

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 16, 2005
TITLE: 1402 Wingra Creek Parkway – Parks Division Administration and Workshop Building Expansion	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 INITIAL APPROVAL** of the renovation in additions to the Madison Parks Division Administration and Workshop Building located at Goodman Park (formerly Franklin Field) adjacent to the pool complex currently under construction. Appearing on behalf of the project were Richard Lundeen, architect, and Richard Slayton, landscape architect, and Si Widstrand of the Parks Division.

The reconfigured administration facility will feature an entry plaza at the front of the building adjoining an existing surface parking lot. The plaza treatment has two options featuring either a landscaped-oriented theme or a shade-structure theme combined with landscaping. Both options provide for a rain garden. Following a review of the building elevations and site plan details, the Commission expressed concerns on the following:

- Use a ground cover around the entry plaza instead of turf in front of the building.
- There is an issue with the poor appearance of adjacent outbuildings and the expanded and renovated Parks Administration Building. The applicants noted that the buildings are currently outside the scope of the project but the scope could be expanded (with future budgeting) to include painting to complement the renovations and additions to the Administration Building as proposed.
- Although the applicant noted the parking lot was outside of the scope of the project, the Commission noted that typically with private development code requirements for upgrading the parking lot would also be on the table.
- Removal of some or any of the current running band of windows on the existing building is an unfortunate decision.
- Add windows on the south and west elevations.

ACTION:

On a motion by Host-Jablonski, seconded by Barrett, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a unanimous vote of (7-0). The motion for initial approval required that the project provide for LEEDS certification at either a silver level or better with the

parking lot included within the scope of the project to provide for tree islands at an interval of one tree island per 12 stalls as well as to meet current code and landscape requirements.

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, 7, 7, 7.5, and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1402 Wingra Creek Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	4/7	7	-	-	-	7	7	7
	7	8	8	-	-	6	8	7.5
	5	6	7	6	-	7	6	6
	5	7	5	5	-	7	6	6
	-	6	7	-	-	-	7	7
	8	7	8	8	-	8	8	8

General Comments:

- Nice use of building form on new building. Where is continuity with rest of site? Maintain existing window rhythm.
- Nice trick to make an industrial facility fit in a park setting.
- Prefer option A site design. Very inviting sense of place and creative entrance feature remodeling and addition is very attractive, especially considering the existing building. Client needs to update adjacent park. Ramped parking structure and denser use is great for this site. Create ped access from adjacent residential. May need a denser screen between ramp and residential. Need to add shade or ornamental trees to the interior islands on the building side of the front parking lot.
- Nice adaptive reuse! Quite an imaginative site design.
- Include parking lot in plans. Don't remove windows in row on low building – at least keep recess where walls connect.
- Add benches along green screen “alley”. Nice architectural design. Retain band of windows.