

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 5, 2012

TITLE: 5302 Tancho Drive & 5101 American Parkway – PUD(GDP-SIP) for up to 273 Multi-Family Residential Units in 7 Buildings and a Clubhouse. 17th Ald. Dist. (27549)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 5, 2012

ID NUMBER:

Members present were: Richard Wagner, Chair; Marsha Rummel, Melissa Huggins, Dawn O’Kroley, Tom DeChant, John Harrington and Cliff Goodhart.

SUMMARY:

At its meeting of September 5, 2012, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) located at 5302 Tancho Drive and 5101 American Parkway. Appearing on behalf of the project were Joseph Lee, representing JLA Architects; and Blair Williams, representing Fiduciary Real Estate. Williams presented plans for a more urban development to pull together this community, while giving people who work on the far east side of Madison a new level of urban design in this area. The original plan was described as a disaster, a conglomeration of buildings with heavy architecture. This plan calls for creating a central greenspace for the community, a total of seven buildings plus a clubhouse with the buildings allowing for phasing of the development to bring the units in at a measured pace. The existing building here is an active daycare center. The GDP will be amended while they are going into the SIP phase. A total of 423 bedrooms in 261 units is being proposed, with a 1:1 parking stall to unit covered under the buildings, and an additional 207 surface parking stalls. The likelihood is that this will be an automobile-centered development and without a stall available there is no other place to park. Two different building types are proposed, one with 39-units and one with 33-units, a clubhouse in similar character at the terminus, with significantly less masonry. This project is not the relationship of the pedestrian to the inside but of the inside to the pedestrian. Discussion focused on pedestrian and bicycle uses, parking on the roadway and greenspace as follows:

- Consider eliminating drive aisle at the clubhouse adjacent to the greenspace; as alternatives allow parallel parking or make it a pedestrian bike corridor and eliminate double loaded parking to the rear.
- Provide tree islands at a twelve stall interval.
- Provide a mixed figure/ground color palette for the building, not to be all the same.
- Keep stormwater run-off ponds with a natural appearance, not engineered.
- Reexamine Building B1’s positioning and location against the quad or green.

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 rating for this project is 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5302 Tancho Drive & 5101 American Parkway

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

- Study central green “quad.”
- Site could use work, nice building design.
- Work on circulation issues. Like architectural approach.