

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 18, 2008
TITLE: 6901 Littlemore Drive - PUD-SIP, 164- Unit Residential Development. 3rd Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 18, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Bonnie Cosgrove, Todd Barnett, Bruce Woods, Richard Wagner, John Harrington, Jay Ferm, Richard Slayton and Marsha Rummel.

SUMMARY:

At its meeting of June 18, 2008, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD-SIP located at 6901 Littlemore Drive. Appearing on behalf of the project was J. Randy Bruce, representing Kevin Metcalfe. The lot to be developed is one of four multi-family lots zoned PUD-GDP as part of the Reston Heights Subdivision located within the Sprecher Neighborhood Plan area. Most of the surrounding area within the subdivision plat has been developed for residential purposes, where multi-family lots at its core have yet to be developed. The overall PUD-GDP generally supported densities of approximately 16 units per acre. The development of this site proposes 164-units versus 144 as supported within the overall PUD-GDP. According to Bruce, the development of this site draws some density from the two remaining sites yet to be developed; where total development will not exceed 385-units on all four lots, consistent with the overall density level within the approved and recorded PUD-GDP. Bruce proceeded with a review of the development plan for the site, which features development of two 24-unit and two 16-unit buildings along the property's street frontages with Littlemore Drive and East Hill Parkway, two 42-units internal to the site abutting its boundary with an adjacent public bikeway and drainageways to the south. The buildings abutting street side frontage are two stories in height and feature pedestrian entrances to the street with a combination of surface and lower level parking. Existing large canopy trees primarily along the southern perimeter of the site are to remain with little to no removal if possible. A clubhouse/pool is located at the center of the development. Following the presentation the Commission noted the following:

- Like the boulevard aspect of the clubhouse/pool entry.
- In regards to the preservation of existing trees on the site, be cautious about more than 30% of root disruption.
- Create greenspace between two easterly buildings abutting the property's Littlemore Drive frontage as an alternative to proposed surface parking.
- Adjacent paths around the southwesterly 42-unit building should go directly to adjacent surface parking not split the greenspace.
- Consider making southerly path more regular.
- Look at a way to break up continuum of surface parking.

- Drop off area for the clubhouse/pool doesn't work as designed. Rework to narrowed, to break up mass with connection between adjacent surface parking areas.
- Pull sidewalks and entries to the corner space at the property's intersection with Littlemore Drive and East Hill Parkway.
- Relative to the southerly 42-unit building, strengthen the appearance of the public entry.
- Look at double bays of surface parking and eliminate excess with current arrangement. Add more trees away and to the south of the two 42-unit buildings, along with finding a way to group and paring down the continuous arrangement of surface parking.
- Look at quality of outdoor spaces, it should be provided near entrances, especially smaller usable spaces.

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, 5.5, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6901 Littlemore Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	5	-	-	-	4	5	-
	-	-	-	-	-	-	7	7
	-	-	-	-	-	-	-	5
	6	6	-	-	-	6	6	6
	6	6	-	-	-	5	5	5.5

General Comments:

- Beef up greenspace and equalize it for all units.
- Make public entrances on “L” buildings more distinct.
- Good beginning. Make sure that there are good, usable outdoor areas near the unit doors.
- Look at hierarchy of spaces.
- Nice arrangement of buildings. Great opportunities to connect greenspaces.
- Good start.