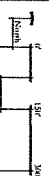




GRANDVIEW COMMONS NEIGHBORHOOD

Madison, Wisconsin

Original Town Center Concept Plan



**VERIDIAN
HOMES**

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October 19, 2011



Grandview Commons
Town Center/Doric Lodge
Concept Plan

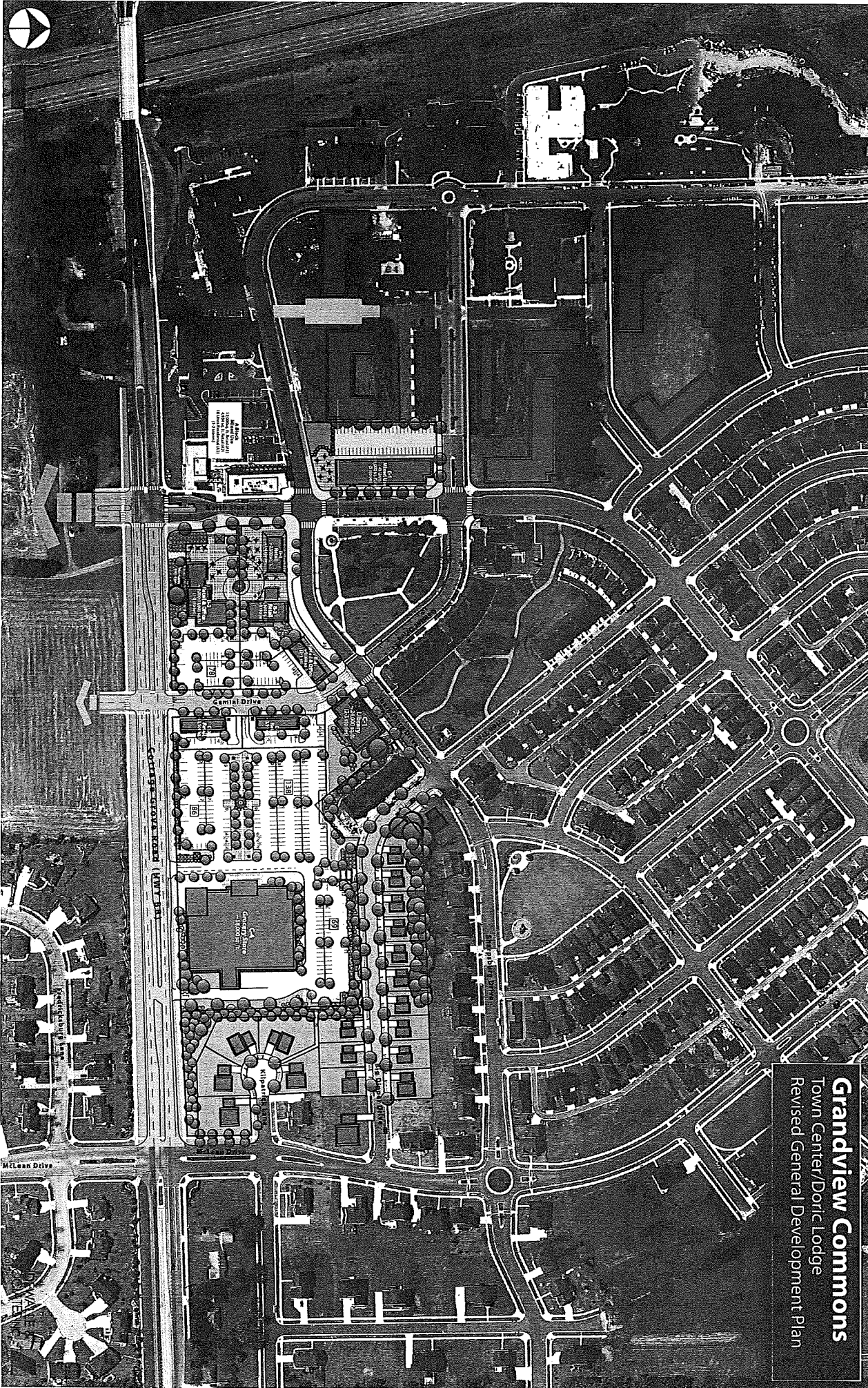
Existing Town Center Concept
PUD: GDP
Neighborhood Center Mixed Use

NCMU 1
25,000 sq. ft. Retail
45 Units

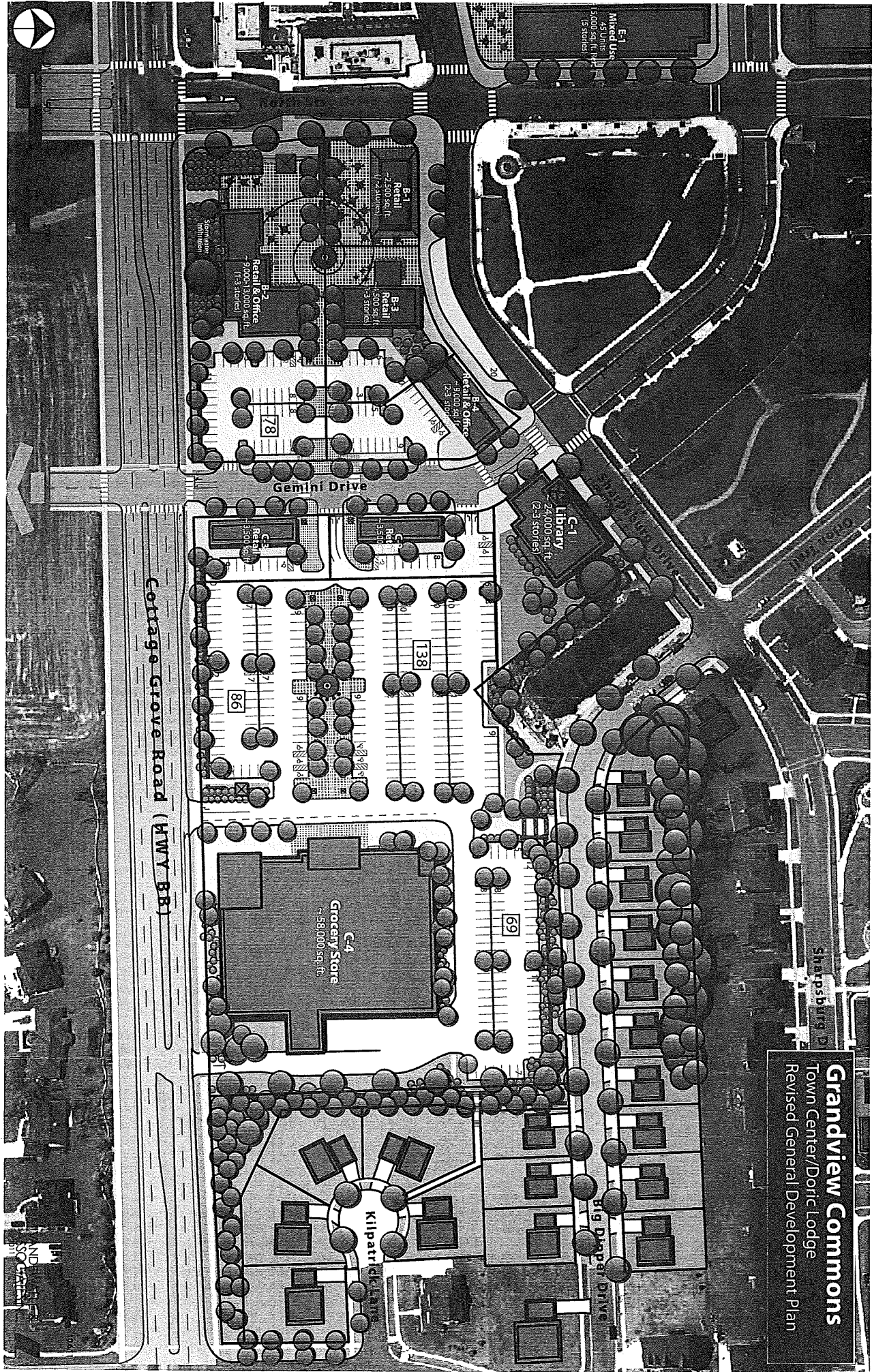
NCMU 3
60,000 sq. ft. Retail
15,000 sq. ft. Library
50 Units

