

City of Madison, Wisconsin

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**REPORT OF:** URBAN DESIGN COMMISSION      **PRESENTED:** February 27, 2008

**TITLE:** Amended Substitute – Authorizing the Mayor and City Clerk to Execute a Cooperation and Development Agreement with the CDA for the Redevelopment of the Allied Drive Neighborhood. (08380)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

**DATED:** February 27, 2008      **ID NUMBER:**

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

**SUMMARY:**

At its meeting of February 27, 2008, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION**. Speaking on behalf of the project was Mark A. Olinger, Director, Department of Planning & Community & Economic Development. Olinger provided the Commission a detailed overview of the “Allied Neighborhood Revitalization: Phase 1 and Phase 2 Plans” supported by resolution. Phase 1 involves redevelopment of primarily rental housing, 48-units featuring five different unit types, an 18-unit, a 13-unit, 8-unit, 4-unit and 5-unit where the larger units act as a focal point to the corner of Jenewein Road and Allied Drive. The second phase of the development provides for 61-units of an attached townhouse building type emphasizing owner-occupancy with a limited number of rental units. Both phases of development will be recorded with the CDA as the master developer. Development concepts featured within the overall plan emphasized the following:

- Maintain as many existing canopy trees on the site.
- Provide for on-street parking opportunities.
- Provide for on-site stormwater capacity.
- Provide for open space opportunities adjacent to each unit and building type.
- An emphasis on pedestrian connectivity throughout the development area.

Following the presentation the Commission noted the following:

- Need to provide real connectivity, not just opportunity for connections.
- Provide interconnections between inner block, open sports/community space connections.
- Corner open space at Allied Drive and Jenewein appears underutilized.
- Want to see better flow between greenspaces, issue with a lot of pavement, needs to be resolved. The center/north/south street extremely long.
- Plan provides for a lot of public greenspace, not a lot of private yards.

- Bike path along the east should be a pedestrian path existing facilities in street are adequate (easterly north/south rendering right-of-way adjacent to the stormwater infiltration area).
- Provide opportunity for the variety of ages to use the public right-of-way within the plan area (young to elderly).

**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 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR:** Cooperation and Development Agreement Allied Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	-	-	-	-	6	5	6
	5	-	-	-	-	-	-	-
	6	-	-	-	-	5	5	5
	5	5	-	-	-	5	5	5

General Comments:

- Needs private greenspace. Racism should not limit street connections. Large east-west greenspace is great. Make this a there throughout.
- Good start. Make as many connections as possible, both streets and pavers. Connection to Fitchburg development is important.
- Bike path connecting to west? Consider options to reduce amount of pavement. Refine flow of greenspace, connections.
- Support connectivity with Pawnee. Keep bike path on street. Address street that dead-ends into tot lot.