

AGENDA # 13

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** March 19, 2014

TITLE: 302 Samuel Drive - PD(GDP-SIP) and
 Conditional Use for "Tuscany
 Apartments" for 174 Dwelling Units
 with Underground Parking. 9th Ald.
 Dist. (33418)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: March 19, 2014 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, Cliff Goodhart and John Harrington.

SUMMARY:

At its meeting of March 19, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(GDP-SIP) located at 302 Samuel Drive. Appearing on behalf of the project was Randy Bruce, the project architect. The project will be four-stories in height with 174 units in total and underground parking. Parking is available on the north side of the project to engage the street with the rest of the parking internalized. The center of the development is the commons (community) building, features the management functions, exercise room, outdoor pool and grilling areas. The building steps from 4 to 3 stories in order to soften the building. Building comments will include brick and stone. Comments and questions from the Commission were as follows:

- I think the buffer is nice. I’d like to see maybe a berm with rain gardens, something that’s high enough and starts to play with what you’re able to see on the first floor driving by.
- You need to lose a stall here and place a complementary tree there. Then you have the opportunity to create a landscape view.
- Is there a reason we can’t put some trees in here? You could pull the sidewalk in and plant a row of trees on one side.
- Are they going to do the staggered fence behind the landscaping?
 - We talked about having some sections of fence there.
- These are really big buildings. Are you looking to achieve some kind of bathtub effect with the mechanicals
 - Not at this point. We like the roofline giving a point of interest.
- You have a nice little turret element. It could look like a little cluster of villages, but don’t tie that with another building.

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 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 302 Samuel Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	-	-	6	4	6
	-	-	-	-	-	-	-	5

General Comments:

- Enhance symmetrical landscape treatment on centerline of clubhouse through parking lot.