



March 23, 2007

Madison Plan Commission

Re: Goodman Atwood Community Center. City of Madison Plan Commission submittal.

The Goodman Atwood Community Center will be located at 149 Waubesa Street, the former location of the Kupfer Ironworks building. The project consists of the 36,000 s.f. existing Ironworks building and a new 11,500 s.f. gymnasium building. The site is organized around a large green outdoor area, including a secure preschool play yard, and a 43-car parking lot. The current design includes a large rain garden for handling stormwater. This feature will hold stormwater as well as allowing plantings to help filter the stormwater.

The City of Madison Zoning ordinance requires approximately 102 parking stalls for the size and type of use proposed. The current design provides 43 parking stalls. To mitigate this, discussions are underway with Madison Kipp and St. Bernard's Parish for overflow and event parking. In addition, the Community Center has approached Madison Metro to inquire about the feasibility of bus service down Waubesa street to help with the transportation needs of their users.

At this point, the landscape design is very conceptual, contingent upon approval of the parking count. The landscape design will be coordinated with the work by the City to improve stormwater management and traffic flow at the entrance to the site. In addition, The Goodman Atwood Community Center intends to create a feature off of the bike path to welcome users onto the site as well as providing a rest area for users of the bike path.

The existing property has some toxic material that will be remediated, including a significant amount of soil around the Gantry Crane. Two buildings currently on site will be demolished. One of these buildings is a metal pre-fabrication type building that will be sold and re-assembled off-site. The other building is a simple concrete block garage that will be demolished. We are working with Madison Environmental Group to develop a construction re-use recycling plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cliff Goodhart', with a long horizontal flourish extending to the right.

Cliff Goodhart, AIA
Senior Project Manager

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