

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.

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

August 11, 2009

Mr. Brad Murphy
Director of Planning
City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Re: 2 S. Bedford St.
Proposed PUD alterations

Dear Mr. Murphy,

The Bassett District of Capitol Neighborhoods has received a request from Knothe Bruce Architects, as agent for the property owner for a waiver of the ordinance requirement for neighborhood notification 30 days prior to the application for an alteration.

The neighborhood has had a steering committee which worked with the development team during the initial review period for this proposal. The concept of a drive up window was mentioned during those meetings and the neighborhood is comfortable with this addition to the proposal.

At the regular monthly meeting of the Bassett District on August 10 it was the consensus of the group that in this situation waiver of the 30 day notification requirement did not significantly impact the neighborhood's ability to respond or provide input to decision makers. This decision was not taken lightly as the neighborhood believes that proper notification is an important component of the City's proposal review process.

The neighborhood has asked the developer to reconsider their request to convert the community room into an additional apartment. The community room will be a benefit to the residents of the building as well as a potential benefit to the neighborhood for small meetings. The community room was part of the package which generated neighborhood support for the proposal and should be retained.

Cordially,

Peter Ostlind
Chair Bassett District
Capitol Neighborhoods

Parks, Timothy

From: Peter Ostlind [postlind@chartermi.net]
Sent: Thursday, September 10, 2009 1:16 PM
To: Parks, Timothy
Cc: Randy Bruce; Verveer, Mike
Subject: 2 S. Bedford PUD alteration

Tim,

The proposal for 2 S. Bedford St. is on the Plan Commission agenda for Monday September 14. At this same time the Bassett District will be having its regular monthly meeting so I do not expect that we will have a representative available to speak during the public hearing.

As I noted in my August 9, 2009 letter the neighborhood is comfortable with the proposal for the drive thru window at the retail space.

However, the neighborhood felt that the conversion of the proposed community room to an additional apartment was a step backward from the proposal that had been presented to the neighborhood. The applicant was asked to reconsider their request for this change. To date I have not received confirmation from the applicant as to their current position.

Readily available community spaces are an important aspect of developing a true community within a neighborhood of buildings. The steering committee felt that inclusion of a community room within the proposal was an important aspect of the proposal both for the building residents and for the larger neighborhood. Very few of the multi family buildings in the neighborhood have any sort of indoor public space that allows for people to gather. The few available public spaces often are booked and we rely heavily on the generosity of Capitol Lakes for the use of their facilities.

Since the community room was part of the proposal brought forward to the neighborhood and subsequently approved by the Plan Commission we feel that the request to change this space to an additional apartment is inappropriate.

Thank you for your consideration,

Peter Ostlind
Chair Bassett District
Capitol Neighborhoods, Inc.