Single Family Residential
Manor Homes (5)
Estate Homes (5)
Agricultural

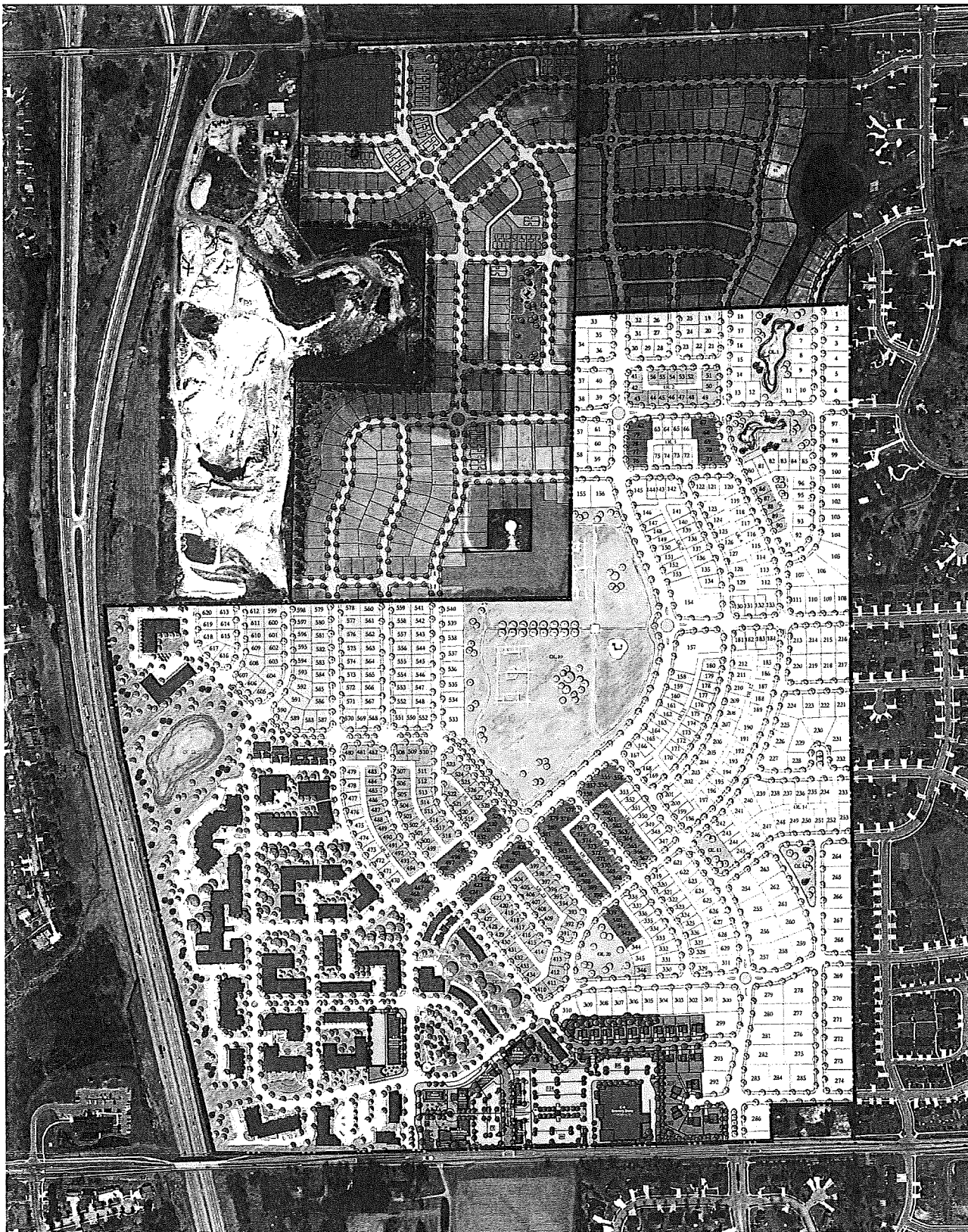




Grandview Commons
Town Center/Doric Lodge
Revised General Development Plan



Grandview Commons
Town Center/Doric Lodge
Revised General Development Plan



Illustrative Plan

- Single Family (Alley Loaded)**
- Garden Homes (45'x80')
 - Cottage Homes (37'x95')
 - Village Homes (45'x95')
 - Village Homes II (59'x90')
 - Courtyard Homes (75'x95')

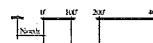
- Single Family (Front Loaded)**
- Ridge View Homes (59'x85')
 - Manor Homes (69'x100')
 - Estate Homes (95'x130')

- Multi-Family**
- Twin Homes
 - Condo/Apartments
 - Neighborhood Center Residential
 - Neighborhood Center Mixed Use
 - Parks & Open Space
 - Stormwater Management

