

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 18, 2009

TITLE: 202 South Park Street – Meriter Campus
Master Plan, PUD-GDP. 13th Ald. Dist.
(12023)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: March 18, 2009

ID NUMBER:

Members present were: Mark Smith, Dawn Weber, Ron Luskin, Jay Ferm, Marsha Rummel, Todd Barnett and Bruce Woods.

SUMMARY:

At its meeting of March 18, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Meriter Campus Master Plan, PUD-GDP. Appearing on behalf of the project were Doug Hursh and Jody Shaw, representing Meriter Hospital; Joe Starck, representing Brittingham Area Resident's Association: Braxton Place; and Melissa Huggins. Since elements of the Meriter Campus Master Plan, PUD-GDP had been presented by the project team on a number of occasions, including the March 4, 2009 meeting (9/24/08, 10/15/08) the project team provided a summary of the Meriter Campus Master Plan PUD-GDP to the Commission. Following the presentation the question of sustainability, such as its specifics and objectives within the plan were raised. Huggins noted that the last project built by Meriter is almost comparable to a LEED level project without the certification. The issue is the cost of certification adding to the overall project.

Following discussion on sustainability issues, Huggins noted the approval also provides for an overall PUD-SIP for existing conditions within the overall Meriter Campus until redevelopment occurs consistent with the PUD-GDP as proposed. The rezoning request also includes two SIP level approvals for enclosing existing Park Street upper terrace with a glass enclosure, along with modifications to the Chandler Street façade to alter an existing loading and trash area and dock to be enclosed. Huggins further emphasized that the enclosure to the existing Park Street upper terrace was necessary to accommodate expansions with the pre-operation and post-operation facilities. She further noted the Chandler Street improvements provide for an increase in back-up power capacity as placed in existing loading dock. Following discussion emphasized the following:

- On the Chandler Street modifications, the masonry façade's joint between old and new, needs work, needs to improve the interface.
- Need to pull out consideration of the Chandler Street modifications; need to see streetscape for context.
- Familiar with the Chandler Street façade, think that the Chandler Street improvements are fine.
- What happens to cinder block building on Chandler Street not thoroughly detailed within the proposed plans. If the cinder block building's façade matches with the other proposed improvements, design is straightforward and appropriate.

Following the discussion on Chandler Street improvements Bill Stark spoke in opposition to the project noting issue with impacts of the proposed Braxton medical office building being too big and too tall in regards to relationship to existing residential buildings in the block. Stark felt that the project will drastically change the neighborhood and adjacent residential where four-stories would be more appropriate. In response to issues raised by Stark, the Commission noted the following:

- This building will not block light near to adjacent residential buildings with a precedent already established on the block with both existing commercial/office and medical buildings in combination with adjacent residential development.
- Issues were raised at the neighborhood planning process where the staff team reviewed the record of neighborhood meetings associated with the master plan development.
- Skeptical about traffic table because of its sheer size. Come back with more details at the SIP level.

ACTION:

On a motion by Barnett, seconded by Weber, the Urban Design Commission **GRANTED FINAL APPROVAL** of the Meriter Campus Master Plan, PUD-GDP, and overall PUD-SIP for the existing operations facilities on the Meriter Campus, along with a PUD-SIP for the enclosure of the existing Park Street upper terrace. The motion also provided for initial approval of the Chandler Street improvements for a façade alteration and emergency generator enclosure with the following to be addressed:

- Submit samples of both the terrace enclosure and Chandler Street façade materials including lighting.
- Provide details on the appearance of the existing cinder block building and dumpster enclosure, as well as context for the overall Chandler Street building façade and streetscape relation.

The motion was passed on a vote of (6-0-1) with Luskin abstaining.

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 6.5, 7, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 202 South Park Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	7
	8	6	-	-	-	8	8	8
	7	-	-	-	-	7	7	7
	6	6	6	-	-	6	7.5	6.5

General Comments:

- Excellent job.
- Surprisingly little neighborhood reaction to this major plan. One wonders if there was sufficient outreach to neighborhood associations.
- Excellent, thoughtful and thorough graphic and written presentation.