

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 23, 2008
TITLE: 1602 South Park Street - Temporary Parking Lot in Urban Design District No. 7. 13th Ald. Dist. (09127)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 23, 2008	ID NUMBER:

Members present were: Marsha Rummel, Todd Barnett, Bruce Woods, John Harrington, Bonnie Cosgrove, Richard Wagner, Jay Ferm and Lou Host-Jablonski.

SUMMARY:

At its meeting of July 23, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a temporary parking lot located at 1602 South Park Street. Appearing on behalf of the project was Jim Glueck representing Madison Labor Temple. Prior to the presentation staff noted a considerable change to the original application for a parking lot addition to the existing surface parking facility for the Madison Labor Temple which has now been modified to provide for its consideration as a “temporary parking lot”. The change to a temporary parking lot also provides for the downsizing of the surface parking facility to maintain and preserve existing open space at the corner of South Park Street and Wingra Drive with development of a downsized portion of the Madison Labor Temple property to provide for the creation of 49 surface parking stalls. The limited development of a temporary surface parking lot allows for the preservation of open space at the corner and recognizes the potential for redevelopment consist with the provisions of the “Wingra Market Study and Conceptual Redevelopment Plan and South Madison Neighborhood Plan” adopted in June and January of 2005. Both plans recognize the need to provide for short-term parking needs for the Madison Labor Temple as well as future development in concert with potential redevelopment on adjoining properties. Staff noted that a temporary parking lot provides for its use for a period of three years with a potential for extension for an additional three years, after which the use would either be eliminated or required to be reapproved as a permanent parking facility. Following Glueck’s presentation of the plans, the Commission noted the following:

- Trees should shade parking lot; need three large canopy trees on the south side of the parking lot in addition to replacing the easterly line of trees with large canopy trees.
- Need a tree island along the easterly line of stalls in addition to providing for the use of a no-mow lawn or ground cover in the strip at the head of surface parking stalls on the west.

ACTION:

On a motion by Harrington, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required address of the outstanding concerns, the substitution of turf within tree islands as well as providing for either the elimination of curbing for wheelstops or curbing with openings to provide for more onsite infiltration of stormwater.

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 3, 5, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1602 South Park Street

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

General Comments:

- Acceptable for limited time.
- Too many stalls without a break – lawn in parking are high maintenance. Use a more environ material.
- Pretty good solution for a tough spot – over time, please explore alternatives, sharing parking, etc.
- Reasonable solution since it’s temporary only.