

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 7, 2009
TITLE: 600 Block East Johnson Street – PUD(GDP-SIP) for Deconstruction and Construction of New Residential Building. 2 nd Ald. Dist. (13146)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: January 7, 2009	ID NUMBER:

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

SUMMARY:

At its meeting of January 7, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) located in the 600 Block of East Johnson Street. Appearing on behalf of the project were Michael Matty, Randy Bruce. Appearing in opposition to the project were Kathryn Johnston, David Waugh, Bridge Maniaci, Shelly Lev-Er, Joe Lussion, Erik Paulson and Gigi Holland. Appearing neither in support nor opposition was Ald. Brenda Konkel. Appearing in support and opposition was Diane Milligan, representing the Tenney-Lapham Neighborhood Association. According to Bruce the project provides for the development of the southerly one-half block of the 600 Block of East Johnson/East Gorham abutting Blair Street. The project concept provides for the renovation of existing homes along East Gorham, 609 and 615 Gorham Street, and 323 North Blair Street with the demolition mid-block along Blair Street and all of the southerly one-half of East Johnson Street. Following demolition, new construction is intended to provide for a building scale to match the character of adjacent buildings on the street. The design concepts as presented featured articulated entries and porches. One of the concepts provides for the development of large scale townhouses mid-block. Bruce noted that the redevelopment plan requires higher densities than supported within the Tenney-Lapham Neighborhood Development Plan. Several residents spoke in opposition to the project, noting the following:

- David Waugh noted that the project doesn't fit the plan in regards to density and scale, requires demolition of the existing development pattern. Suggest that the buildings proposed to be demolished be saved and refurbished if demolished, rebuild within the existing buildings' footprints.
- Concern with densities and future rents well beyond area market. Loss of greenspace with elimination of backyards, outdoor mailboxes be lost which encourage interaction with the street.
- Not supported within adopted neighborhood development plan with the demolitions proposed on Johnson and Blair Streets.
- The plan provides for the maintenance of the existing character of the area at 25-units an acre where the project provides for a range of 70-100 units an acre.
- The redevelopment needs to respect the Gorham lots; the areas to be redeveloped are too dense and too bulky; future condominiums.

Following testimony Ald. Konkel spoke, noting issue with the presumption of the appropriateness for the demolitions, the project's inconsistency with the neighborhood development plan, which recognizes the area as a historic district, not a place according to the plan for density. She noted the density is supported in the plan toward East Washington Avenue and the Capitol. She further qualified that new development and the affected area of the block would be approximately 115 units per acre, not a desirable form of attached housing. She further noted the Blair entry was problematic as the sole entry to the combined properties. She further noted that with the development's effect on adjacent historic homes, in combination with the reduction to their lots to provide for the development.

Continued testimony from the public raised concerns about affordability with higher priced condominium development pushing out students, where proposed underground parking will force out availability of on-street parking within the area. Following the testimony, Michael Matty the developer spoke and clarified the project was not a condominium development but rental, and was intended to provide permanent family housing along with noting a garage driveway entry to the project's lower level parking deck off of Johnson Street. Following the presentation the Commission noted the following:

- Issue with the mix of units in providing a diversity of housing types when the units consist of one-bedroom studios and one-bedroom units with lofts and two-bedroom units combined with two-bedrooms with den.
- Need to provide for a diversity of housing types especially featuring more bedrooms to support family occupancy.
- Provide full block context and details with further review of the project, in addition to planning details relevant to the structures proposed to be demolished.
- Issue with mid-block development; problematic in a traditional urban neighborhood disrupts the character of this traditional neighborhood.
- Need to provide information on potential for an affordable mix of housing types.
- Believe that the historical character of buildings to be maintained and refurbished will be changed with adjustments in the property lines for those properties adjacent to Gorham Street.
- Building design with underground parking a suburban model that removes interaction with neighborhood as with individual building sites and existing drives.
- A 3 ½ story structure is an issue. Provide a cross-sectional elevation to show relationship along East Johnson Street.
- Flexible on preservation issues, project seems too dense. Like scale but require sensitivity.
- Density problem could be resolved with row homes on a podium of structured parking, but not as double-loaded corridor building which will not allow for owner-occupied conversion and use should be split horizontally across sectionally to provide for its future conversion for owner-occupancy and use.
- Look at landscaping to portray what would have been there historically within the context of this traditional neighborhood.
- Flip courtyard to the street with elimination of center block development and use of townhomes.
- The style of the buildings do not reflect character of the neighborhood with 3-4 story themes.

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 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 600 Block East Johnson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	-	-	-	4	8	-
	-	-	-	-	-	-	-	6
	3	5	-	-	-	-	-	-
	5-6	7	-	-	-	7	7	7

General Comments:

- Too dense. Facadism – building on street does not match what’s happening inside. Relation of underground parking to units must not discourage residents from living on the street, too.
- Informational. Why not rowhouses? Too massive.
- Alternate schemes were helpful to see progression/development of design.
- Rowhouses? Instead of double wide?!