

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 15, 2010
TITLE: 4002 Nakoosa Trail – Planned Residential Development (P.R.D.) for a 3 Building Project. 3 rd Ald. Dist. (20246)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 15, 2010	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner and Jay Handy.

SUMMARY:

At its meeting of December 15, 2010, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a Planned Residential Development located at 4002 Nakoosa Trail. Appearing on behalf of the project was Randy Bruce, representing Knothe & Bruce Architects, LLC. Bruce presented the plans for housing for formerly homeless people through Porchlight, Inc. The facility will have support services, meals provided and a day facility for other people, along with some permanent housing. The site is contaminated and is surrounded by wetlands. The site plan preserves the wetlands and condenses the development so it doesn’t impact the soils. The parking needs are minimal; they will have 16 stalls, as well as covered bicycle parking. They are working to create a common outdoor feature as well as some community gardens (resident-operated). The next time Bruce comes to the Commission he will have a landscape plan to better show how these open spaces will be used. Comments and questions from the Commission were as follows:

- Make sure you have water out there for the community gardens.
- Is there a way to have L-shaped parking and really connect to that greenspace?
- Nice work.
- My only concern is that you have a dead end parking lot, single loaded bay that is inefficient. By the time you’re in there, you’re committed; may need a turn-around space.
- It might be nice if you could find direct access from the building to the garden space and move dumpster off of street.
- Flip Building #1 so the head of the “L” is north and not south; that would get you more exposure for the entry, better orientation with southern and eastern light in the interior space.
- Double-loaded parking and a turn-around space would be nice to see.
- Nice project.

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 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4002 Nakoosa Trail

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

General Comments:

- Dead end parking lot with single loaded bay is inefficient.
- Please do consider interior bike storage.
- Nice start.
- Buildings are handsome. Study site options.