

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** March 8, 2006

TITLE: 4801 Tradewinds Parkway - New
 Construction in Urban Design District
 No. 1, Multi-Tenant Office/Production
 Facility. 16th Ald. Dist.

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: March 8, 2006 **ID NUMBER:**

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

SUMMARY:

At its meeting of March 8, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a multi-tenant office/production facility located at 4801 Tradewinds Parkway. Appearing on behalf of the project were Arlen Ostreng, John Cain, and Paul Skidmore, landscape architect. Registered neither in support nor opposition were Alexander Li and Dennis Bauer. The modified plans as presented featured the following:

- The elimination of previously proposed surface parking stalls abutting the property's Tradewinds Parkway and Galleon Run street frontages, in addition to moving the building closer to its street frontages.
- The building elevations feature the utilization of stone at the building's base, face brick, cement board and insulated glass windows, in combination with architectural concrete.
- A review of the landscape plan emphasized the screening of parking areas from the adjacent street right-of-way. Foundation plantings for the building and peripheral screening around the perimeter of the site. A waterfall feature with a monument sign and flagpole is proposed at the apex of the corner of the intersection of the two adjoining streets.
- Landscape lighting is provided, in addition to downlighting of the building with soffit shielded fixtures, as well as pedestrian level bollards for walkway lighting.

Following the presentation, details on elements of the landscape plan, including landscape worksheet, seed mix within the rain garden area and correlation between landscaping proposed for berms were discussed, where it was noted that the berms shown on the landscape plan were not coordinated on the grading plan. It was also noted that the applicant should look at reducing drive aisle width along the main access drive, reorient stalls on the inner court to increase green space, and attempt to incorporate a green strip along the rear of the building in the truck staging/loading area.

ACTION:

On a motion by Barrett, seconded by Ald. Radomski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Host-Jablonski abstaining. The motion

provided that the applicant shall modify the surface parking area along both street frontages to provide for tree islands at an interval of 12-15 stalls, in addition to tightening up the main access drive along the east and south sides of the site, coordinate berm details on both the site grading and landscape plan, and to incorporate a green strip along the rear of the building in the truck staging/loading area. The revised plans shall 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 6, 6, 6.5, 6.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4801 Tradewinds Parkway

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

General Comments:

- One of the nicest industrial buildings in recent history! Rain garden appears to be well thought out. Parking is nicely scaled back.
- Parking in front but otherwise nice project.
- Submit landscape parking worksheet and rain garden list for next submittal. Coordinate landscape and grading plans. Add screening shrubs along south property.
- Good improvements, and nice site plan, architecture, and landscape design.
- Pretty good for an industrial site.