Grandview Commons

Madison, Wisconsin

Amended General Development Plan



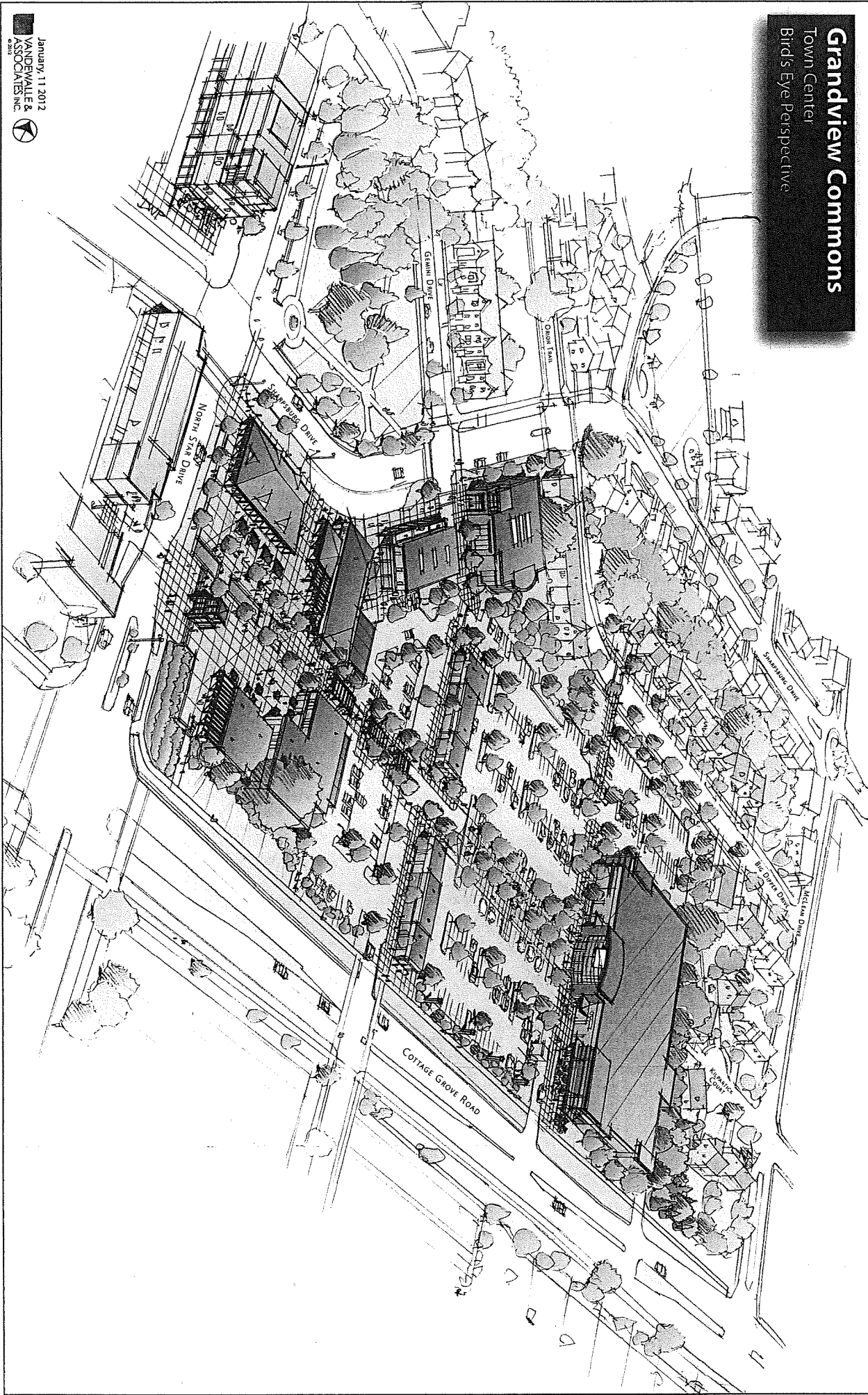
Vandewalle & Associates
C 2012

Printed: 1.12.12

Grandview Commons

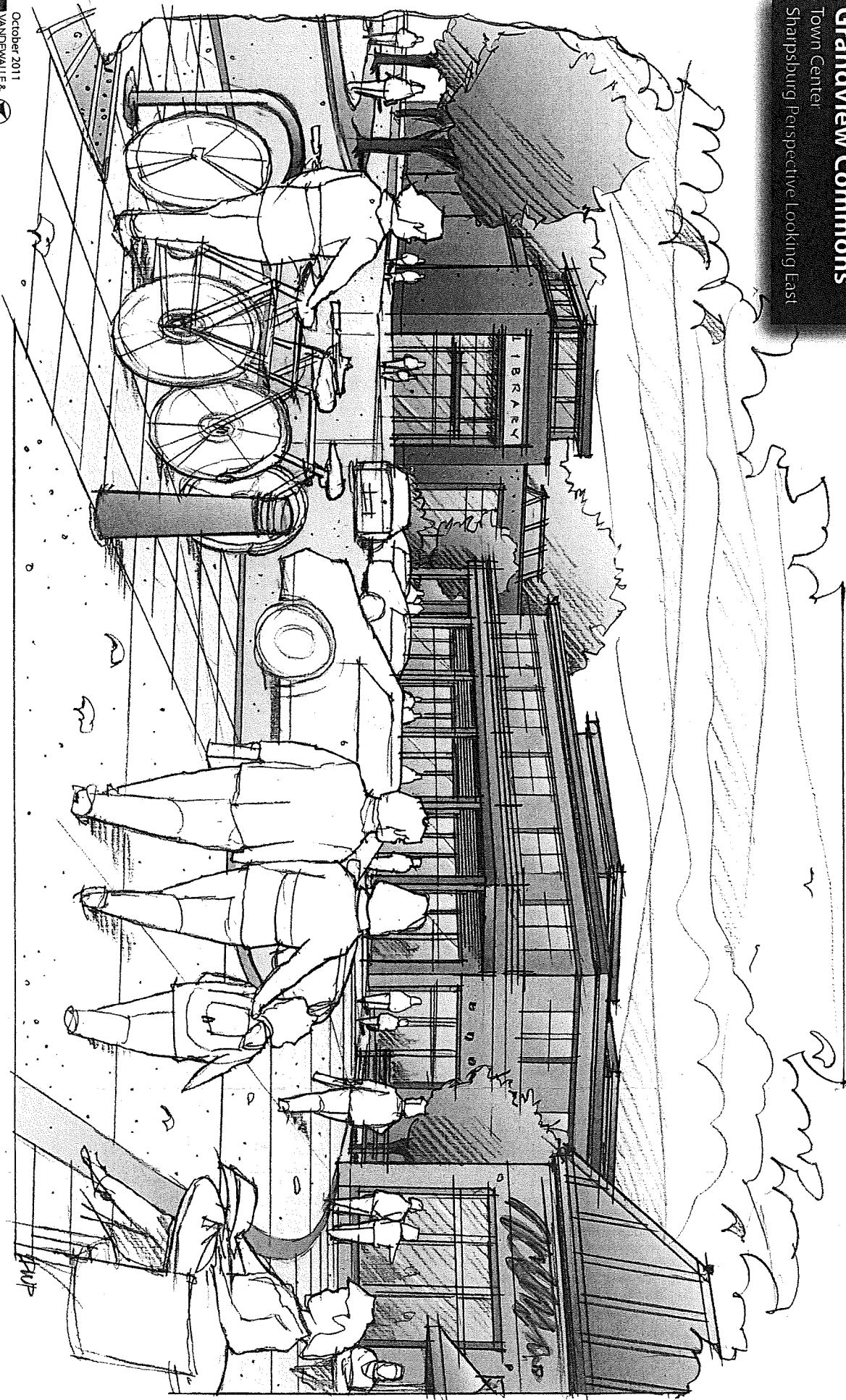
Town Center

Bird's Eye Perspective



Grandview Commons

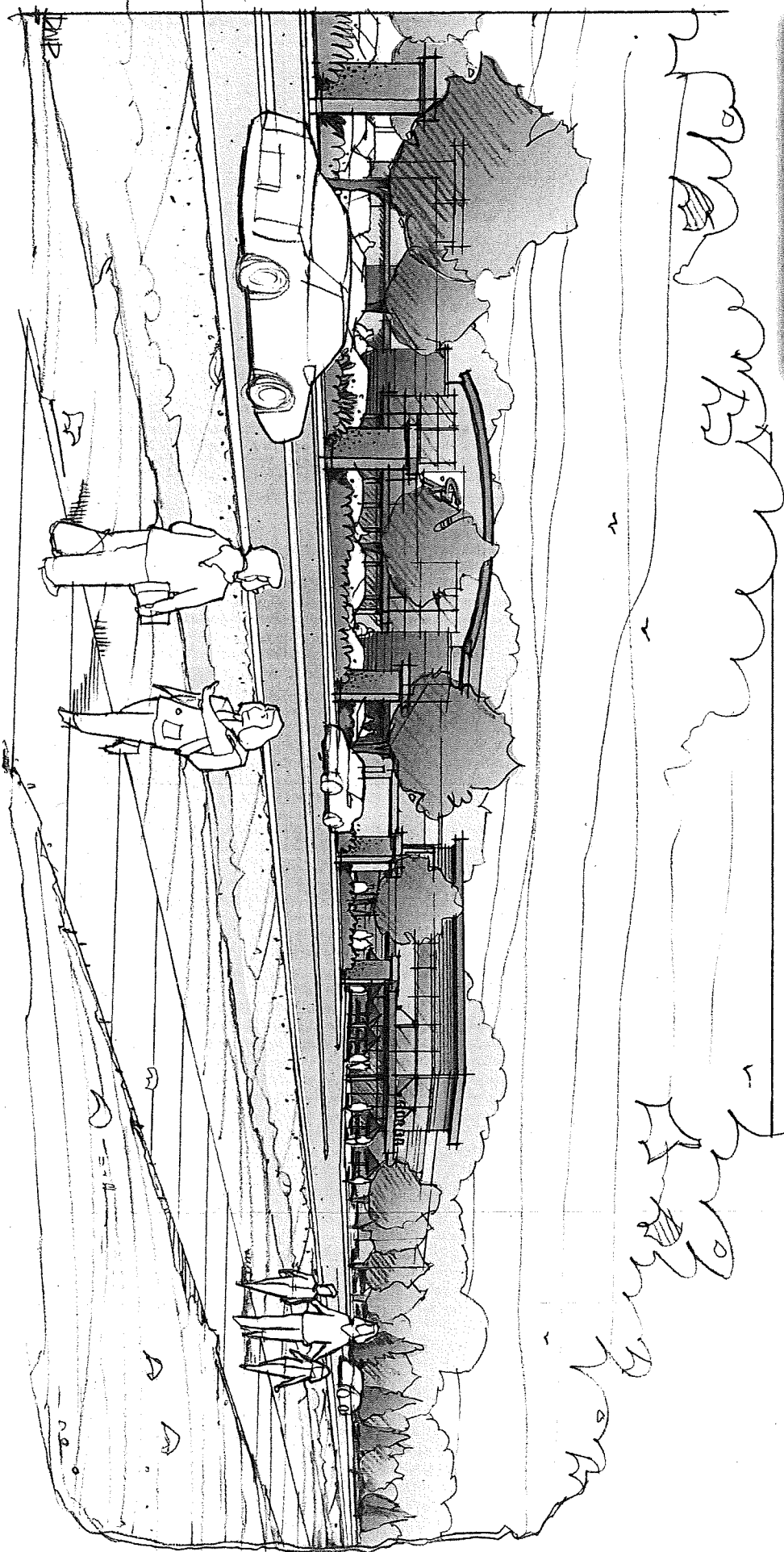
Town Center
Sharpsburg Perspective Looking East



Grandview Commons

Town Center

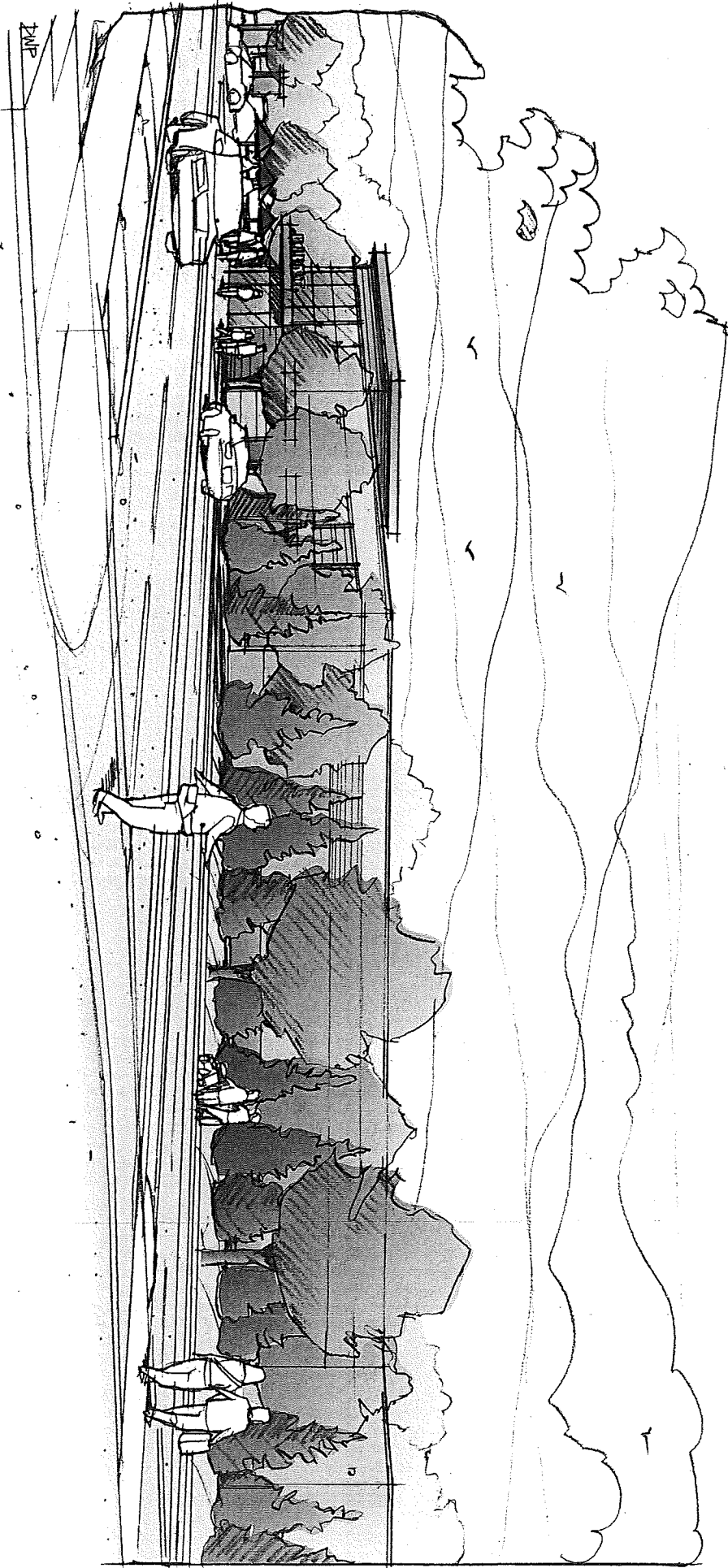
Cottage Grove Road Perspective Looking East



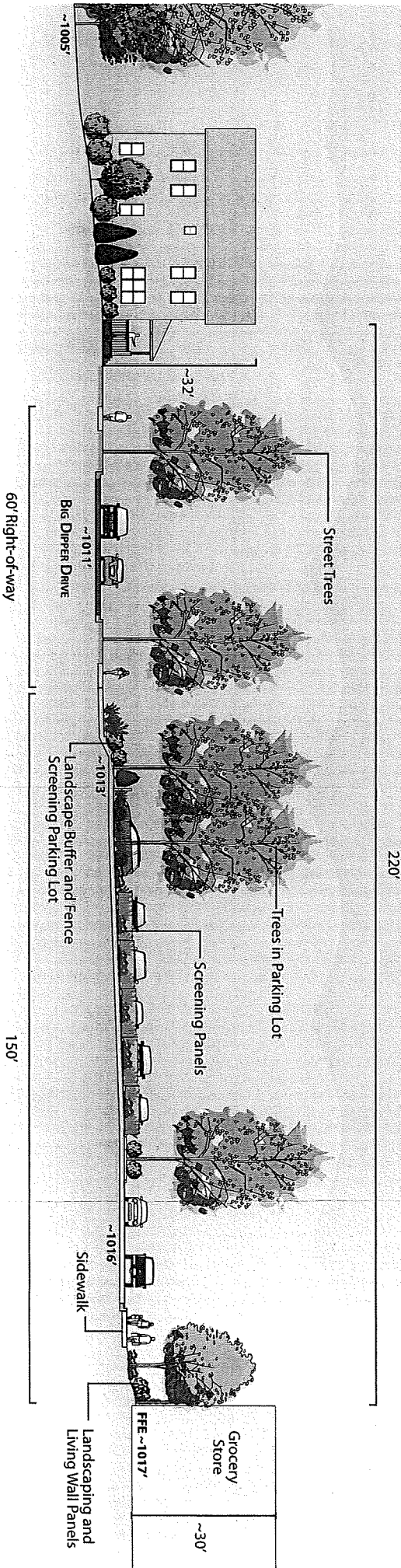
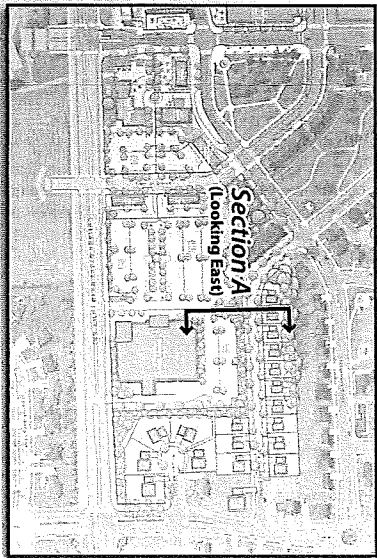
Grandview Commons

