

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 9, 2006
TITLE: 2 Greenside Circle – Planned Residential Development (PRD), 166-Units. 1 st Ald. Dist. (04275)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 9, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Acting Chair; Michael Barrett, Todd Barnett, Lisa Geer, Ald. Noel Radomski and Cathleen Feland.

SUMMARY:

At its meeting of August 9, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a Planned Residential Development (PRD) for 166-units located at 2 Greenside Circle. Appearing on behalf of the project were Peter Rott, architect and Jason DeNoble. The project provides for the development of the final multi-family lot contained within the Hawk's Landing subdivision (Lot 117) as a Planned Residential Development under the property's R4 Residence District zoning. A total of 166 units would be developed from the site, consisting of a range of five building types; duplexes, attached townhouses (4-units), garden units, attached rowhouses and attached fourplexes. The various units on the site are accessed off of the property's connections to Lone Oak Lane to the west and Greenside Circle to the south with the development of a private looped street system. Following the presentation of the plans, the Commission noted the following:

- Issue with the townhomes and rowhouses on both sides of the northerly located private drive relevant to the orientation of their attached garages and driveways; where all garages and driveways are in front and will be the dominant feature of both the rowhouse and townhouse developments along the frontage of the private drive. Consider the private drive as more of an alley and pull buildings toward it to make more open space at the rear of the various units.
- Look at more density around an open space core as an alternative to the design as proposed.
- The A units which are encircled by a private drive (streets) feature a house design and street design in conflict. The buildings might be too close together to create usable spaces between.
- Provide better contextual maps and information on surrounding adjacent development, as well as address pedestrian connectivity issues.
- Need to provide a continuous pedestrian network, as well as looking at the option for on-street parking instead of pull-in parking spaces.
- Look at tightening curve radiuses to slow traffic, as well as other traffic calming measures.
- Look at option to reduce the extent of pavement.
- Like the architectural flavor and extension into the landscape scheme adjacent to the buildings.

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.

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	5	7	-	-	-	-	6	6

General Comments:

- Look at site circulation options or “big picture.”
- Nice, well articulated residential building architecture.
- Study the usable open space to maximize. Combine drives or shorten where possible.
- Site plan needs some reconceptualizing, with attention needed on usable open space near to units. Reduce garage doors on the street.
- Consider on-street parallel parking. Consider traffic calming.