

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 23, 2006
TITLE: 2 Greenside Circle – Planned Residential Development (PRD), 166-Units. 1 st Ald. Dist. (04275)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: August 23, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer, Robert March and Michael Barrett.

SUMMARY:

At its meeting of August 23, 2006, the Urban Design Commission **REFERRED** a request for a 166-unit Planned Residential Development (PRD) at 2 Greenside Circle. Peter Rott appeared on behalf of the project. Rott reviewed changes from the previous meeting and presented color renderings of each building type, materials samples, and a lighting plan. He agreed to incorporate windows on the side of the garages for the “D” buildings. There was discussion about how to break up the 4-car wide driveways for the “D” buildings with a narrow planting strip and/or special paving. The Commission noted that the landscaping and grading plans did not match the site plan being presented.

There was considerable discussion about the lack of design elements to create an identity or theme to tie the development together. Some suggestions offered that may assist the designers in achieving this included: making the east-west street a boulevard, integrating the adjacent park, a fully developed landscape plan, and a fully developed amenities package. The Commission requested that the following items be addressed in the next submittal:

1. A fully developed landscape plan;
2. Lighting details (including a light spread diagram and options proposed for fixtures);
3. Continuous sidewalks;
4. All site-related plans be consistent;
5. That the “placemaking” aspects of the overall design be more fully developed, which may include public and semi-public spaces, a sequence of elements, or other measures to convey a theme or signature; and
6. A site section would be helpful in understanding the topography.

ACTION:

On a motion by Woods, seconded by Barnett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (7-0-1) with Wagner abstaining.

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 4, 4, 5, 5, 5, 5.5 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2 Greenside Circle

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	-	7	-	5	8	6.5
	4	7	4	5	-	4	4	5
	4	7	-	-	-	4.5	-	5.5
	5	6	4	4	-	5	6	5
	4	5	4	4	-	3	4	4
	-	-	-	-	-	-	-	5
	3	5	4	3	-	4	4	4

General Comments:

- Needs more creativity.
- Feels too much like a giant cul-de-sac. Needs a lot of work on making this a place.
- Site plan problems remain, and lack of coordination between plans.
- Provide plant species on the landscape plan as well as sample landscape for each type of unit. Update the grading and landscape plans to reflect the current site plan. Show a more fully developed landscape that details the site amenities and transitions into the open space/woods/etc. adjacent to the site.
- Very poor layout and overall presence of place.
- Project of this scale needs theme, heart – public space, sequences, etc. Study townhouse elevations. Building architecture successful.