

From: Rummel, Marsha

Sent: Monday, November 18, 2013 11:31 AM

To: Bidar-Sielaff, Shiva; Resnick, Scott; Zellers, Ledell; Tucker, Matthew; Martin, Al; Parks, Timothy; King, Steve; O'Brien, Maureen

Subject: Plan agenda- 20% spandrel glass amendment

Greetings-

Amending Section 28.060(2)(d)1. of the Madison General Ordinances to allow spandrel glass on up to 20% of the required building opening in mixed-use and commercial districts.

I read the drafter's analysis to mean that it would be possible for some first floor windows that face the street to be composed primarily of spandrel glass, depending on how you define "required area". Is that the intent? What is spurring this? Can the drafter, ACA O'Brien, or planning staff help me understand?

UDC spent some time on the table during the Zoning Code rewrite and I would hope this could get reviewed by them if it hasn't already.

Thanks for your attention. I won't be able to attend tonight, but I hope you will amend this to clarify what can be allowed at the ground floor level at Plan.

Marsha

28.060(2)(d) For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade.

28.060(2)(d)2. Displays may be placed within windows. Equipment within buildings shall be placed a minimum of five (5) feet behind windows. To preserve views, within three (3) feet of any window, not more than thirty percent (30%) of the view through the windows shall be blocked by merchandise, displays, shelving, or other obstructions.

28.060(2)(d)3. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.

28.060(2)(g)

Materials. Nonresidential or mixed-use buildings shall be constructed of durable, high quality materials such as brick, stone, textured cast stone, or tinted masonry units. Table 28D-1 below lists allowable building materials. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front facade.

Table 28D-1

Reflective/spandrel glass shall be used in limited quantities as an accent material (F) and is not allowable at top of building, middle of building or at base/bottom of building