

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 7, 2007
TITLE: 300 South Bedford Street + 601 West Wilson Street – Minor Alteration to a PUD-SIP, Expand Parking Structure/Surface Parking, 4 th Ald. Dist. (05089)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 7, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of February 7, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Minor Alteration to a PUD-SIP located at 300 South Bedford Street and 601 West Wilson Street. Appearing on behalf of the project were Dough Hursh, architect and Rosemary Lee. According to Hursh the modifications of the plans as presented in response to previous comments by the Commission featured the following:

- The reconfiguration and relocation of the access ramp to the lower level parking structure of the National Conference of Bar Examiners Building located at 601 West Wilson Street, in combination with the elimination and reconfiguration of surface parking along the backside of the Findorff office building, with vacated areas formerly part of Dow Court utilized for the expansion of structured parking between the Findorff office development and the National Conference of Bar Examiners adjoining sites.
- A greenspace buffer has been created along the westerly boundary of the site in address of previous comments by the Commission to provide a replacement for the loss of pervious area now to be utilized with the development of the structured parking facility.
- In response to a neighborhood request, screening of the parking structure from North Shore Drive was provided with the incorporation of a trellis structure, including vinca and other plantings along with the development of a retaining wall matching the existing Findorff office building with exposed stair.

Hursh then provided a preview of conceptual development options for the expansion of the Findorff office building over the parking structure as proposed in the future. Following the presentation, the Commission noted its appreciation for future more intense development of the site with the office addition, as well as the efficiency of use provided with the development of a shared parking structure between the Findorff office building and the National Conference of Bar Examiners.

On a motion by Barrett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Woods abstaining.

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, 7, 7, 7.5 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 300 South Bedford Street + 601 West Wilson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	6	-	6	7	6
	5	5	5	6	-	6	5	5
	7	-	-	-	-	7	7	7
	9	9	9	9	-	9	9	9
	7	7	8	-	-	7	8	7.5
	-	-	-	-	-	-	-	7

General Comments:

- Nice architectural detailing to enhance exterior building and use of green roof element over parking.
- Good to see a major firm planning for site efficiency now and in preparation for future expansion; especially since it means staying downtown!
- Thoughtful project.
- Overall concept great; want to see deck/patio under trellis.
- Good attention to future improvements.
- Nicely done.