

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 21, 2007
TITLE: 910 West Wingra Drive – PUD(GDP-SIP), Office Building Addition. 13 th Ald. Dist. (05088)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 21, 2007	ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Ald. Noel Radomski and Michael Barrett.

SUMMARY:

At its meeting of February 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for an office building addition located at 910 West Wingra Drive. Appearing on behalf of the project were Brendan Kress and Michael Felker. The modified plans as presented featured the following:

- Details on the proposed location of bike racks were presented consistent with code requirements including their size.
- Inverted steps have been added to the porch/patio at the front of the atrium to provide access to the street level for employees.
- Previous plans for the expansion of an existing remote parking area have been clarified as not to be within the scope of the current project.

Following the presentation, the Commission noted the following:

- Issue with lack of address with comments relevant to providing consideration for alternative on-site stormwater improvements such as a green roof.
- Disappointed with idea of just piping water to creek where clean roof water is desirable for infiltration; areas to the west look feasible, reduce where you can peak surges, encourage that water be managed on-site.
- The rear bicycle rack still does not meet City code requirements; investigate.
- Glass atrium calls out to be an entry.
- The addition will increase drainage flow into the creek, removal of one of the houses slated for demo could be utilized to create a rain garden with cistern in an area already with a hole in the ground.
- Consider designing the roof structure for potential for green roof.

A detailed discussion on the merits on-site infiltration, as well as providing for a green roof emphasized that the addition and other associated improvements would increase discharge from the site where it was necessary to do something with the extra water. It was noted that if infiltration due to poor soils is a problem, a green roof is a feasible alternative. The Commission requested that the applicant examine the potential for providing a green

roof on the projecting roof of the 1-story portions of the addition adjacent to the atrium along Wingra Drive. Although Felker noted that he did not recognize the need to provide for on-site amenities, he agreed that the lower roof of the addition facing Wingra Drive would be designed to incorporate green roof amenities.

ACTION:

On a motion by March, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion acknowledged the applicant's commitment to a green roof on the lower 1-story portion of the addition along Wingra Drive as a compromise to issues relevant to on-site infiltration noted by the Urban Design Commission.

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 6.5, 7, 7, 7.5 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 910 West Wingra Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	8	7	-	-	8	8	7.5
	7	8	8	7	-	-	7	7.5
	7	7	6	7	-	7	7	7
	5	7	6	-	-	6	7	6.5
	6	7	6	-	-	-	7	7
	6	7	7	-	-	7	7	7

General Comments:

- Good solid design – needs run-off management.
- Good project but too much impervious material – green roof? Yes. Bravo.
- Appreciate the addition of the informal employee access out from the patio area to the street. The ribbon style bike racks may not be approved by staff. A tray system s a green roof would improve the stormwater conditions on site.
- Add a green roof.
- Generally a tasteful expansion. Two disappointments: Lack of on-site bioinfiltration (rain gardens, etc.), lack of major access to the building at the centerpiece atrium element.
- Nice building and thanks for putting a green roof on the building.