Town Center

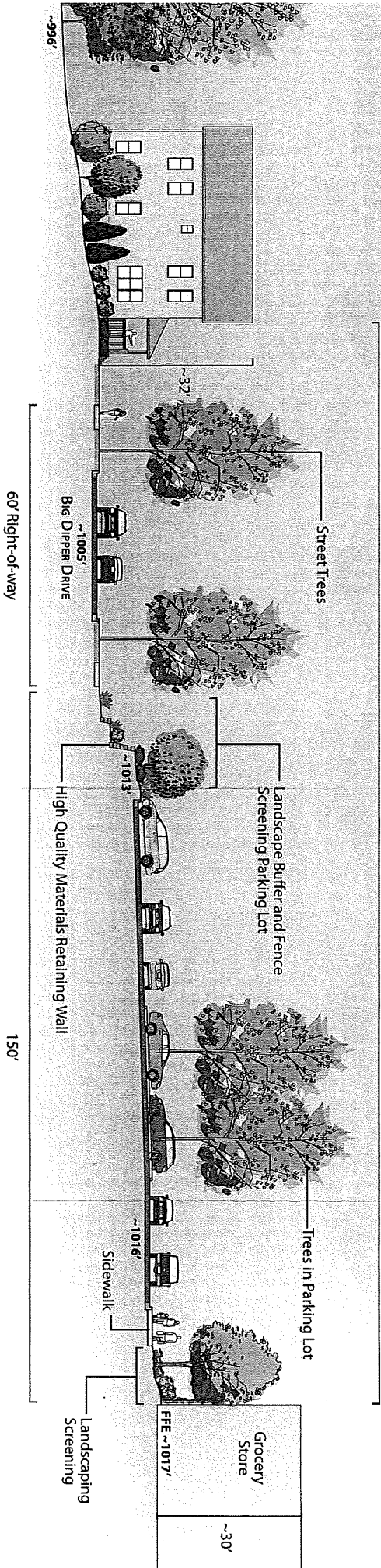
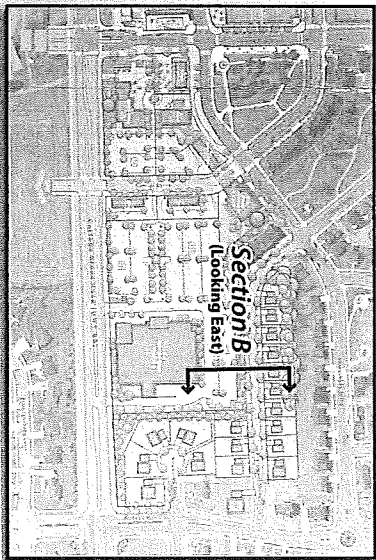
Cottage Grove Road Perspective Looking West



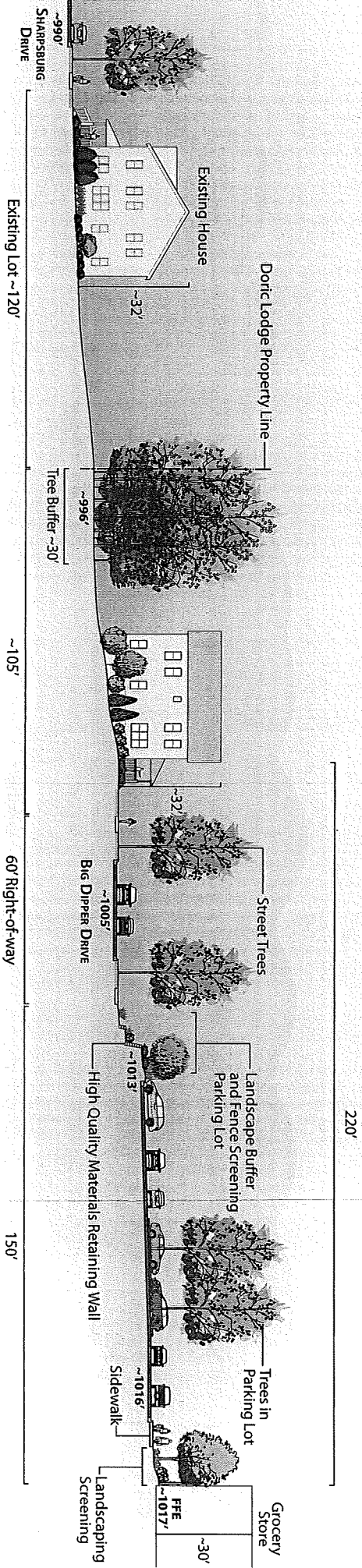
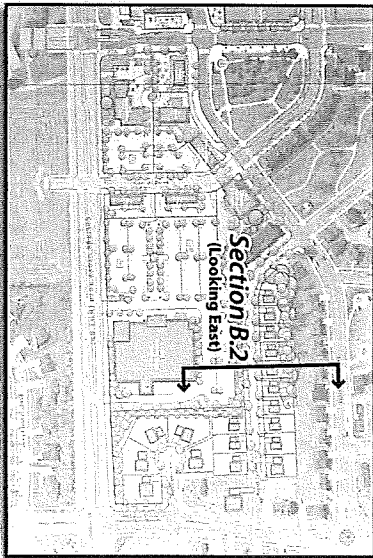
Grandview Commons Town Center Section A Madison, Wisconsin



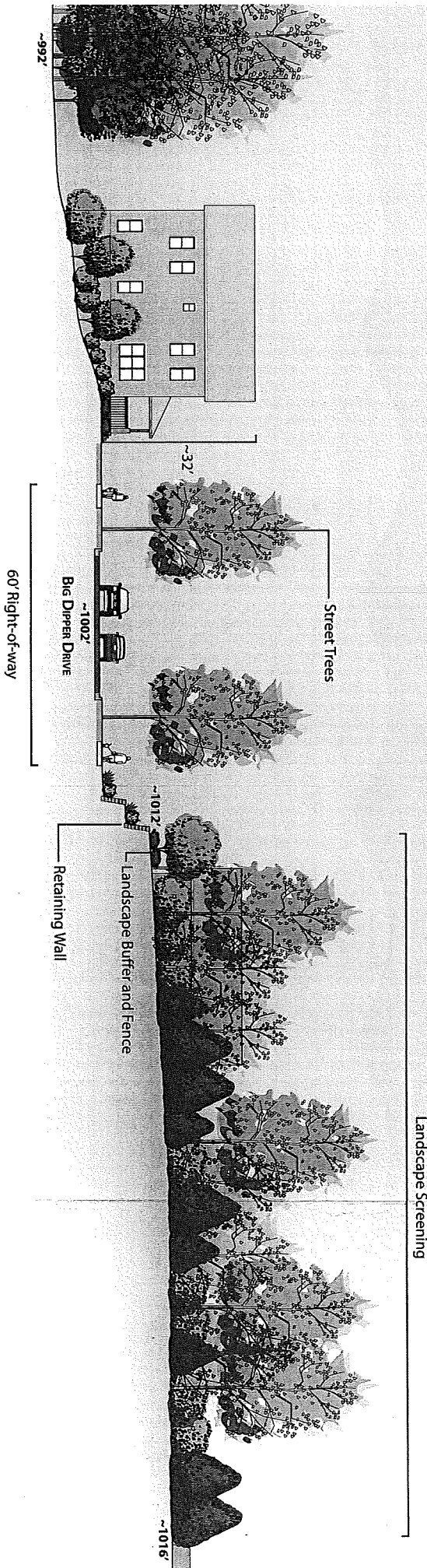
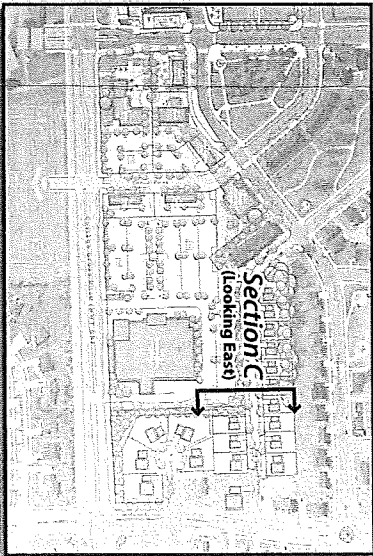
Grandview Commons Town Center Section B Madison, Wisconsin



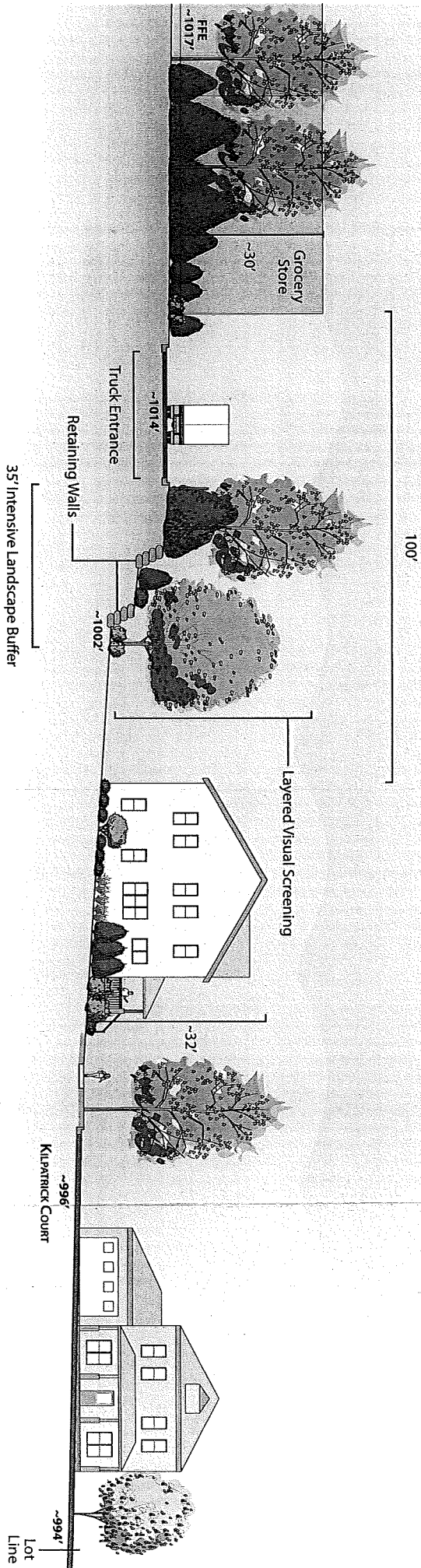
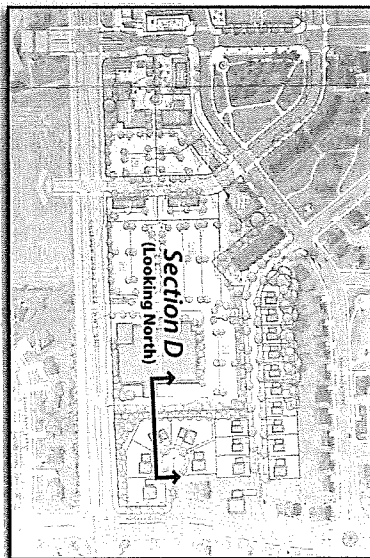
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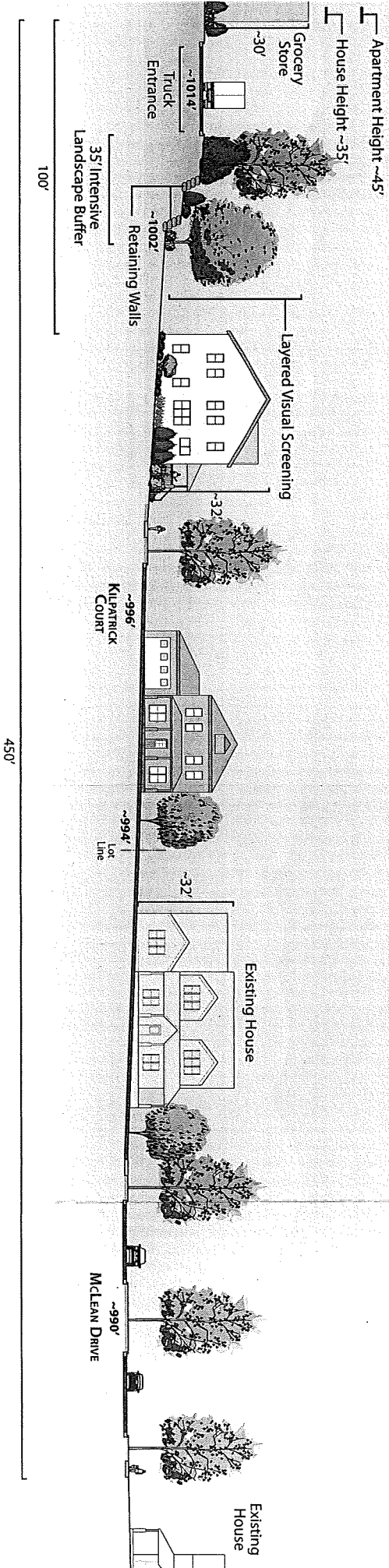
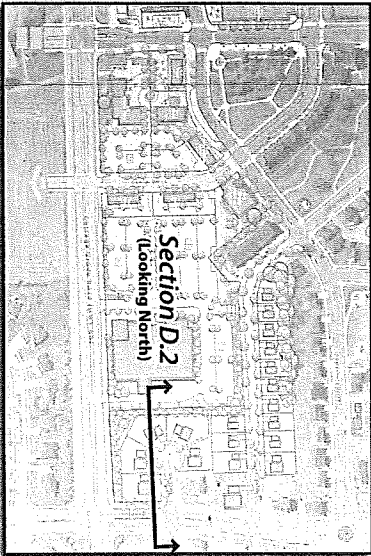
Grandview Commons Town Center Section C Madison, Wisconsin



