

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 13, 2008
TITLE: 1602 South Park Street – New Construction (Additional Parking Facilities) in Urban Design District No. 7. 13 th Ald. Dist. (09127)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 13, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of February 13, 2008, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction located at 1602 South Park Street. Appearing on behalf of the project was architect Jim Glueck. The project involves the development of a parking lot addition to the existing surface parking facilities currently serving the “Madison Labor Temple” at 1602 South Park Street. The parking lot addition will provide for the development of a portion of an existing greenspace open area currently used seasonally for a local farmer’s market. The expansion will create 73 additional parking spaces and also involves the reconfiguration of the existing surface parking area. Currently there are 83 approved surface parking stalls in the existing parking lot at the rear of the building which is currently over-parked. Glueck presented details on the proposed parking lot expansion in combination with the existing parking facility, including an overview on extensive landscaping to be provided adjacent in the newly extended parking area and remnant of the open space area on the site. Following the presentation staff noted that the parking lot expansion does require that the existing surface parking lot also be brought up to meet both the Zoning Code and Urban Design District No. 7 parking lot standards in regards to street lighting, landscaping, and in other areas. Staff noted that the bulk of the existing surface parking lot did not appear to address these requirements as presented. Following the presentation the Commission noted the following:

- Realign existing parking to be more efficient, provide a better alignment with the proposed extension, at the same time replace the existing level of parking.
- Demonstrate need based on demand and data as required within the Wingra Market Study and Concept Redevelopment Plan’s requirements for a TDM (Transportation Demand Management) and shared parking alternatives referred to within the adopted plan in order to accept the parking lot addition.
- Look at eliminating existing parking lot layout in favor of a double loaded arrangement that extends within the new area; look at adjustments to the drive aisle, parking stall width and other elements to provide for a more efficient parking design layout.
- The parking lot an improvement – all parking needs to meet code.
- Need to resolve unsafe, inefficient parallel parking issue along the westerly property line.
- Make the rain garden feature a more integrated part of the overall landscape scheme.

- Move trees into tree islands along the easterly edge of surface parking stalls adjacent to the open space landscape area.
- Provide for the use of porous paving as required within the provisions for Urban Design District No. 7.
- Relocate front parking along Park Street to the rear of the building in order to satisfy the requirements of Urban Design District No. 7.
- Examine the use of angled parking.
- In regards to tree species; mix up more at minimum 4-5 different species.
- Examine the potential for shared parking on the adjacent property.
- Provide more info on a TDM program for the Labor Temple.

Staff noted to the Commission a memo from Ald. Julia Kerr noting her support for the parking lot expansion.

ACTION:

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

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 2, 2, 3, 3, 4 and 5.

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	5	-	5	-	-	4	-	5
	-	-	-	-	-	-	-	2
	-	-	-	-	-	-	-	3
	-	-	-	-	-	-	-	4
	-	-	-	-	-	-	-	2
	2	-	5	-	-	3	-	3
	-	-	6	-	-	-	4	-

General Comments:

- More species variation needed (for trees). Look at angled parking (60° +/-).
- Parking at entire lot needs to be brought up to all standards.
- Parking on Park Street isn't good.
- Not an urban use. Bring back TDM report to support proposal. Trees will be needed to meet code. Does not conform to UDD #7. Landscaping improvements appreciated but expansion of parking without reconfiguring existing parking is problematic. Critically bad.
- Seems like an awful lot of work for just a few stalls.