

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** June 28, 2017

TITLE: 1233 McKenna Boulevard – Public
Project, Park Edge/Park Ridge
Employment Center. 1st Ald. Dist. (47270) **REFERRED:**
REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary **ADOPTED:** **POF:**

DATED: June 28, 2017 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley*, Tom DeChant, John Harrington, Amanda Hall, Lois Braun-Oddo and Rafeeq Asad.

*O’Kroley recused herself on this item.

SUMMARY:

At its meeting of June 28, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a public project known as “Park Edge/Park Ridge Employment Center” located at 1233 McKenna Boulevard. Appearing on behalf of the project were Diana Dorschner and Jeanine Zwart, representing City Engineering. The City purchased the former “Griff’s” restaurant in the hopes of turning it into a job training center; the City will retain ownership of the building after it is remodeled. They have a contract with the Urban League of Madison to operate the programming. The existing vinyl structure will be entirely remodeled on the interior with a recladding to the exterior and modifications to glazing. The fairly large existing fascia will have rafter extensions to give it finer detail. The landscape scrub will be removed and be replaced with various grasses and perennials. The lot will be restriped.

Comments and questions from the Commission were as follows:

- The parking lot looks like it could accommodate more canopy trees; you should talk with the City about that.
- I want to complement you on your design.
- It’s not working for me. These patterns seem so random and doesn’t look cohesive to me. I like that it’s something different on this plain canvas, but it’s too random.
 - We did have four very well attended public meetings, and these color choices were colors driven by the neighborhood.
- The colors are great, it’s the location and how they fit in. Everything else works.
 - (Ald. McKinney) There was a well attended public meeting where residents had an opportunity to look at the inside color and choices, and the outside. These renderings are an incorporation of what the community said they wanted. The architect can go back and relook at that, but I have to say that this was one of the most highly engaged public input sessions that I have seen.

- (Architect) Here we have this gable end and it has a movement from right to left. So we weighted one side, there is composition in it, to make it less random and to me the one thing we would do, for example they would start at the same bottom line. Yes we could come up with a handful of options.
- I like the randomness of it and I think if the neighborhood and the community is OK with it, I don't feel like it's something to argue with. It's a residential form in a sense and it gives the building more of a commercial value, which I like. It's a little quirky and that adds some attention.

ACTION:

On a motion by Braun-Oddo, seconded by Hall, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (3-1-1) with O'Kroley abstaining and DeChant voting no.

The motion provided for the incorporation of canopy trees in the parking lot wherever possible.