of brick materials repeated along façade. Rain garden areas should be ample. Nice use of fragrant plants for pedestrian interest.
- Nice re-adaptation of a classic industrial building! Very nice site design! This will be an asset to future development along East Washington Avenue!
- Good work on the site plan.
- Very nice, thoughtful site/landscape plan. Thanks for all the improvements!