Grandview Commons Town Center Section D Madison, Wisconsin



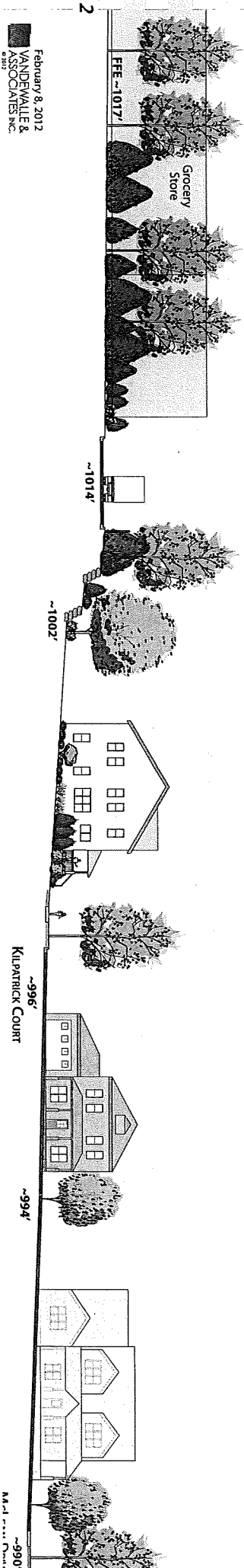
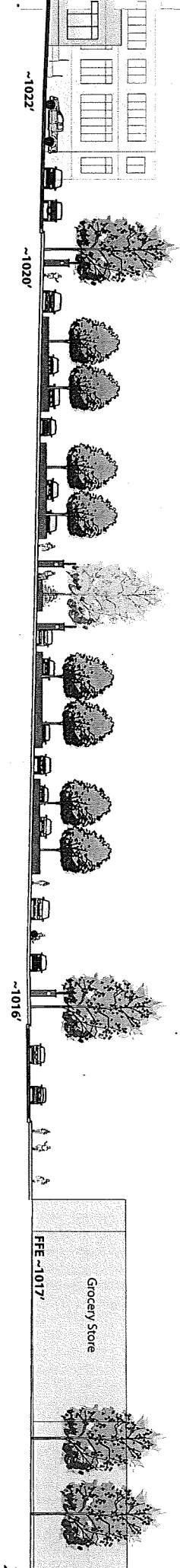
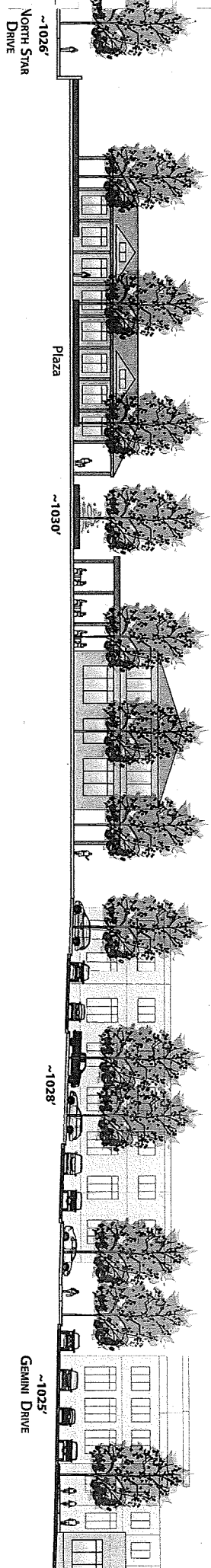
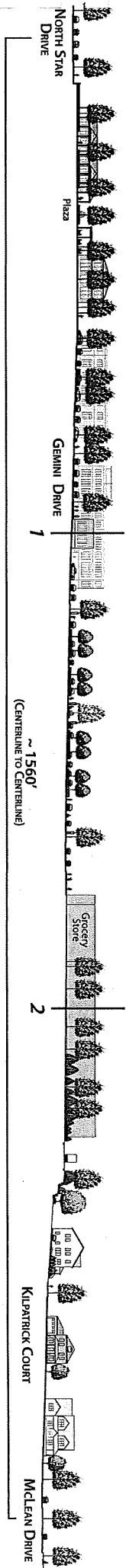
Grandview Commons Town Center Section D.2 (Extended) Madison, Wisconsin



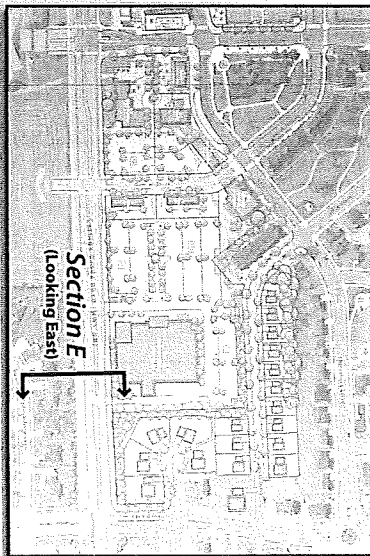
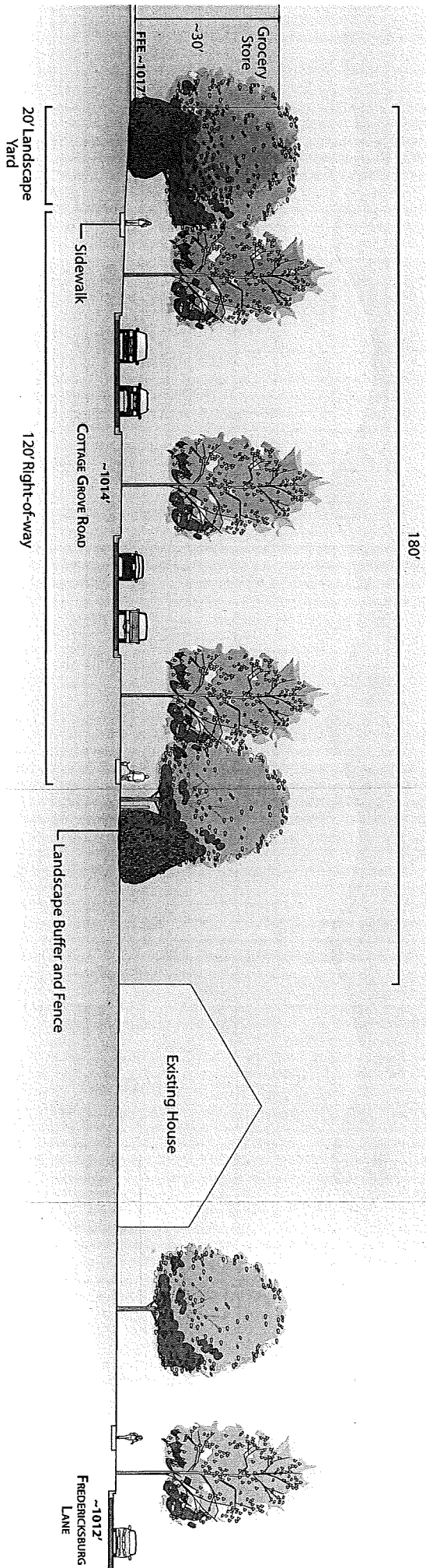
Grandview Commons Town Center

Section D.3 (Full Site)

