

## AGENDA # 5

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 21, 2008
TITLE: Adopting the Regent Street-South Campus Neighborhood Plan and the Goals, Recommendations, and Implementation Steps Contained Therein as a Supplement to the City's Comprehensive Plan. (09234)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: May 21, 2008	<b>ID NUMBER:</b>

---

Members present were: Bonnie Cosgrove, Marsha Rummel, John Harrington, Richard Slayton, Todd Barnett and Bruce Woods.

### **SUMMARY:**

At its meeting of May 21, 2008, the Urban Design Commission **RECOMMENDED APPROVAL OF RESOLUTION 09243** adopting the Regent Street-South Campus Neighborhood Plan and the goals, recommendations and implementation steps contained therein as a supplement to the City's Comprehensive Plan. Fruhling addressed the issues raised at the Commission's meeting of April 23, 2008 as noted within a memo contained within the Commission's packet. Fruhling stated that removing a lane of Regent Street would eliminate on-street parking and reduce space for bicyclists, and this is not supported by the Traffic Engineering or Planning Divisions. Fruhling also provided detailed information on other plans and ordinances dealing with bonus story concepts as requested by the Commission.

Following the presentation the Commission noted the following:

- Trees won't reach maximum heights as depicted in the plan given the width of the planting zone.
- Trees need a continuous tree grate with a slip-proof surface.
- Need to raise curb to reduce spraying.
- Need to raise soil bed along with the use of salt tolerant trees.
- Street width limits the sidewalk width necessary to accommodate people along Regent Street, and seems to run counter to the plan objective to bring more people into area.
- On bonus stories, add in additional criteria beyond LEEDS certification such as a bonus story for more ground level open space amenities.
- Need to recommend facilities in support of good urban design beyond LEED certification references.

The Commission and staff further discussed the aspects of a recommendation in support of that plan.

### **ACTION:**

On a motion by Cosgrove, seconded by Rummel, the Urban Design Commission **RECOMMENDED APPROVAL OF RESOLUTION 09243** adopting the Regent Street-South Campus Neighborhood Plan and

the goals, recommendations and implementation steps contained therein as a supplement to the City's Comprehensive Plan. The motion was passed on a vote of (6-0). The motion provided for the following:

- As a basis for providing for additional bonus stories in areas designed in the plan, provisions for sustainable development and buildings that achieve a gold LEED certification or equivalent as approved by the Urban Design Commission is required. Alternative equivalents include emphasis on green roofs and structured parking, pedestrian scale streetscape amenities and energy efficiency.
- Some plan graphics should be revised to depict trees along Regent Street in a more realistic fashion.
- Trees within the terrace shall utilize extended trenches with non-slip pervious grate covers.

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 5, 6, 6, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: Regent Street-South Campus Neighborhood Plan**

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

General Comments:

- Don't let street width govern revitalization of this corridor – sidewalks should be key value over streets.
- Sidewalk widths seem too narrow considering impetus for plan – more building and bring more people and more people on sidewalks.
- Generally this is a very good plan. The existing width of Regent Street is a substantial limitation on increasing pedestrian engagement. Consider including language for bonus stories that is tied to sustainability generally, rather than just a LEED standard.
- Opportunities are lost without the option to reconsider lane width, parking, etc. The plan tends to be misleading on what can be achieved in terms of landscaping.
- Recommend with comments.
- Pedestrian/amenity/vehicular zones on Regent require a greater level of realism: tree survival techniques and details; vehicular traffic future trends.