

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 15, 2006
TITLE: 4630 East Washington Avenue – New Construction in Urban Design District No. 5. 17 <sup>th</sup> Ald. Dist. (04820)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 15, 2006	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Todd Barnett, Michael Barrett, Cathleen Feland, Lisa Geer, Ald. Noel Radomski, Bruce Woods and Robert March.

### **SUMMARY:**

At its meeting of November 15, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of new construction in Urban Design District No. 5 located at 4630 East Washington Avenue. Appearing on behalf of the project was Ron Siggelkow, architect. The project provides for an addition to an existing two-story/two-level metal and brick clad pre-engineered building with grade level entrances. The addition is at the second upper level off of the northerly side of the existing building and will be one-story above grade with full basement. The structure has an approximately 96,000 square foot building footprint and cuts into the hillside along the westerly boundary of the site, with a retaining wall created behind. The site plan features parking lot upgrades with new tree islands and landscaping, in addition to new sidewalk connections connecting both upper and lower parking levels. The building materials consist of two colors of metal siding, brick and glass storefront, as is the existing front façade of the original structure. The proposed use of white and red metal siding matches that of the existing structure, as well as its masonry brick application at the base of the addition. All utility mechanicals will be located on the ground behind the proposed addition between it and the retaining wall structure. A request for a 13-stall parking reduction is also under consideration to be reviewed by the Zoning Administrator. Bike parking is provided at both the upper and lower ends adjacent to the upper and lower parking areas and individual building entrances. Following the presentation, the Commission noted the following:

- Examine the possibility for windows on the north end elevations.
- Appreciate adding landscape islands and upgrading parking lot but need shrub screening in front of surface parking along the street.
- The landscape worksheet appears to be low on points; need more screening.
- The base concept is fine; appreciate adding tree islands in existing parking.
- Clarify how drainage will work with dumpster enclosure and retaining wall at rear off of the southwest corner of the existing structure.
- A review of the grading plan indicates that the retaining wall doesn't have to be as long or as extensive as proposed; reduce in length.
- Provide a pedestrian walkway from street to entry of addition and distinguish path with pavers.

- Modify the row of surface parking along the East Washington Avenue frontage road adjacent to the two entry drive aisles to include tree islands.
- The pop up element of the new entrance does not relate to the rest of the building; repeat angle of the two-way pitch on the existing building on entry treatment of addition.
- The lighting plan indicates the use of high pressure sodium fixtures; replace with metal halide.
- The design of the dumpster enclosure, masonry walls with metal caps requires further detailing.
- Examine the relocation of the tree islands along the East Washington Avenue frontage road to bookend the drive aisle entries and maintain a tree island interval at a 12-15 stall minimum within this area.

**ACTION:**

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (9-0). The motion required address of the above, including the reworking of parking islands along East Washington Avenue, the provision of a pedestrian connection to the front door of the addition, the beefing up of landscaping as noted in report and the use of metal halide fixtures.

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, 5, 5.5, 6, 6, 6, 6 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 4630 East Washington Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	5	6	4	-	5	5	5
	6	6	6	-	-	5	5	6
	6	5	5	-	-	6	5	5
	6	6	6	-	6	6	6	6
	6	6	6	7	-	6	6	6
	6	6	6	5	-	6	6	6
	6	6	6	6	-	6	7	6
	6	5.5	-	-	-	-	6	5.5

General Comments:

- Add tree islands at ends on frontage road. Add walkway from frontage road. Revise new entrance tower and canopies to relate more to main building elements.
- Nice improvement to an under-utilized site. Good to see covered bike parking! Need to better define ped entry off of East Washington Avenue.
- Good improvement on a very large plain metal building.
- Nice project.
- Store needs windows.
- Propose site topography missing. Possible to merge retaining wall with back wall. Bravo for parking lot islands.
- Add more shrubs along East Washington to screen parking lot. Add ped connection to the street, link with stairs up to rear building. Metal halide fixtures.
- Not such a lovely building as is, and this addition does not make the design worse. Plus the landscaping is improved.