City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	**PRESENTED:** September 2, 2020
TITLE: 9703 Paragon Street – Residential Building Complex. 9th Ald. Dist. (61859)	**REFERRED:**
	REREFERRED:
	REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	**ADOPTED:** **POF:**
DATED: September 2, 2020	**ID NUMBER:**

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Tom DeChant, Jessica Klehr, Syed Abbas, Christian Harper and Russell Knudson.

SUMMARY:

At its meeting of September 2, 2020, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Residential Building Complex located at 9703 Paragon Street. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions were Ryan McMurtrie, representing United Financial Group, Inc.; and Bob Feller. Burow presented this continued development for Paragon Place at Bear Claw Way. This is a transition point, a high quality development with high level of masonry and varying textures for their own character, taking this palette and transitioning to the next phase of development on a smaller scale. There are five structures total, two-story buildings with lofts containing 35-units with an indoor amenity area on the north, and a 36-unit building with access to outdoor amenity space on the south. The townhouse buildings will have their own parking. There is strong pedestrian connection throughout the entire development. The gable elements are 100% masonry, darker brick, and the inside areas are composite element.

The Commission discussed the following:

- The smaller units, could those driveways be shorter? You could see the drive aisles getting closer to the buildings on the north and south and creating more greenspace between the buildings.
  - There is a garage at each unit. These will be occupied by families, so we'd have an opportunity for a second vehicle outside.
- You could maybe do away with some of the asphalt.
- Building 7, is it possible to orient that so it's facing the street? It seems odd that the front doors face an infiltration pond when you have a street view, then your backyard doesn't face another parking lot or side of a building.
  - There is a fair amount of topography with grade change, we're trying to utilize the terrain such that Building 7 would have the opportunity to have a potential basement type space exposed toward that infiltration pond area.
- It still seems odd. Is it possible to reconfigure the infiltration pond?

- o We could work with them to maximize the amount of greenspace available to us.
- Are you at your setback on Paragon?
  - o We don't have the opportunity to move that forward. Paragon Street is the front yard for this side of the development, Lakoda Way is the side and the pond is the rear yard. I think we are up to the setback line on the north.
- It feels like for that west side of the development there's a lot of pavement given the amount of units. Infiltration and wet pond area, using those as amenities, have a more organic shape as opposed to an engineered rectangle. The parking lot islands between Buildings 5 and 6, I like the connector but the sidewalk cutting through the parking lot doesn't seem to be going anywhere. Not the best connection to the townhomes to the west. Potentially intercepting some of that stormwater upstream and not just designating the corner low point of all the water, maybe a swale in that parking lot island to slow the water down.
- A swimming pool and lawn area between the two buildings, it'll be important to see how that will be viewed, we don't want just a chain link fence, maybe a masonry wall to tie the two together. A 3D landscape feature and give it some sense of space.
  - o We'd be fully in agreement with that sentiment.
- It could also be a nice entry feature, make it a prominent point of entry from Shaska for the pedestrians.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.