

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 9, 2007
TITLE: 6026 Canyon Parkway – Planned Residential Development (PRD)/25-Units. 16 th Ald. Dist. (04824)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 9, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Todd Barnett, Michael Barrett, Marsha Rummel, Bruce Woods, Robert March and Richard Slayton.

SUMMARY:

At its meeting of May 9, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PRD located at 6026 Canyon Parkway. Appearing on behalf of the project were David Milburn and Robert Bouril. The revised plans as presented by Bouril and Milburn provided for the following:

- A departure from the previous version of the plans which featured a circular drive around one story ranch style buildings and parking to now primarily two-story townhouses around a central courtyard, a “main street” driveway access, minimum pavement for fire access, buildings either related to the street and/or the central square with front entries related to adjacent parks/open space. The architecture emphasizes the use of brick and siding featuring attached townhouse elements interspersed with one story attached garages.

Following the presentation the Commission noted the following:

- Make porches more usable a minimum of 6-feet in depth.
- Plantings plan should accentuate the site’s relationship to the adjacent public park.
- Like placement of courtyard but need to be more formal; use deciduous trees at street to frame.
- Replace the 3-unit building with a 2-unit as the terminus of the courtyard/square (Building 6 for Building 4); to diminish the view of the front of Building 4 looking at the side of Building 6 in their current locations.
- Define pathways and open space private/public on easterly side of the central courtyard utilizing landscaping and other amenities.
- Make the internal access drive more fluid, softer. Use differential pavement to create a pedestrian connection or woonerf within the drive aisle in front of the garage elevations of the buildings adjacent to the northerly and westerly lot lines.
- The metal roof on porches appear stuck on.
- Consider the use of different color shingle instead of metal or as an alternative maintain the use of metal roofs as proposed with the colors provided for review.

- The support columns on porches appear decorative but should be more consistent with the roof treatment.
- The side of porches meet adjacent building in the same plane not a good detail, utilize/create an offset; create a more definitive connection.
- Conflict with upper horizontal banding and connection of garage roofs, resolve.
- Along westerly lot line there are a few large shade trees with many small ornamental trees. Convert ornamentals to large shade trees.
- Consider utilizing brick on house not the garage, place on the two-story element of the house between garages as on front elevations.
- Construct a pedestrian bulb-out to narrow crossing from path beyond the courtyard/square across the main drive aisle.
- Salt bike parking around the site.

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, 6, 6, 6, 6, 6 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6026 Canyon Parkway

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	6	6	5	-	-	7	6	6
	2	6	5	7	-	6	6	6
	8	8	-	-	-	9	9	8.5
	-	-	4	-	-	-	-	-
	6	6	5	6	-	5	6	6
	5	4	5	-	-	6	5	5
	6	6	-	-	-	5	5	6

General Comments:

- Improved site design and architecture. There are good opportunities for a woonerf-type community design. Like the access to parkland is enhanced.
- Correct the geometry at the courtyard. Landscaping to west needs to be more sympathetic to park.
- Full brick from garages and use on “habitable” spaces. Switch 2/3 unit buildings at court. Change in material/texture/color at driveway. Reconsider use of metal roofs as proposed.
- A step up for the development.
- Use less ornamental trees and more large shade trees. Include sidewalks for residents to the greenspace.
- Improve connectivity of sidewalks to public park, pedestrian access to buildings 10/9/7/5. Consider rearranging building 4 and building 6.
- Move unit that looks at side of adjacent unit. Improve architecture details per our comments.
- Emphasize a welcoming ped environment for all units!