

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 19, 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: August 19, 2009	ID NUMBER:

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

SUMMARY:

At its meeting of August 19, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of a mixed-use development located at 2 South Bedford Street. Appearing on behalf of the project were J. Randy Bruce, representing Depot Development, LLC/Jim Meier; and Rosemary Lee. Prior to the presentation staff noted that this item involves two separate components of the project. Component No. 1 is a request for further clarification on balcony depths and other architectural features associated with the façade of buildings No. 1 and No. 2 requiring 6-foot balconies with the buildings' as originally designed with vertical breaks and no horizontal bands between the 4th-5th stories. Bruce presented modified elevations noting the difficulty to provide for 6-foot balconies for all units, noting that most of the units could be designed for 6-foot balconies but exceptions were necessary to provide for balconies 5-feet in depth for certain units in both buildings. The other component of the project under consideration is based on consideration of a major alteration to the PUD(GDP-SIP) as previously approved for a drive-up facility for the CVS Pharmacy. Bruce further noted the Commission's previous discussion relevant to the issue to return for signage consideration. Bruce then provided a review of the site plan changes necessary to accommodate the drive-up facility, including queuing and a pass lane. Bruce further noted additional site plan changes required with the Commission's previous review of the project relevant to the provision of bike and moped parking areas. Bruce remarked that Traffic Engineering required additional bulbing out of an island at the drive-thru, an extension of a southerly tree island to provide for more effective traffic controls associated with the add-on of the drive-up facility. Rosemary Lee spoke in support of the project. Discussion by the Commission noted the following:

- Like project but troubled by vehicular traffic and pedestrian movement queuing and movement of vehicles on West Washington Avenue and Bedford Street. Need more controlled entrance and exiting than provided. Question the need for a drive-thru downtown when others don't feature it with similar facilities.
- Need to allow only right-hand through traffic and disallow Bedford entry.
- Study Bedford drive as an in-only with all exiting onto West Main Street.
- Concern with the statement that a drive-up has a capacity for a four car average per hour accuracy.
- Need to work with Traffic to give greater distance between parked cars on the street and the West Washington Avenue/Bedford intersection.

- Make sure surface slows moped movement under canopy/brick.
- Ingress and egress to site OK as seen before. Suggest the use of cobblestone under canopy to slow mopeds/cars.
- Use short railing in front of doors under canopy to prevent people from walking directly into the undercanopy drive aisle or utilize bollards to provide safety, including consideration for recessing the doors.

ACTION:

Relative to clarification of the architectural details and balcony depth, on a motion by Harrington, seconded by Luskin, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion to clarify minor architectural/balcony details and other site modifications passed on a vote of (9-0). Relevant to the modifications to the plan to accommodate the CVS Pharmacy drive-up, on a motion by Slayton, seconded by Ferm, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-1) with Luskin voting no. The motion for final approval noted the need for adding a railing and/or bollard feature or other alternative safety feature as discussed in order to prevent people from walking directly into the drive aisle beneath the canopy.

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 7, 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	2	-	3	5	-	2	5	-
	-	8	-	-	-	6	7	7
	-	8	-	-	-	6	8	8
	-	-	-	-	-	6	-	6
	6.5	7.5	6.5	-	-	6	8	8
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	8

General Comments:

- Well designed buildings. New retail space, a CVS, will add more intensive use to this new residential development. Safety and egress issues may be a challenge.
- Creative solution to provide moped parking.
- Nice project!
- Bravo! Start building!
- Building architecture excellent.