

AGENDA # 12

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 22, 2007
TITLE: 5817 Halley Way at Grandview Commons – PUD-SIP, for 61 Condominiums in Two Buildings. 3 rd Ald. Dist. (07173)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 22, 2007	ID NUMBER:

Members present were: Paul Wagner, Marsha Rummel, Michael Barrett, Bruce Woods, Richard Slayton, Jay Ferm, Lou Host-Jablonski and Todd Barnett.

SUMMARY:

At its meeting of August 22, 2007, the Urban Design Commission **REFERRED** consideration of a PUD-SIP located at 5817 Halley Way. Appearing on behalf of the project were Brandon Cook, Joseph C. Hanauer, Scott Frank and Jim Klett. Prior to the presentation staff noted that the development of a 61-unit condominium project at the site called “Oak Park Capitol Condos” is an associated component of the development of a 58-unit assisted living facility located on the same lot also under consideration on the agenda. The condominium development is located on the westerly side of the block with the assisted living on the easterly side of the block. There is a previously approved townhouse development located mid-block abutting Gemini Drive. A review of plans and details emphasized the existing topography of the combined sites where the condominium project provides for a tiering of the overall 3-story height of the building, in combination with various building stepbacks. Following the presentation the Commission noted the following:

- The proportions of the various entries to the building in juxtaposition with their location on various building elevations appears to be obscured and understated.
- The 6-8 foot high blank wall along the walk of the south, north and west elevations is problematic.
- The front entrances are lacking, need to be gateways in and out of the building, too subtle and hidden.
- Eliminate blank walls along streets; less welcoming.
- On the north elevation provide stoops for connections into the adjacent park/open space on the property adjacent to the pond area.
- Emphasize modifying the north elevation to provide more connectivity with adjacent green open space area.
- Create a higher contrast and color of the building material brick versus hardiplank.
- Need to make better connections between indoor and outdoor spaces, for example the north stairs are skimpy, needs to be more of a grand stairway that provides an opportunity for seating.
- The landscaped areas around the buildings are too tight, need departure from the belt approach to add more entrance to adjacent open space and walking areas, use metal edging around building planting areas.
- Like the direction of architecture.

ACTION:

On a motion by Host-Jablonski, seconded by Barrett, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (8-0). The motion required address of the above stated concerns. It was further noted that the presentation did not provide an overview of the proposed development against the overall development plan for the “Grandview Commons” subdivision as routinely required, which provides an update as to the relationship between previously approved and built projects within the subdivision against those being proposed and those yet to be developed.

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, 5, 5.5, 6.5 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5817 Halley Way

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

General Comments:

- Referred for better building entries. Bring natural landscaping to building.
- Architectural theme is fine except at street level it is very much a blank wall at pedestrian level. A grand staircase connecting to the greenspace on the north would be a nice amenity.
- Less emphasis on plantings where building meets the ground plane and more accentuating entries and blending into natural area.
- Address entry, linkage to park space. Interesting architectural elements. Good start!
- Look at site connections.
- This project, as designed, exhibits a lack of connection – literally and conceptually – between the building and the site. This needs to be strengthened considerably. Celebrate entries and park.