

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 11, 2016
TITLE: 215 Martin Luther King, Jr. Boulevard – Madison Municipal Building Refurbishment. 4 th Ald. Dist. (42619)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 11, 2016	ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Tom DeChant, Cliff Goodhart, Richard Slayton, Lois Braun-Oddo, Sheri Carter and John Harrington.

SUMMARY:

At its meeting of May 11, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of the refurbishment of the Madison Municipal Building located at 215 Martin Luther King, Jr. Boulevard. Appearing on behalf of the project were Bryan Cooper, representing the City of Madison; Stephen Bellairs, representing MSR Design; and Carla Gallina. The project is a comprehensive remodel of the building, replacing all mechanical systems, plumbing, exterior renovation (including masonry, historic windows), complete remodeling of the interior, new landscaping, new lighting and new signage.

Comments and questions from the Commission were as follows:

- On the internal arrangement, what is the solution for meeting rooms?
 - With shifting of columns for weight load, there will be a large first floor accessible meeting room open to the public. The rooms will have audio-visual packages, depending on the room size.
- We preach to applicants about energy use and dark sky compliance; this building is lit up like a Christmas tree. It will have to meet our ordinances.
 - These lights will turn off at 11:00 p.m. and come back on at 5:00 a.m.
- In terms of lighting, if you’re putting all the public space with the meeting spaces on the interior, the interior really should flow to the exterior, and looking at the emergency lighting and those things, that more so than shining lights onto it, it should be a transparent lit building. Showing all the interior rooms dark shouldn’t be the goal.
- We’re less concerned about lighting this as a monument, which seems one of the themes, than we are lighting it as an active space that invites citizens inside. Think about how the inside lights invite rather than how the outside lights show off.
- My big concern is the removal and lack of any large shade trees on the property. There’s nothing wrong with a double row of trees.

- Considering the Judge Doyle Square project is evolving, the program uses in the annex are necessary, but not necessarily located there. I would encourage your group to look at if the annex is really a benefit to this entire block and the development and circulation, because assuming they build up to the property line, or they'll need vehicle access somehow, if that is actually an asset or a detriment that creates two closed alleys. Continue to look at that annex as not a necessity in that location as the remainder of the parcel develops.
- I would consider returning those two parking spots to lawn when the two adjacent parcels are developed, rather than having vehicles in the public space.

ACTION:

On a motion by Goodhart, seconded by O'Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for consideration of comments made regarding landscaping, site design, the addition and restraint in exterior lighting.