

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 24, 2008
TITLE: 2200 South Park Street – New Construction in Urban Design District No. 7. 14 th Ald. Dist. (11468)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: September 24, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski; Chair, Todd Barnett, Richard Slayton, Ald. Marsha Rummel, Ron Luskin, Dawn Weber, Bruce Woods, and John Harrington.

SUMMARY:

At its meeting of September 24, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction located at 2200 South Park Street, in Urban Design District No. 7. Appearing on behalf of the project was Steve Harms. Harms stated that the building was pulled back from the street edge. He reviewed the building's architecture and presented a materials palette, noting that it will be coordinated with the design of the Villager's Atrium Building. He stated that the entrance to the library is situated on a curved element that is located under an overhang of the upper floors. Harms stated that the north elevation will include clear glass, but glass on the other elevations will be tinted, noting that they plan to seek LEED certification.

The Commission discussed the materials palette and alternatives to better vertically integrate the service door on Park Street into the stair tower element, possibly by including a transom above the door, or by extending a window band down to the door.

ACTION:

On a motion by Slayton, seconded by Harrington, the Urban Design Commission **GRANTED FINAL APPROVAL** for new construction located at 2200 South Park Street, in Urban Design District No. 7, subject to the following being approved by staff:

1. Better integrating the service door on Park Street into the vertical design of the stair tower;
2. A material sample of the darker colored masonry units.

The motion passed on a vote of (8-0).

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, 6.5, 6.5, 6.5 and 7.

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
Member Ratings	6	6	6	6	-	-	7	6.5
	6	6	-	-	-	-	6	6
	-	6	-	-	-	-	-	6
	6	6	5	-	-	6	6	6
	6	6	5	-	6	6	6	-
	-	-	-	-	-	-	-	6.5
	-	6	-	-	7	-	7	6.5
	-	7	-	-	-	-	7	7

General Comments:

- Handsome building, not sure it says “library” but appreciate tweaks and improvements.
- Secondary reads in second/third story add interest.
- Replace crab trees with a more vase-shaped minor tree, beware of fallen fruit issues.
- Now that the details are emerging, this building is OK, approvable. Wish the rendering would show this more accurately, however. Big mismatch.
- Colors too somber. Look at integrating stair tower.