

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 19, 2014
TITLE: 114 North Bedford Street – New Development in the UMX District, 185- Unit Housing Project. 4 <sup>th</sup> Ald. Dist. (36188)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 19, 2014	<b>ID NUMBER:</b>

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Richard Slayton, Melissa Huggins, Tom DeChant, Lauren Cnare and Cliff Goodhart.

### **SUMMARY:**

At its meeting of November 19, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new development in the UMX District located at 114 North Bedford Street. Appearing on behalf of the project were Christopher Johnson, Sarah Tocci and Tim Chinnock, all representing CA Ventures. Johnson gave an electronic presentation of the proposed building, which would step down at 8-stories, and at 4-stories where it faces Mifflin Street. The building materials are still being discussed. They have met with the neighborhood and will continue to work with them and utilize their input. They will have two separate lobbies for students and for young professionals. They feel the density proposed is a good fit in this area of Madison. There is bicycle parking in excess of what is required, and roughly 60 moped parking spots. The mix would be about 60% students and 40% professionals. Amenities would include balconies, club room/business center, and an outdoor terrace that will be buffered from the street. Townhomes are also proposed as part of this development. They are requesting two additional bonus stories so they can push the mass of the building and redistribute it. There is no setback requirement, however, they will setback 10-feet where the property line abuts a parking lot so it can be screened.

Comments and questions from the Commission were as follows:

- The windows shown in our packets are all punched, different from what you’re showing us now.
  - That’s part of the cost analysis. These are windows that are inexpensive, pre-packaged that we just put in. We talked to who we think will be the contractor on this and they felt like that was viable from a cost standpoint. As you get up higher the wind loads come into play and these windows can handle that.
- This is in the UMX Downtown Core and has to meet the Downtown Design Guidelines. This is an informational presentation; it will be necessary to review the project against those guidelines with formal consideration of the project.

- I'm struggling with the townhouses. I see them but they just don't read to me like townhouses. Maybe it's just the expression that I'm not seeing, I encourage you to develop that further and express them as individual.
  - When we did this we weren't sure that we were going to be able to get the porches. Matt Tucker told us about the 18-foot first floor to second floor requirement, so what this represents is 18-feet where we've since learned it's actually 18-feet from the highest point on the property, which occurs back on Mifflin Street. In reality we're going to be about 20-feet which allows us to do the porches. It's actually about 3-feet higher than what you're seeing here. They might be better named as duplexes with street frontage.
- Need to get the sense that you are engaging the street more than just a 300-foot flat frontage. You've got smaller scale pieces that should engage the street.
- This is zoned at 8-stories and presented as 10-stories? Your bonus stories will depend not only on architecture but the relationship to adjacent context. This is different and modern but still having a relationship to the historic buildings around you, what's coming up around you and how high that is.
- Maybe show your massing models in context with the probability of can occur on adjacent block face.
- As we're getting close to the Winter Solstice, show shadow studies.
  - We have those underway.
- The shadows in your interior space are important too.
- Do you have interior bedrooms without windows?
  - No.
  - We are not providing anything greater than a 2-bedroom, 2-bathroom.

**ACTION:**

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

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 114 North Bedford Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	7	-	-	-	-	-	-

General Comments:

- If actual design follows these early drawings, looks promising.