

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 17, 2008
TITLE: 542 Northport Drive – PUD(GDP-SIP) – Revised for Northport Commons Residential Development. 18 th Ald. Dist. (13024)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 17, 2008	ID NUMBER:

Members present were: Bruce Woods, Acting Chair, Ron Luskin, Jay Ferm, Mark Smith, Richard Slayton, Richard Wagner, John Harrington, Dawn Weber, Marsha Rummel, and Todd Burnett.

SUMMARY:

At its meeting of December 17, 2008, the Urban Design Commission **RECEIVED AN INFORMATION PRESENTATION** on revisions to a PUD(GDP-SIP) for “Northport Commons,” a residential development at 542 Northport Drive. Michael Carlson, representing Habitat for Humanity, appeared to present the second in a series of modifications to the project, which was originally approved as Northport Commons. Carlson provided an overview of existing and proposed development, noting recent changes to the attached four-unit townhouses and redevelopment on the site. The current emphasis for its reconfiguration of two four-unit attached town homes which were originally approved with a parallel orientation to the adjacent Northport Drive right-of-way into “quad” organized around a small central courtyard/pedestrian mall providing more natural lighting, community space, a better balance between building mass and exterior spaces according to Carlson. Carlson provided a review of various preliminary building prototypes and site plans that were for basis for the current proposal. The building elevations as provided within the application packet were presented in detail with the final form of the building type to be developed on the proposed lots. Following the presentation, the Commission noted the following:

- Attempt to provide bigger windows. If fewer windows are necessary, facilitate the alternative for bigger windows may be appropriate.
- Attempt to create more private exterior space adjacent to each unit. It was suggested to provide for screening around a level patio or small yard areas.
- The overhang on the roofline on the building prototypes was noted as overdone with reductions recommended except to provide for additional protection over the ground level patio areas.

ACTION:

Since this was an informational presentation, the Commission took no formal action.

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, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 542 Northport Drive

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

General Comments:

- Informational. Closely spaced single-family homes –urban? Should be fine.
- Lack of privacy of yard needs further consideration.
- Great presentation of process, ideas, etc.
- Windows should be bigger. Interesting site plan, good start with architecture. Look forward to next interaction (?).