Madison, Wisconsin

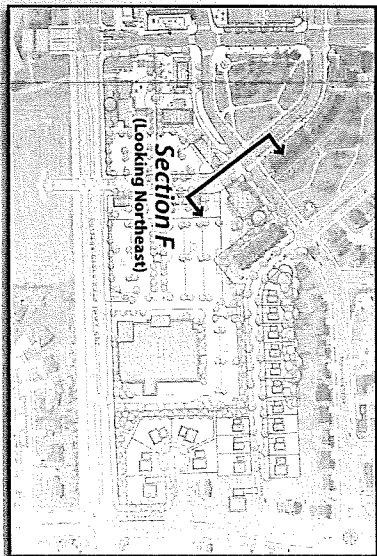
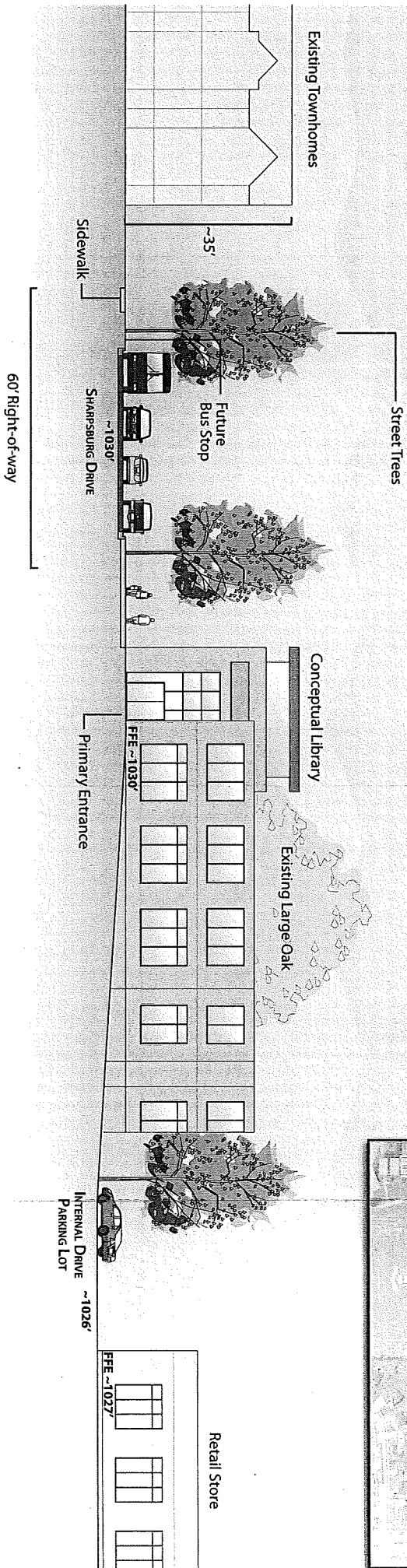


Grandview Commons Town Center Section E Madison, Wisconsin

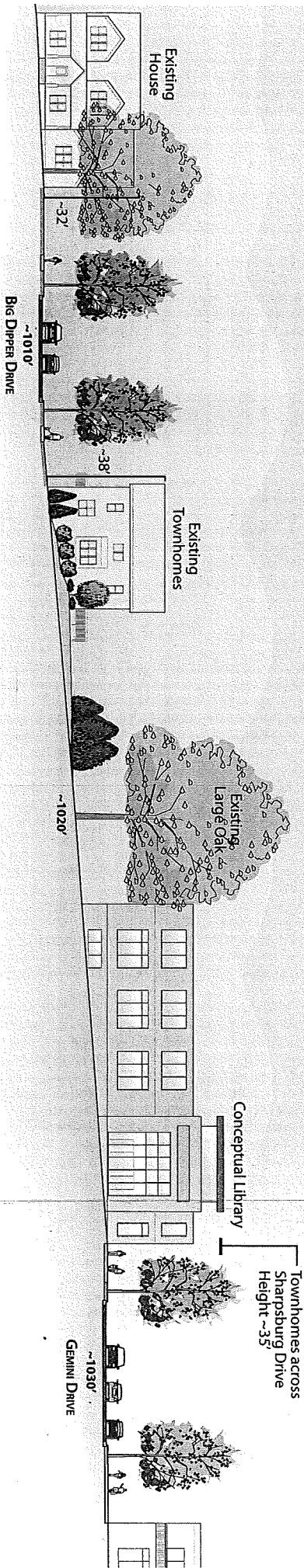
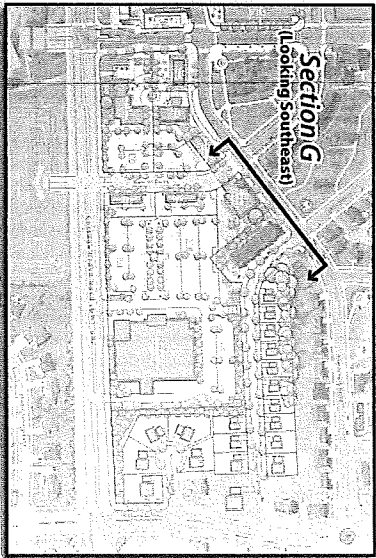


Grandview Commons Town Center Section F

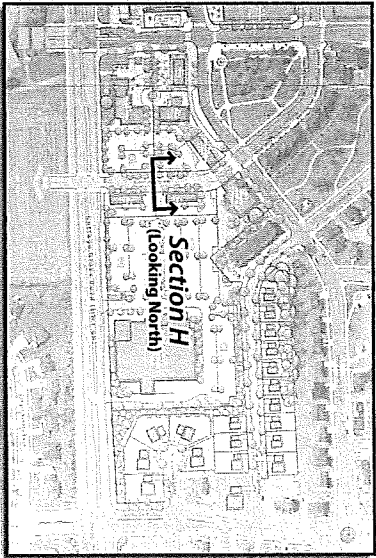
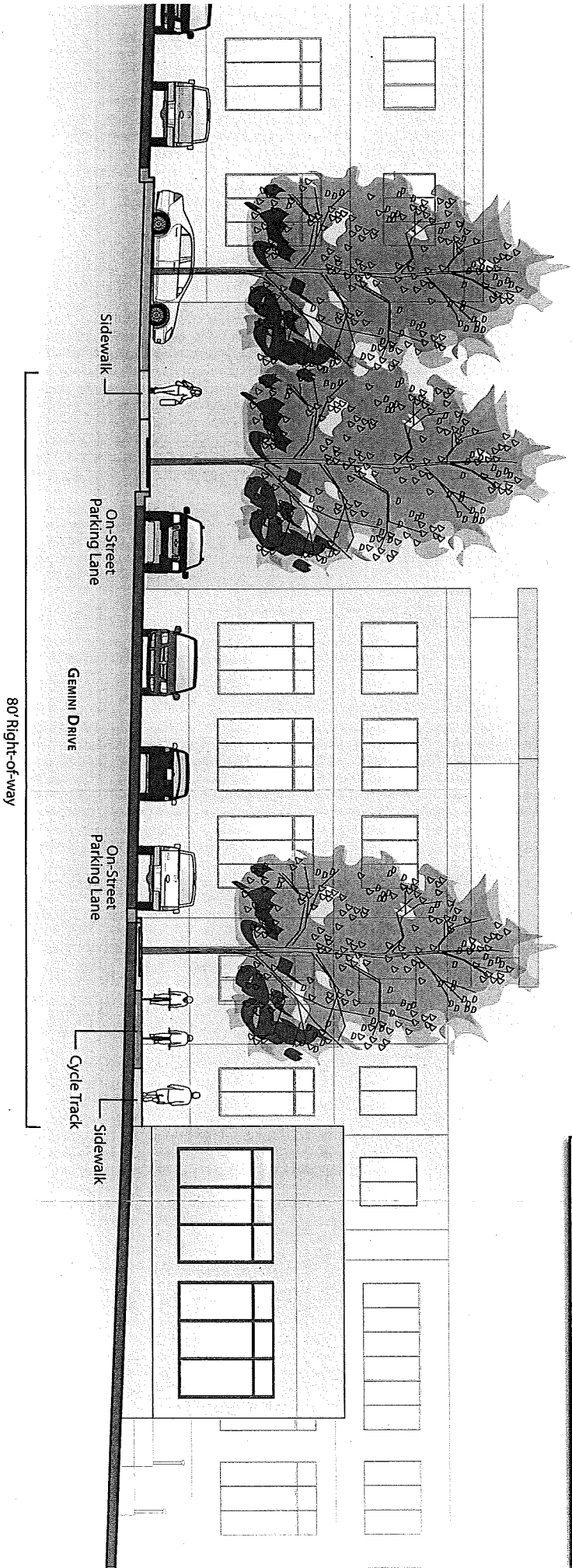
Madison, Wisconsin



Grandview Commons Town Center Section G Madison, Wisconsin



Grandview Commons Town Center Section H Madison, Wisconsin



Transportation Components

The Grandview Commons Town Center Proposal has been refined to reflect additions and enhancements to the transportation system for the site, neighborhood, and region. While the proposed amendments are built upon adhering to the currently approved 150,000 square feet of retail square footage, the addition of five acres to the town center has allowed further incorporation of transportation systems. The following document details the enhancements to pedestrian, bicycle, motor, vehicle, and transit facilities as part of the proposed town center revisions.

Pedestrian Facilities

Creating a diverse and active walking district has been a cornerstone of the Grandview Commons Neighborhood and is reflected in the town center through the creation of numerous walking connections within and through the site, including the following items:

- 1.) Creation of Sharpsburg Drive and Gemini Drive as urban walking streets fronted by mixed use retail opportunities.
- 2.) Creation of a central east west walking spine connecting the new urban square through the site to the grocery store entrances.
- 3.) Creation of neighborhood walking connections for access from Cottage Grove Road, Big Dipper Drive, and Kilpatrick Court.

Detailed recommendations are outlined on the pedestrian facilities map.

Bicycle Facilities

Bicycle accessibility to the site has been enhanced through the creation of additional on-site cycle tracks and a close look at potential bike parking areas throughout the town center. Regional access has also been looked at with potential neighborhood wide route identification and on-street bike lane corridor identification.

Detailed recommendations and potential routes are noted on the Bicycle Facilities map.

Motor Vehicle Accommodations

Vehicular access to the site has been carefully studied through an independent traffic study and has been enhanced based upon recommendations from staff. The resulting recommendations balance the capacity needs with creating a walkable/bikeable district.

Detailed intersection treatments are included in this packet as part of the transportation systems details.

Transit Ready Design

While the site is currently not served by transit, future transit access has been accommodated for the site and the development team strongly supports the extension of transit to serve the larger area.

Transit accommodations and potential routing is noted on the transit facilities map.

Transportation Systems Details

The following details highlight bicycle, pedestrian, and motor vehicle accommodations embedded in the concept plan. While these details are often finalized as part of the Specific Implementation Plans, these specific recommendations are proposed as part of the General Development Plan to incorporate multi-modal access throughout the project.



