

## AGENDA # 14

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 6, 2006
TITLE: 300 South Bedford Street – PUD-SIP, Parking Structure. 4 <sup>th</sup> Ald. Dist. (05089)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED:                      POF:
DATED: December 6, 2006	ID NUMBER:

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Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Michael Barrett, Todd Barnett, Ald. Noel Radomski, Bruce Woods and Robert March.

### SUMMARY:

At its meeting of December 6, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-SIP located at 300 South Bedford Street. Appearing on behalf of the project was Doug Hursh. The project involves an alteration to the previously approved PUD-SIP for the National Conference of Bar Examiners building located at 601 West Wilson Street relevant to development of a lower level parking structure, in combination with alterations to existing surface parking and undeveloped lands on the adjoining Findorff office development site in order to construct a 10,300 square foot addition to the underground parking structure already approved with the National Conference of Bar Examiners project, along with a surface parking lot above on the Findorff offices portion of the site. According to Hursh, the structure is designed to be able to accommodate future development of a 3-story, 18,000 square foot office addition on the Findorff portion of the site in the future which will require further consideration at that time. Hursh noted to the Commission that the existing Findorff office building that currently houses 77 people with an anticipated increase in the number of employees in the future require more parking. Hursh noted that in consultations with staff with support of Ald. Verveer and the Bassett Neighborhood District of Capitol Neighborhoods the project upon receiving favorable consideration by the Urban Design Commission would be processed as a minor alteration to the existing PUD(GDP-SIP) for both the National Conference of Bar Examiners project, as well as the Findorff office building. Following the presentation, the Commission noted the following:

- Attempt to off-set the loss of greenspace along the westerly boundary of the combined sites, as well as the loss of pervious area.

### ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Wagner abstaining. The motion for initial approval required examining providing adequate evergreen/screening and landscaping along the westerly boundary to off-set the loss of greenspace and consideration of the loss of pervious area.

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, 6.5, 7, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 300 South Bedford Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	6	-	-	6
	6	-	-	-	-	6	7	7
	-	-	-	-	-	-	-	8
	6	-	-	-	-	7	8	7
	6	-	6	7	-	7	6	6.5
	6	-	5	5	-	-	5	5
	-	-	-	-	-	-	-	8

General Comments:

- Reasonable improvement.
- Provide additional screening of parking s proposed from future residential development.
- Good to see a major Madison employer investing in good density, downtown.