

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 21, 2009
TITLE: 2 South Bedford Street – PUD(GDP-SIP), Mixed-Use Development. 4 th Ald. Dist. (13295)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: January 21, 2009	ID NUMBER:

Members present were: Bruce Woods; Chair, Todd Barnett, Richard Slayton, Ald. Marsha Rummel, Ron Luskin, Dawn Weber, Mark Smith, Richard Wagner, Jay Ferm, and John Harrington.

SUMMARY:

At its meeting of January 21, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) for a mixed-use development at 2 South Bedford Street. Appearing on behalf of the project was Randy Bruce. He stated that the project consists of approximately 13,000 square feet of commercial space and 84 apartment units in two buildings (that will read as three buildings) ranging from 3-5 stories in height. He stated that they are looking at using the rooftop of the 4-story building as open space for the residents. He also stated that the owners are studying the operational options for continuing inter-city bus service.

The Commission generally expressed support for the design direction, and the discussion focused on the following issues:

- The amount of open space and whether the buildings should be pulled back slightly from the street to allow for more landscaping along the building edge.
- Opportunities for greenspace on the interior of the site in addition to the rooftop.
- The importance of developing the architectural details, and not losing them as the design evolves, to ensure this historic design direction will be successful.
- Exploring whether the connector between the buildings could be more of an asset to the project – like making it wider for meeting spaces for building residents.

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 ratings for this project are 7, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2 South Bedford Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	-	-	-	7	8	7
	7	7	-	-	-	6	8	7
	5	8	-	-	-	5	7	-
	6	7	-	-	-	6	7	7

General Comments:

- Genuine historic façades? Or fake and flat? Great urban context response. Townhouses – great idea!
- Green roof – views from roof? Modern elements? Very nicely crafted.
- People are asking where an inter-city bus terminal will be located. This must be resolved before this project moves forward. Talented architect.
- Good use of site! Nice fit with area context.