Gemini Drive/Sharpsburg Drive Intersection

- Four-Way stop sign controlled intersection
- Enhanced pedestrian crossings across Gemini Drive and Sharpsburg Drive.
- Cycle track connection along east side of Gemini Drive from Sharpsburg Drive to Cottage Grove Road
- Gemini Drive 2 outbound lanes, one inbound lane south of Sharpsburg Drive
- Primary library entrance at corner of Sharpsburg Drive and Gemini Drive along the visual corridor linking the site to the Capital Viewshed



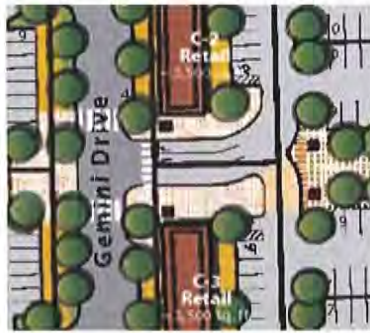
Gemini Drive Cross Section (see Section H)

- 80' ROW
- 44' wide street with on-street parking
- 14' wide terrace on west side (6' sidewalk, 8' tree terrace)
- 20' wide terrace on east side (6' sidewalk, 8' cycle track, 6' tree/sign terrace)
- Urban terrace treatments



Gemini Drive/North C Block Driveway

- Raised driveway type connection/sidewalk level extension across northern C Block driveway
- Enhanced mid-block crosswalk across Gemini Drive
- Cycle Track connection along east side of Gemini Drive (extended) from Sharpsburg Drive to Cottage Grove Road
- 2 outbound lanes, one inbound lane from parking area to Gemini Drive



Gemini Drive/South C Block Driveway

- Raised driveway type connection/sidewalk level extension across southern C Block driveway
- Enhanced mid-block crosswalks across Gemini Drive
- Raised sidewalk connection between central walkway along the southern edge of the driveway
- Cycle Track connection along east side of Gemini Drive (extended) from Sharpsburg Drive to Cottage Grove Road
- 2 outbound lanes, one inbound lane from parking area
- Drive isle realigned to direct in-bound traffic to northern parking area



Gemini Drive/Cottage Grove Road Intersection

- Gemini Drive 2 outbound lanes, one in-bound lane north of Cottage Grove Road
- Full intersection/traffic movements
- Widened sidewalk/multi-use path along north side of Cottage Grove Road
- On-Street bike lanes
- Future potential extension south of Cottage Grove Road

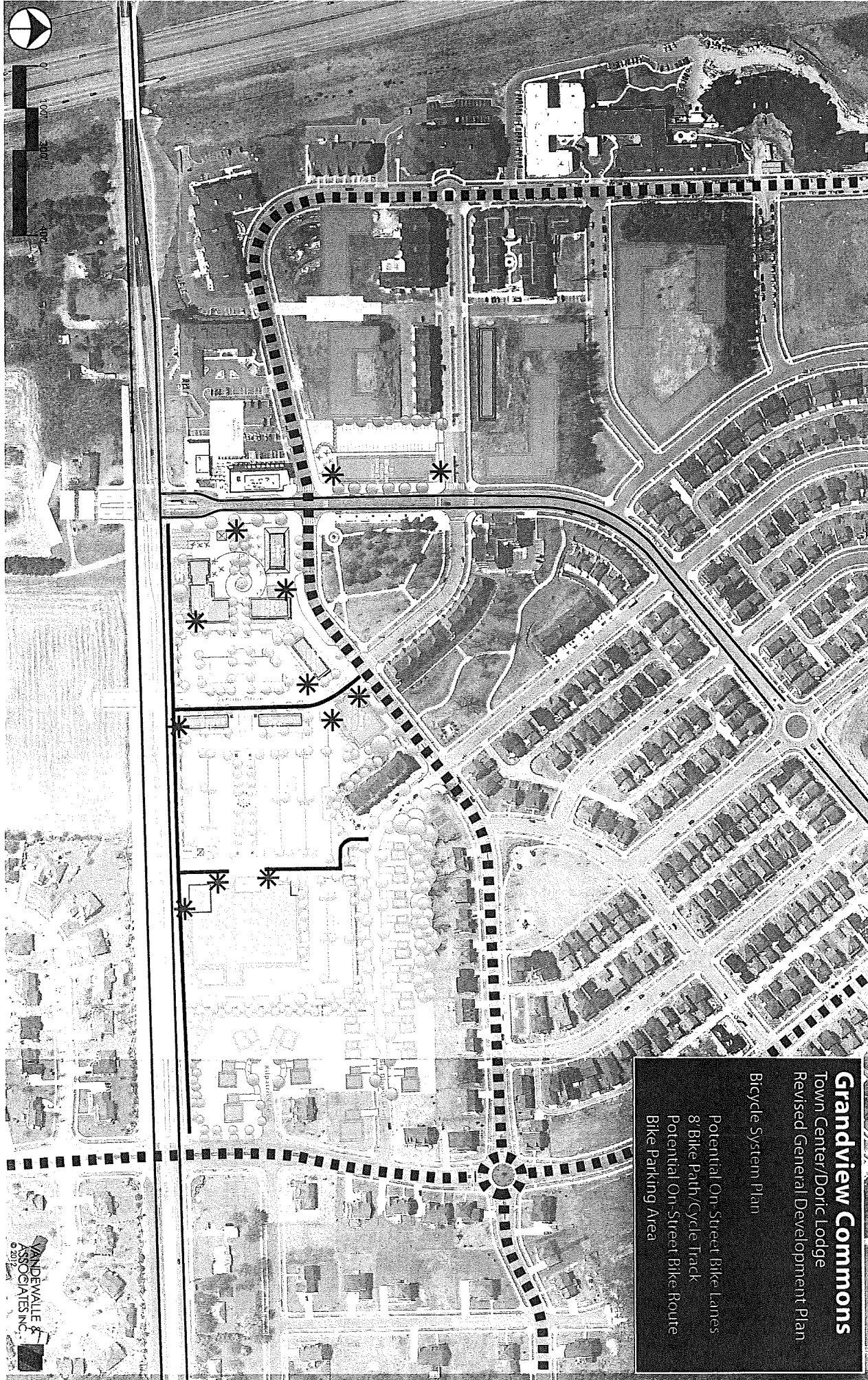


Grocery Store Cottage Grove Road Entrance

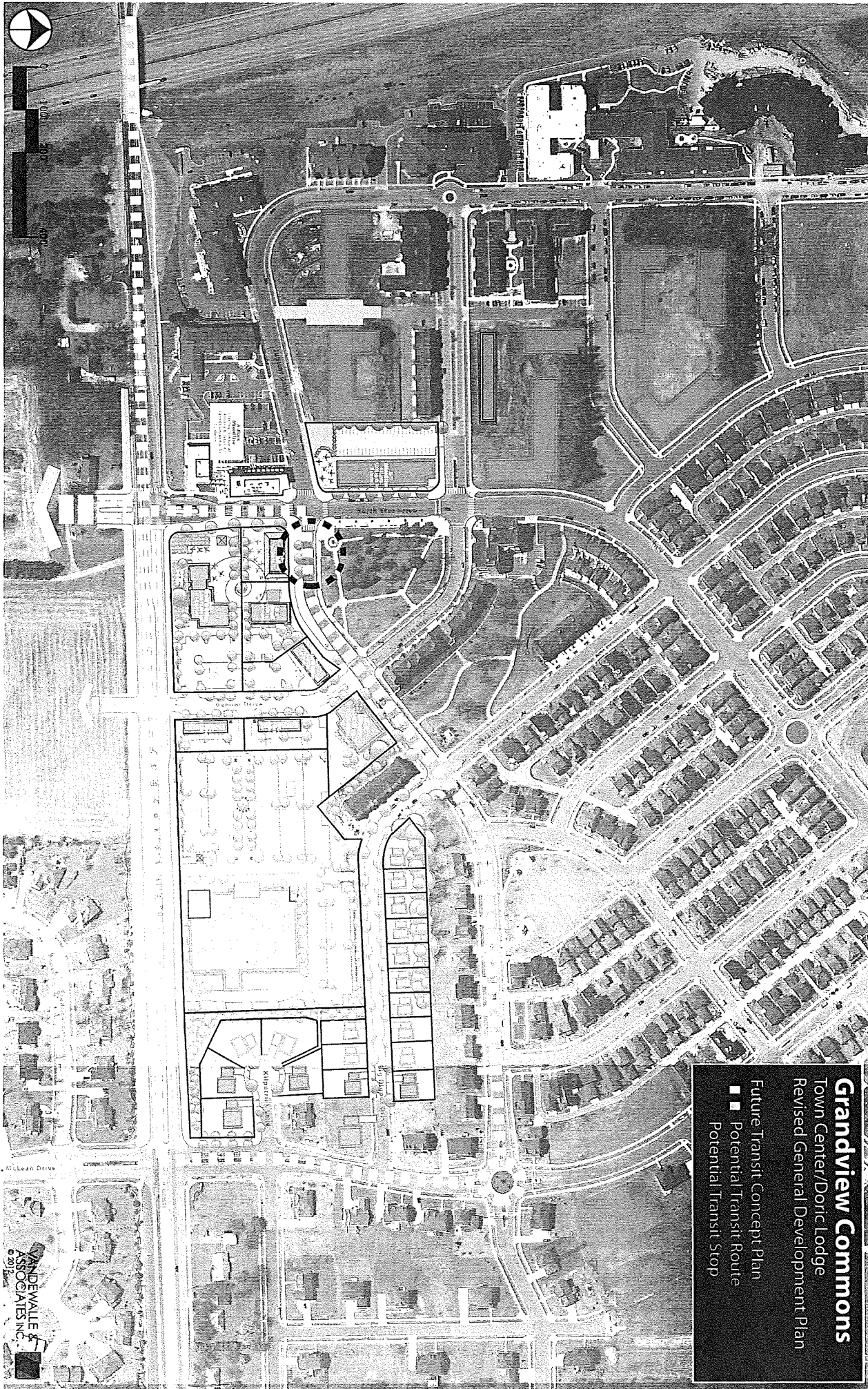
- Cycle track connection to bike parking areas adjacent to store entrances
- North/south sidewalk connection from Big Dipper Drive to Cottage Grove Road
- Enhanced pedestrian crossing zones from front of store to central walkway and parking lot areas
- Drop-off zone north of pedestrian crossing zone
- 2 inbound lanes, one outbound lane from Cottage Grove Road
- No Parking in front of store from northern edge of pedestrian crossing zone to northern ROW of Cottage Grove Road
- Potential future turn lane into site
- Bike/accessible ramp connection from Big Dipper to north/south sidewalk
- Widened sidewalk/multi-use path along north side of Cottage Grove Road



Grandview Commons
Town Center/Doric Lodge
Revised General Development Plan
Pedestrian System Plan
On Site Pedestrian Connections



