

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 1, 2009
TITLE: 400 State Street – Lisa Link Peace Park Improvements in the C4 District. 4 th Ald. Dist. (14907)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 1, 2009	ID NUMBER:

Members present were: Bruce Woods, Richard Slayton, Richard Wagner, Mark Smith, Dawn Weber, Todd Barnett, Marsha Rummel and Ron Luskin.

SUMMARY:

At its meeting of July 1, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for improvements to the Lisa Link Peace Park located at 400 State Street. Appearing on behalf of the project were Carter Arndt, representing MSA Professional Services; Mike Sturm and Ken Saiki, both representing Ken Saiki Design; and Mary Carbine, representing Madison Central BID. The revised plans as presented featured the following:

- A combined performance/fountain space provides that the fountain space is only active when the performance space is not.
- The building has been redesigned to feature a storefront brick façade along State Street with a two-story volume with the round tower element acting as a hinge that transitions the design of the façade into the park.

Following the presentation of the plans, the Commission noted the following:

- The top piece of the round element looks like Warner Park, not State Street. Like a park on the lake and still an issue with the two-story requirement on State Street not being met.
- Eliminate consideration of the round element as EIFS, should be fishscale metal.
- Reveal the cone base at break between the north and south elevations.
- Keep round element simple with top as is.
- Ideal to pull slot through on drum OK. Twist so as to allow view from State Street. EIFS is not OK, cheap, use metal panel or vertical standing seam, explore having openings in drum to provide more light and transparency.
- The two-story provision for storefront is not for parks, not appropriate for a park. Like drum, provide something new and modern on State Street but needs to be kept simple.
- The door along stage, slit and window should be more proportional to the adjacent windows on the performance space side façade. Not sure about the banners sticking above the parapet line, should be below the parapet.

- Place a greater emphasis on the sculpture.
- Treat water feature as a backdrop to the stage.
- Banner concept doesn't honor history of activism and rallies around Lisa Link, include a peace sign or sufficient images to reflect the namesake of the park.
- Need to provide historic context, comfortable with not being a two-story building, not comfortable with use of EIFS, concern that providing bike parking within the State Street right-of-way conflicting with entry and activities.

Following discussion Mary Carbine, representing Madison Central BID spoke in favor of the improvements. Continued discussion noted the following:

- On fountain blue areas shown on the plans between benches (jets); blue pools break up space between, need to make more linear.
- Need to elaborate on green amenities.
- Concern with screening of mechanicals and sound due to the building's proximity to the performance area.

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 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 400 State Street

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

General Comments:

- Highly resolved solution – Bravo! Fish scale metal panels for corbu cone! One story scheme is appropriate.
- Park design and water elements interesting. Not convinced that 1-story building with drum cone is appropriate for State Street. Banner logo misses opportunity to honor Lisa Link and history of public activism her name represents. Would like to see City seek highest levels of sustainability as possible.
- Much improved building and park. Tilt drum up State Street.