

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 6, 2006
TITLE: 502 South Yellowstone Drive – PUD(GDP-SIP). 19 th Ald. Dist. (05090)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 6, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of December 6, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** regarding a PUD(GDP-SIP) located at 502 South Yellowstone Drive. Appearing on behalf of the project were Jerry Bourquin, architect, Steve Yoder and Charles Duncan. The project provides for the redevelopment of an existing parking area and vacant lands located along the northerly/back side of the Market Square Shopping Center at the southwesterly corner of Normandy Lane and South Yellowstone Drive. The two phase condominium development will provide a residential component to an existing retail/commercial office development on the site, as well as the area as a whole. The first phase will consist of a three component building parallel to the site's Normandy Lane frontage. Each building component is off-set, 5-stories in height utilizing underground parking and will consist of 40 residential units, 8 units at each level. The second phase provides for the southerly extension with two wing additions around a common shared retention area/parking area with underground parking resulting in a total of 40-units (8 units per level) with 5-stories for each wing with a total of 200 units between both phases. It is anticipated that the building will emphasize the use of masonry on its lower three levels. It is proposed that the first floor units in both phases have direct access to the street and non-street side levels. Following the presentation the Commission noted:

- That the concept was good, along with the scale and massing; appreciate the elimination of an under-utilized parking area.
- The concept of architecture appears on.
- Ald. Radomski, representing this District spoke to the open space linkage of this development to other sites in the area such as the Oakwood development with an expansive open space preserve, as well as the need to provide for more residential development in this area as infill development.
- Expand open space gathering area around the pond. Consider the use of a center element at the rear of the first phase building between the two future phase wings to bring up the mass with layers of scale that work together.
- Where the building wings connect, provide a walk-through.
- Increase landscape buffer against adjacent retail development to the south.
- Look at an alternative architecture with a series of shed roofs with low roofs to the west and high roofs to the east.

- The scale is right; it is good placing housing next to existing amenities; appreciate the decrease in hard surface; integrate greenspace by bringing it to the face of the building and make it contiguous with other green areas.
- Work with Market Square to provide screening for the rear of adjacent retail buildings.

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 6, 6, 7, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 502 South Yellowstone Drive

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

General Comments:

- Very encouraging project concept. Excited to see how it will do in this tight condo market.
- Very interesting reuse of a parking lot and trying to create a neighborhood.
- Good idea.
- Great concept. Carry it through.
- Great concept – bravo.
- Like the infill residential in this commercial area and underground parking to replace a surface lot. Phase 2 – add gathering area by pond.
- Nice improvement to a (currently) ugly parking lot.
- Ped connection to street – not just primary entrances. Landscape buffer at south edge. Connects at grade through site – roof slopes to suit orientation.