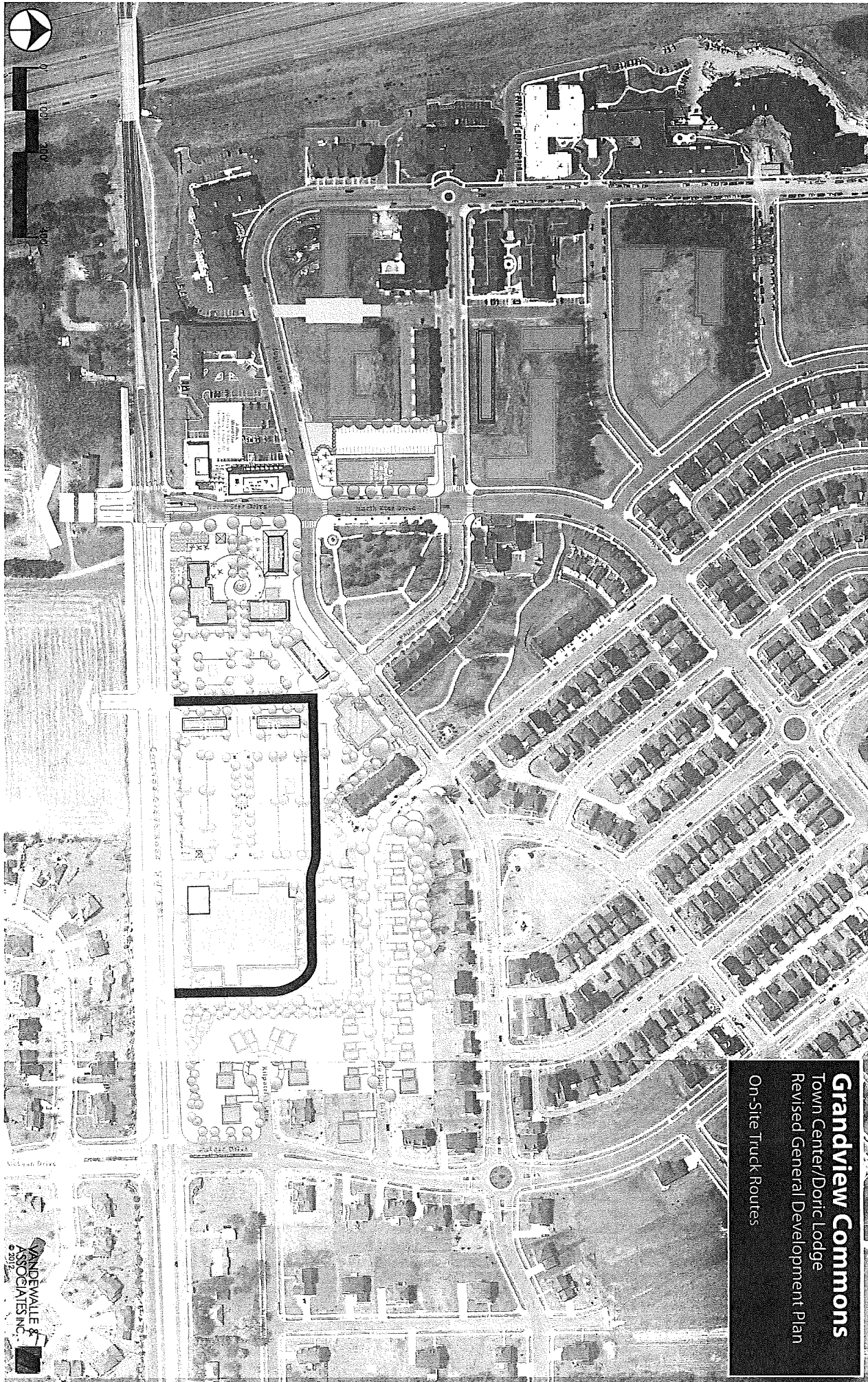
Grandview Commons
Town Center/Doric Lodge
Revised General Development Plan
Bicycle System Plan
Potential On-Street Bike Lanes
8' Bike Path/Cycle Track
Potential On-Street Bike Route
Bike Parking Area



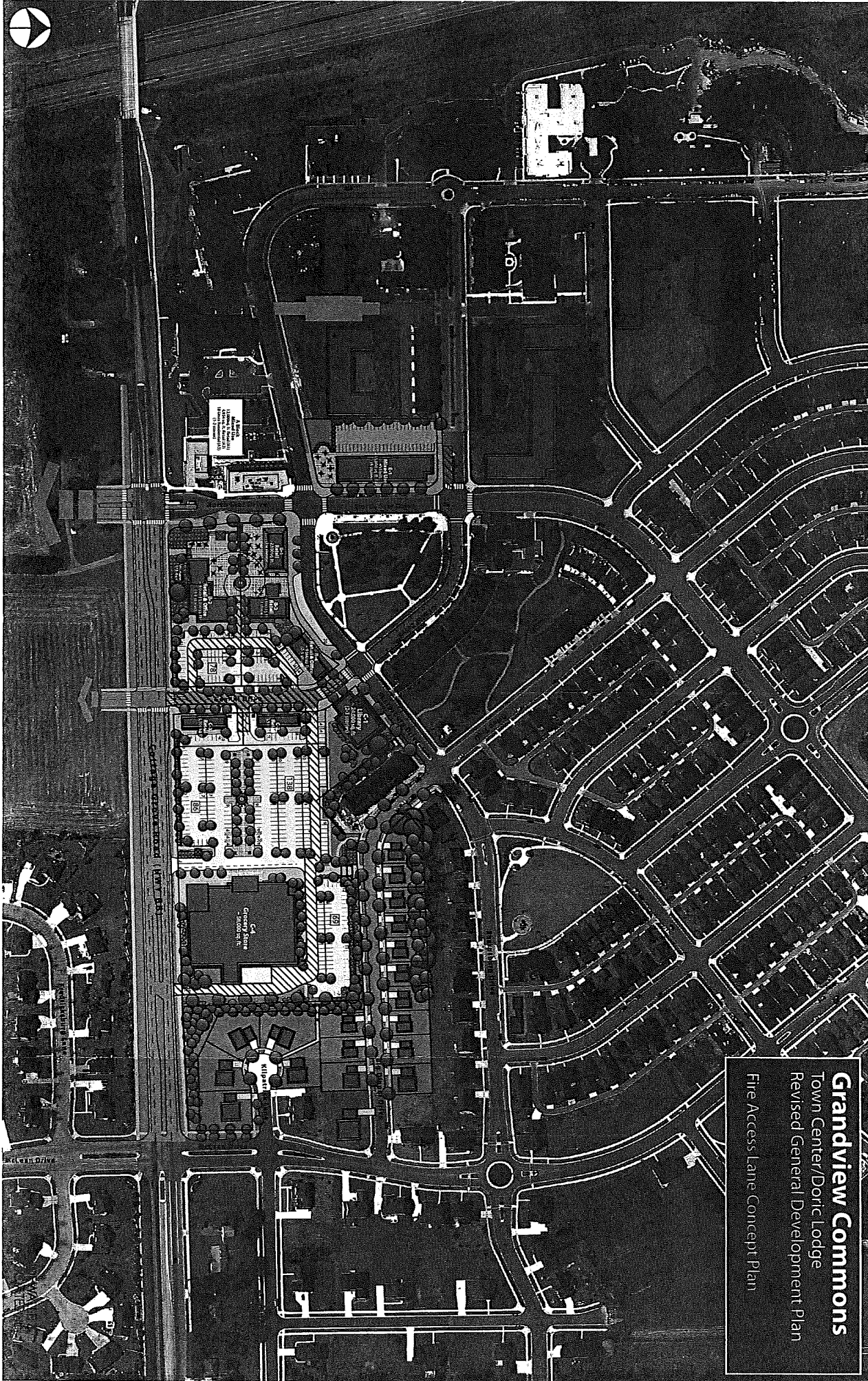
Grandview Commons
Town Center/Doric Lodge
Revised General Development Plan
■ ■ ■ Future Transit Concept Plan
■ ■ ■ Potential Transit Route
■ ■ ■ Potential Transit Stop

McLean Drive

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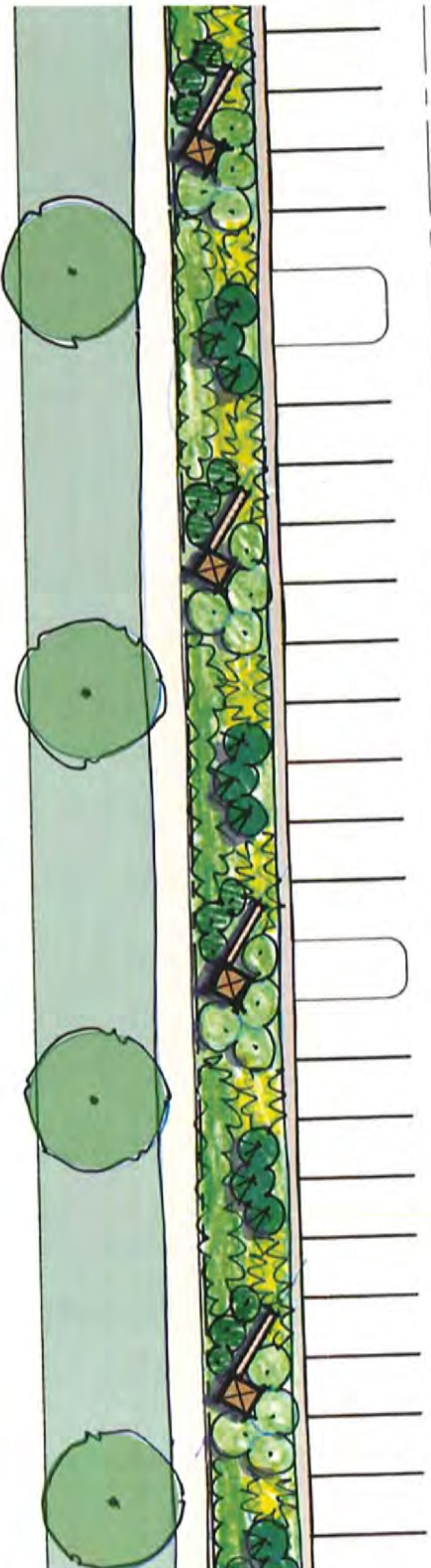
Grandview Commons
 Town Center/Doric Lodge
 Revised General Development Plan
 On-Site Truck Routes



Grandview Commons
Town Center/Doric Lodge
Revised General Development Plan
Fire Access Lane Concept Plan

Grandview Commons
Town Center
Cottage Grove Road Landscape Buffer





Plan View

Cottage Grove Road

Landscape Treatment

- Layered Plantings (trees, evergreens, shrubs)
- Vertical Architectural Elements
- Street Trees



Elevation View