

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 22, 2009
TITLE: 2 South Bedford Street – PUD(GDP-SIP), Mixed-Use Development. 4 th Ald. Dist. (13295)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 22, 2009	ID NUMBER:

Members present were: Richard Wagner, Mark Smith, Todd Barnett, Dawn Weber, Richard Slayton, John Harrington, Ron Luskin and Jay Ferm.

SUMMARY:

At its meeting of April 22, 2009, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 2 South Bedford Street. Appearing on behalf of the project were David Meier, Michael May, representing the Bassett Neighborhood Steering Committee of CNI; and Rosemary Lee. Bruce provided the Commission with a summary of modifications to the mixed-use development on the site currently occupied by the “Badger Bus Depot.” Following this presentation the Commission noted the following:

- In regards to stormwater management, look at incorporating green opportunities.
- Realize that parking resources are necessary and scarce, but provide at least one full canopy tree and island within the surface parking area.
- There is an issue with the landscaping proposed adjacent to the face of the building to the south and its ability to grow in limited light and space. A minimum of 8-feet would be required with the switch grass as proposed won’t grow where the arborvitae and sumac will grow in a minimum of 4-feet which is not provided. Under all circumstances it does not look good unless a minimum of 6-foot planting strip is provided.
- The drive-in location and configuration needs study; issue with queuing.
- Big building for site and neighborhood where the West Washington façade building’s façade needs more attention.
- Adjust landscaping strip adjacent to the southerly lot line and adjacent building 2-feet wide with adjustments for vining and ground cover type plantings including provisions for a growing grid.
- Provide for adjustment of landscaping abutting the south façade Building #2 to provide for enhanced landscaping amenities adjacent to the rear of the residential building and grid vining on the adjacent building to the south.
- Important to maintain the proposed use of brick and cast stone on all buildings as proposed.
- Use the 3-story roof at Main Street to be a roof deck for the adjoining upper level units on Building #2.

Michael May read an advisory statement from the Bassett Neighborhood Association noting issues with the density and height of the 5-story at Bedford and West Washington; where plan supports 4-stories with height at the rear of the building. May noted traffic and parking concerns, the need for a group of financing before any building demolitions, the need for signage to be complementary to the architecture, along with the need to

maintain street trees on the site's perimeter. The advisory statement was circulated to the Commission. Rosemary Lee spoke in support of the project as good urban infill. Ald. Michael Verveer spoke in favor noting that the adopted Bassett Neighborhood Plan does support a 5-story structure along with concerns as to landscaping and lack thereof, and the need for parking in a parking-deficient area. Following testimony discussion by the Commission was as follows:

- Bring more detail on the West Washington building's façade and entryway.
- Provide more immediate context with adjacent existing development.
- Reconsider the plantings on Bedford Street, especially the use of Viburnum and Amelancher, in addition to consideration of a different ground cover.
- Prior to consideration of utilizing the roof of Building #3 as rooftop balconies for adjoining Building #2, consider combining active use with green roof elements.
- Look at something more distinctive with the bridge treatment between Buildings #1 and #2.
- Consolidate accessible parking to the west or create more of a greenspace at the rear of Building #2.
- Consider changing the top treatment of Building #2 with Building #1.
- Use the allocation that allows for 25% compact parking stalls to create more landscape greenspace.

ACTION:

On a motion by Slayton, seconded by Ferm, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required the address of the landscaping issues, green roof/access to roof comments, as well as more details on on-site stormwater issues.

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 6, 6.5, 7, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2 South Bedford Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	8
	6.5	7.5	5	-	-	6	7.5	7
	7	8	-	-	-	6	8	8
	5	7	5	-	-	5	7	6.5
	5	7	5	-	-	5	7	6

General Comments:

- Excellent.
- Wonderful, dense and totally appropriate project for the 4th Ward and West Wash.
- Really need to find a place for a canopy tree.