

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 3, 2008
TITLE: 2200 South Park Street – New Construction in Urban Design District No. 7. 14 <sup>th</sup> Ald. Dist. (11468)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 3, 2008	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Ronald Luskin, Jay Ferm, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington and Richard Wagner.

### **SUMMARY:**

At its meeting of September 3, 2008, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the Urban League of Greater Madison/Madison Public Library located at 2200 South Park Street. Appearing on behalf of the project were Mark A. Olinger, representing the CDA, and Steve Harms, Tri-North Builders. Harms provided overviews of modifications to the plans as follows:

- Pull the Urban League/library building back from Park Street an additional 5-feet to provide for enhancements along Park Street.
- The entry to the library has been reoriented to relate to both the building plaza and Park Street with either a proposed curve at the southeasterly corner of the building or a combination of angles to the façade of the building at its corner. The building has been designed to provide for the potential of additions to the one-story building.

Following the presentation the Commission noted the following:

- Appreciate the expression of a tower element on the building at the Buick Street entry with a different expression and treatment of the Urban League and library portions of the building including a good job of bringing Park Street into the building.
- Looking for more architecture right on Park Street, like distinguishing in-between uses with materials and distinguish tower element.
- Don't like diagonal cut-off; like architecture but move tree at plaza.
- Need to unify façade at the ground plane; use an art or slant with consistent treatment of building entries.
- Trouble with the lack of pedestrian spaces along pedestrian ways; look at how building relates to site.
- Consider eliminating the driveway entry to the south and slide the building off of the Buick Street entry to incorporate more greenspace along the Buick entry drive to become a real entry point and relate more to the future northeasterly corner building's plaza.
- Eliminate southerly drive aisle entry and use space to enhance plaza on south side of building.

- Need to see vehicular car routes on site to assess impacts.
- Concern with strong statement to provide a strong pedestrian connection along Park Street.
- Provide ways to connect Villager to neighborhood instead of internal to the site.
- Need to try to attempt to bring a pedestrian sense to the project.
- Need to understand the traffic context of the master plan.
- Need to make a building that looks like a library, civic including providing outside connections to make it work better inside and outside.

**\*NOTE:** Applicable comments and conditions relevant to review of this project are also contained within the report for the “Amended Villager Master Plan,” Agenda Item No. 1, September 3, 2008.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the 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 4, 4, 5, 6 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 2200 South Park Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	5
	6	6	-	-	-	6	5	6
	6	5	-	-	-	6	6	6
	-	4	4	-	-	-	4	4
	-	4	-	-	-	-	-	4

General Comments:

- Service vehicle circulation is critical. “Tower” needs to be celebrated...more transparent?
- Needs a stronger presence on Park Street, perhaps more celebrating of knowledge, information delivery. Ped-friendly?
- Address driveway entry at Buick. Relationship to atrium architecture should be strengthened, but not imitative. Address Buick Street greenspace – perhaps by moving building to south.
- Architecture looks like might be on good course. Unify south façade/public space.
- Library architecture should be iconic. It should communicate “library.”
- Architecture really needs work. And design team needs to take seriously the need to coordinate with master plan.