

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 10, 2016

TITLE: 222 South Bedford Street - New
Development of a Four-Story Apartment
Building Containing 83 Residential Units
with Below Grade Parking in the
Downtown Core.. 4th Ald. Dist. (41578)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 10, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Tom DeChant, Cliff Goodhart, Michael Rosenblum, Sheri Carter, Lois Braun-Oddo, John Harrington, Richard Slayton and Dawn O’Kroley.

SUMMARY:

At its meeting of February 10, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a 4-story apartment building containing 83 residential units with below grade parking in the Downtown Core located at 222 South Bedford Street. Appearing on behalf of the project were Anne Morrison, Doug Hursh and Andy Laufenberg, all representing Urban Land Interests. Registered and speaking in opposition were Michele Erikson and Neil Richardson. Registered neither in support nor opposition and wishing to speak was John Coleman.

This project is seen as the fourth and final phase of the Findorff Yards development. With this project the total unit count in the Yards to 350 units spread over many buildings in relatively low density. The development is proposed at 4-stories with one level of parking under the footprint of the building. A pedestrian entry is proposed for the corner with step up units proposed along West Doty Street. This project does not have balconies except for at the ends as a communal area. A small outdoor recreation space is proposed for tenants of the building with terraces for individual units on the back. The first floor height is raised to 6-feet at its highest point along Bedford Street. Building materials include concrete base, brick on the streetside, and fiber cement panels that wraps the corners, with units in the back clad in metal siding. Mesh on the sides is proposed for vining. Mechanicals will be placed on the roof. Landscaping is proposed to help create a buffer between the new apartment building and the existing railroad tracks. Surveys done in their other buildings show that their bicycle rooms are being accessed between 30-50%, and that the location within the buildings doesn’t seem to affect the usage.

Neil Richardson spoke as an abutting neighbor of 12 years. He purchased his condominium in anticipation of more condo developments in the neighborhood. Now he is finding apartments being built instead, causing major parking problems as they park on the surrounding streets. The positioning of the entrance to the parking garage means they are almost directly across from his parking ramp, which serves 74 homes in his condominium, meaning the dead end will be very busy. A condominium building would help mitigate the parking issues by having underground parking, or approve the parking at the other end on Bedford Street.

Michele Erikson spoke as a resident of the neighborhood. As a frequent bicycle rider, the situation at the four corner stop sign at Doty and Bedford Streets, there is a huge increase in traffic. An additional 83 units, as well as the traffic generated by those residents' visitors, will exacerbate an already congested neighborhood.

John Coleman advocated for inclusion of bike facilities and bike focus for these buildings that are going up right next to a bike path.

Comments and questions from the Commission were as follows:

- The rooftop mechanicals are required to be screened.
- Deal with bike parking functionality.
- Show any potential magipaks or walpaks that may be on the exterior of the building.
- Do you have openable windows if you don't offer balconies?
 - Yes. We'll have bigger windows that will provide more natural light.
- The walk-up balconies, that's not really the main entrance to the apartments is it?
 - Those units would have two entrances, on the street and from internally. We're trying to activate the street at entrances so people can come and go.
- It is critical how your project relates to the street. The concrete walls where the balconies are hanging over, my initial reaction of that is that's putting up a wall for interaction with pedestrians, so make sure you study that. There's great opportunity for placemaking but I don't know that a concrete wall parallel to the sidewalk is making places.
- With the parking concern you mentioned ULI has options you're looking at. Please have answers for that because that is a great concern. Maybe a shared lot with Findorff.
- A program is needed for the open space. Your terraces have potential, but terraces for terraces sake...
 - We have talked about programming that area with some recreation space, tables and chairs.
 - It's an opportunity to have a true backyard, which is so rare. There isn't a parking deck under there so we'll be able to plant trees.
- Did you look at adding any additional height? That top beacon could have a view to the lake.
 - We did look at it but we're getting to the point where the parking is too far off from the unit count.
 - We think with the spaces we have and the spaces we're adding here we definitely have enough spaces for the tenants that want to buy parking. It's a problem when people don't want to pay for parking.
- Maybe your bike parking is underutilized because it's difficult to get to, if it's through a series of doors for example. If there were a covered outdoor space that might be a different way to accommodate the bike parking.
- You should ask if people are putting their bikes in their apartments. Those bicycle components are very valuable and can't be locked.
 - If people have \$3-4,000 bikes they're going to put them in their units no matter what kind of bike parking facility or room we provide. And we've found that people do not want to pay even \$5.00/month for a wonderful facility, so we're afraid to over-improve it when we feel like we have some of the best bike facilities and they're still not being used.
- Along the sidewalk and the wall, how much area is that? When you're getting down to 2-feet you're really limiting yourself (planting area). Need three foot minimum for plantings.
- In the back in the courtyard, I would really encourage putting in large shade trees instead of smaller trees, including triangular greenspace on the south.
- Make sure that's not just a planting strip but a place to go and sit, places where people can be.

- It looks like each stoop has its own stair. If they shared a joint stair between them, would you get a better planting possibility to do something more significant? And sharing a stair isn't too much of an invasion of privacy.
- Is a pocket park at the triangle workable?

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 222 South Bedford Street

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

General Comments:

- Good start, details to be fleshed out.