

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 24, 2016
TITLE: 6302, 6318, 6334, 6402 Town Center Drive – New Development of the “Steamfitters Local 601” Training Facility. 3 rd Ald. Dist. (41870)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 24, 2016	ID NUMBER:

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

SUMMARY:

At its meeting of February 24, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development of the “Steamfitters Local 601” training facility located at 6302, 6318, 6334, 6402 Town Center Drive. Appearing on behalf of the project were Jody Shaw, Joel Zielke and Eugene Post, all representing the Steamfitters Local 601.

Steamfitters install piping in refineries and power plants, temperature controls, and HVAC systems. They have 5-year apprenticeships with a program steadily growing. Their current building was built in the 1950s and is much too small with not enough parking. First and foremost it will be a school and training facility. The building is proposed to be two-stories with the majority of their parking on the “lower level” of the sloped site, with the “upper level” being set for classrooms, office and community room. The community room will be cantilevered to allow visual access. The building materials are industrial and include flat-lock metal panel, a heavier corrugated metal panel and a precast architectural concrete. The material palette is meant to reflect what the Steamfitters do. A very conceptual landscape plan was shown that tries to maintain the view of the entry piece past the point of the Fire Station.

Comments and questions by the Commission were as follows:

- I like the concept and I think you’re on track. Typically we want a break for every 12 stalls. We don’t want lamp posts taking the space of trees.
- The walls in front, I’m not sure if they really fit this style. You could use Gabion walls, it’ll give you the same character while giving you some structure.
- Try to avoid making your stormwater management are look like something engineered, it should be more natural and organic.
- I like that you’re working on a focal point.
- There are water features that create steam. Maintain a bulk approach to this, don’t get too fussy.

- The idea of steam and water, the white noise that it would create, I'm thinking of being in that outdoor community space, that white noise would block the highway noise.
- As you're working with the neighborhood, keep in mind the upper level of the condo units and what they will see in terms of the parking lot when the lights are on or off, and the major traffic times.
- Maybe channel letters are too pedestrian for your signage, you could incorporate pipes or something.

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 rating for this project is 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6302, 6318, 6334, 6402 Town Center Drive

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

General Comments:

- Great concept! Nice approach to overall landscape treatment.
- Both architecture and landscape concepts are very good.