

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> August 18, 2010
TITLE: 5702 Femrite Drive – Renovation and Expansion of Police Training Facility, Public Building in UDD No. 1. 16 <sup>th</sup> Ald. Dist. (19544)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: August 18, 2010	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner and Melissa Huggins.

### **SUMMARY:**

At its meeting of August 18, 2010, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for renovation and expansion of a police training facility located at 5702 Femrite Road. Appearing on behalf of the project were Katie Udell and Jeff Hazekamp, representing Angus Young Associates; Capt. Sue Williams of the Madison Police District; and Jim Whitney, City Architect. Udell presented details of a new police training facility oriented towards the Interstate. The site currently has drainage to the north in this industrial area. Udell presented details of the site, including drainage, landscaping, dumpsters and egress/ingress. There will be three phases to this project including exterior improvements, a partial interior renovation in Phase 1; Phase 2 would include exterior site improvements, additional landscaping and a range addition; with Phase 3 being the remaining build-up of the interior. Stormwater management features will be added, with some existing pervious areas being changed to greenspace, with landscaping islands being proposed to break up the mass of the paved area. Perimeter landscaping will be used to screen the parking lot with native plantings. A total of four parking spaces will be lost in order to further screen the parking lot. Captain Sue Williams detailed the need for the use of the parking lot for a training site for low level vehicle training, and the need to eliminate tree islands as they are hazardous to the training. In the past they have used the parking lot at Warner Park but some damage has occurred to the pavement there, and is being redesigned with more tree islands. The existing light pole would be removed with new poles inserted between planting rows. Decorative wall sconces on the main entries of the building will also be included. A proposed monument sign would be located adjacent to the main entry on Femrite Drive, internally lit with dark sign and light letters on a concrete base. There is a potential to double row shade trees along the east and west sides of the property in order to keep the heat down but leave the parking lot open for training purposes, as well as double rowing along the Interstate with some lighting. EIFS and metal panel building materials are being proposed, by covering the exterior metal panel on the south elevation with EIFS to match the existing building. Canopies will be provided over the windows and entries. The range will be located on the north elevation. Comments and questions from the Commission were as follows:

- Create double row of trees adjacent to east and west sides of the surface parking lot; interior tree islands eliminated.
- Seems in the right direction.

- The addition's façade will need some relief without windows.
- Thank you for a thorough presentation.
- Suggest for a City building with permanence, do not rely on EIFS as the material palette. Look at something with a much higher quality.
- Look at the entry door relative to the street so there is a greater connection.
- Adding EIFS to tie in to the other building just doesn't seem like the right approach; try adding metal panel in the area where you're adding windows.
- Look at grouping some trees so there is a mass of trees and then open space.
- Encourage using more native plant material.
- Love the outlying areas where you have meadows.
- Great that you can get all these different uses in one site.
- The outdoor space is very important to get a breath of fresh air.
- It would be nice to move the dumpster elsewhere and have that be greenspace.
- As a public building we should set the bar high in favor of green and sustainable features.
- Like the idea of taking an industrial building and repurposing it for your training.
- I would prefer something that says it's still an industrial building, but we're going to make it a better kind of industrial building.
- Can you keep the metal shell and still have it read like an industrial building but with a new purpose?
- If you're going to use interior spaces off the south façade, what kind of natural light should be considered for that? Incorporate natural light into interior training spaces, especially west elevation.
- I encourage you to rethink your approaches to how some of this is done.
- This could be a very good City project.
- If you're proposing to let EIFS ride over the metal panels, you might get an air pocket inside that will affect your thermo calculations.
- Let northeast corner be your bioretention area to collect as much water as possible.
- Look at canopy tree plantings to shade west and east elevations.
- Look at alternative use of surface for fire access strip, e.g. relocate dumpster enclosure and screen.
- Look at grouping trees together around perimeter, include trees off of southwesterly corner of building into adjacent planting bed; more native plant materials.

## **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 5 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5702 Femrite Drive**

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

General Comments:

- Public buildings should be sustainable/LEEDS. Address stormwater runoff in parking lot and filter water before it goes into marshy areas. Investigate daylighting. Respect “industrial” character, not try to make suburban office of area. No EIFS. We need to see how police vehicles will use parking lot.
- Stay true to industrial form. Focus landscape on outdoor room and natural surroundings.