

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 13, 2008
TITLE: 1300 Block of University Avenue – PUD(SIP), Wisconsin Institute for Discovery. 8 th Ald. Dist. (06763)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 13, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of February 13, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) located in the 1300 Block of University Avenue for the Wisconsin Institute for Discovery. Appearing on behalf of the project were George Austin, Craig Spangler, Susan Wieler and Pete Heaslett, representing WARF. The plans as presented featured the following:

- Details of a four-story building with one-story below grade with the building featuring three distinct building pods/elements.
- Building materials include the use of three different types and textures of terra cotta on the building's façade in combination with glass wall where the upper level features conceal exhaust and mechanicals.
- A review of the landscaping including the building's exterior per street and elevation orientation was provided emphasizing the use of a range of granite pavers, including asphalt pavers and interior first floor.
- An issue with plantings proposed application of landscaping at the curb along University Avenue was noted with Traffic Engineering. Traffic Engineering is requiring a 3-foot clear zone at the curb to accommodate snow storage. Both the applicant and the Commission were in agreement that 3-feet could accommodate snow storage with durable landscaping provided within the setback.

Following a review of the various building elevation, site and landscape plan details, the Commission noted the following:

- Although an emphasis on the use of native plant species, concern was noted relevant to species selection relevant to salt sensitivity.
- Yellow Birch and Basswood are subject to wind scorch, a concern, with open and exposure to winds.
- False Rue Anomone is a sensitive species in that environment, with Bunchberry having Low PH issues. Basswood suckering is a maintenance issue where the use of "Crataegus" with its horizontal branching pattern in a narrow space is an issue.
- Suggest the use of a Madison Urban Plant Zone not Wisconsin Plant Zone, planting selection should be more urban.

- Textures for granite pavers should be slip-resistant.
- Bike rack worse kind, “University Standard;” “Dero” campus rack recommended.
- On Orchard Street concerned with lack of sidewalk on eastern edge of street.
- Look at curbless streets concept on Orchard using a 4-inch low curb. Love the use of natural materials for benches.
- Concern with the lack of the provision of a green roof. It was noted by the applicant that the building is structured for future and potential implementation.
- Concern with heaving of structural soils on Campus Drive for trees. Investigate “deep root” alternative system.

The Commission questioned the project’s goals in terms of green and LEEDS certification beyond its rainwater strategy where George Austin provided further elaboration on the following:

- Reduction in energy and water use by 50% compared with other buildings along Campus Drive.
- Integrated sustainability elements such as solar panels on roof, HVAC systems with reduced air exchange and reduced static pressure.
- Reduce electrical loads with the harvesting of daylighting, computer coordinated monitoring and controlling of the use of energy.
- Reduce water use with stormwater storage and reuse for irrigation and cooling, in addition to waste water use in toilet system low flow fixtures.
- Recycling 80% of construction and demolition materials.
- The utilization of a white roof system reduces heat islands.
- Looking into solar generation of hot water on the roof of the building, utilization of LED work station lighting.
- A building will attempt to achieve silver LEEDS certification, it features a thick walled building; amount of wall to floor high, more energy efficient.

Austin provided further elaboration on other green and energy efficient features of the building proposed. Following Austin’s response the Commission noted the following:

- Problems with asphalt paver use a petro chemical, in addition to the use of “Kynar” paint not green, along with the use of cedar as a building material not native or drought resistant.
- The amount of storage stormwater for reuse on the facility appears to be too small for the scale of the project.
- Concern with street level noise from air conditioning. Not an issue according to the applicant.
- Bike parking is inadequate for a potential four hundred occupants of the building, need more on Orchard Street next to building and should be placed in convenient and appropriate places at a minimum of 50-100 stalls more.
- Disappointed about the loss of a green roof.
- Relevant to the water feature need to be able to sit on or near.
- Need to provide access to potential roof garden from stair.

ACTION:

On a motion by Wagner, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-0). The motion required address of the above stated concerns and the following:

- Allow for landscape buffer adjacent to bike lane along University Avenue.
- Consider plant material changes in response to the above stated comments with staff approval of the modifications.
- Create a back up list (alternatives) to primary plant list in order to provide flexibility and alternatives.
- Build ingress and egress access to the roof, the features and details to be reviewed by staff, in addition to accommodations to provide enhancements around the water feature.
- Add 50 additional bike stalls as well as coordination with the Union South project to off-set limits on providing more on-site bike parking.
- Adjust landscaping along the east side of Orchard Street to accommodate a sidewalk, in addition to looking at alternative pavement treatment such as compacted aggregate.
- Find an alternative for the 6"x12" asphalt pavers; an alternative friendly to the environment.
- Look at alternatives for a different bike rack, something more aesthetic more durable such as a "Dero" campus rack or something comparable.

A substitute motion by Ferm, seconded by Rummel provided for initial approval with the same above stated requirements based on a general concern about the expanse and number of conditions to be approved by staff, failed on a vote of (4-5) with Ferm, Rummel, Barnett and Host-Jablonski voting in favor, and Woods, Cosgrove, Wagner, Slayton and Harrington voting no.

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, 7, 7, 8, 8, 9, 9, 9 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1300 Block University Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	5/6	6	-	5	7	6
	8	8	6	7	-	7	8	8
	-	-	-	-	-	-	-	9
	-	-	-	-	-	-	-	9
	9	10	9	9	10	9	10	9
	7	8	8	-	-	8	9	8
	-	7	6	-	-	6	7	7
	8	8	6	-	-	6	8	7
	7	8	7	-	-	7	9	9

General Comments:

- Reconsider Hawthorn plantings on Randall Avenue – limited pedestrian space will be exaggerated with horizontal tree form.
- Herbaceous perennials will be stressed with urban and pedestrian conditions.
- Very nice building. Check plant list and investigate deep root system with true planting soil instead of structural soil.
- Well done!
- Excellent project. Exemplary design and concept. Kudos.
- Great.
- This is a great addition to the campus area.
- Design for green roof that could be usable for researchers and possibly public.
- Nice building, interesting design concept. Hope it works.
- Outstanding design. You can't have too much bike parking in this area of campus.