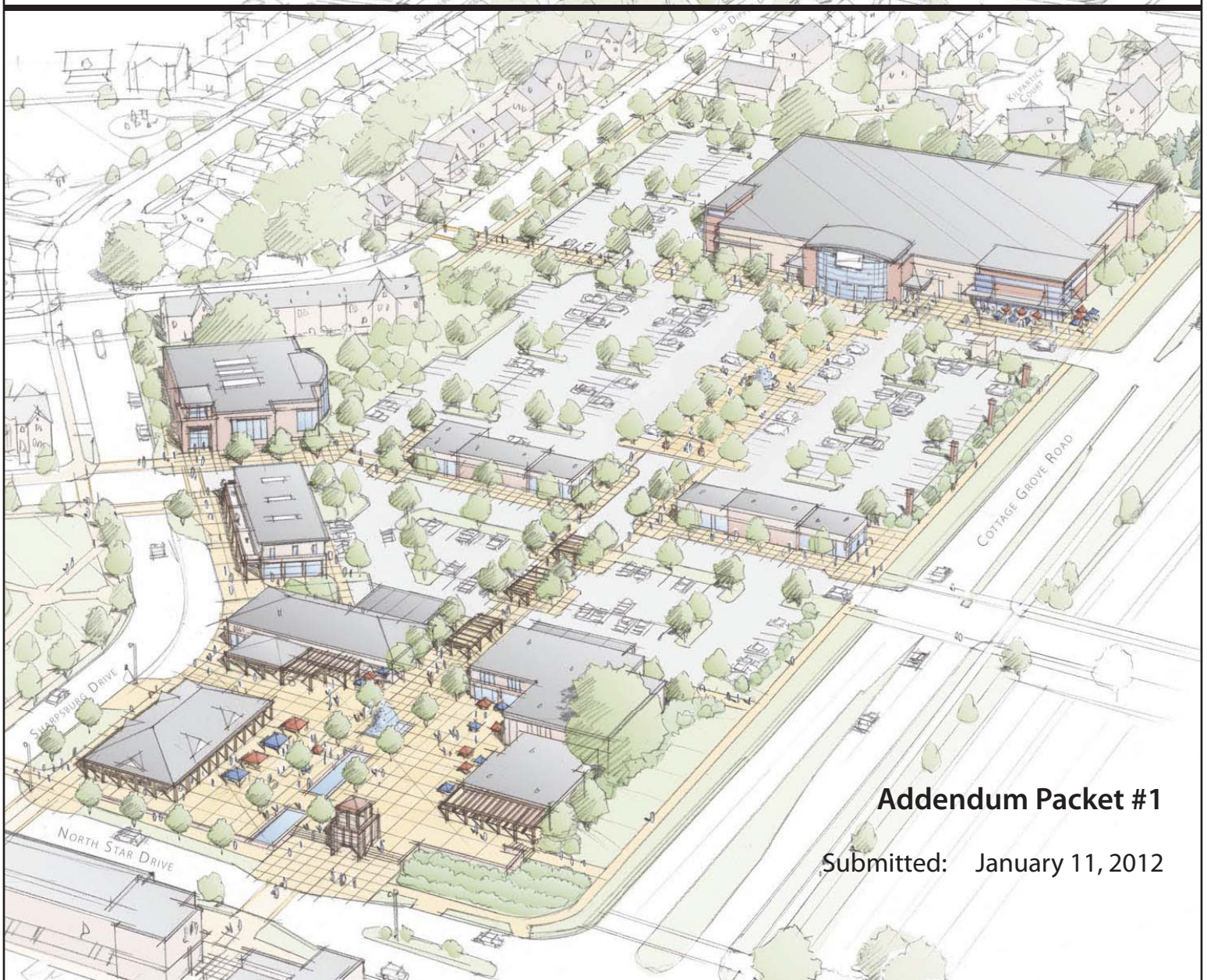




Grandview Commons Town Center Amendment Request



Addendum Packet #1

Submitted: January 11, 2012



VANDEWALLE & ASSOCIATES INC.

January 11, 2012

Brad Murphy
215 Martin Luther King Jr. Blvd.
Suite 100
Madison, WI 53710

**Re: Grandview Commons Town Center
PUD:GDP/Sprecher Neighborhood/Comprehensive Plan
Addendum Packet #1**

Dear Mr. Murphy:

The Grandview Commons Town Center amendment application has been working through the review process with City Staff, Neighbors, Associations, and City Commissions. This has included numerous meetings with neighbors and presentations to the Pedestrian Bicycle & Vehicle, Long Range Transportation, and Urban Design Commission; as well as, the Library Board. Throughout this process we have gathered input as to how to refine and enhance the project. The design team has been diligently analyzing the feedback and has developed Addendum Packet #1 to update the submittal with the resulting improvements.

The following improvements are detailed in the amendment set:

- 1.) *Central Walkway Enhancement*
The C block shared parking area has been revised to create a stronger pedestrian connection from Gemini Drive to the front of the Grocery Store. This pedestrian plaza will offer a unique connection from the urban plaza to the front of the store and will further divide the parking field into distinct segments. Initial concepts for this space include raised planter beds, vertical gateway elements, an arcade of trees, and a central landscape element echoing the feature in the urban plaza.
- 2.) *Grocery Store Entrance*
The Cottage Grove Road entrance for the grocery store has been revised, in consultation with Traffic Engineering, to create an additional in-bound lane/drop off lane. This lane, coupled with a dedicated right turn lane, and the removal of out-bound left turns helps reduce conflicts and improve the overall function of the front of the store.
- 3.) *Gemini Drive Street/Entrance*
The Gemini Drive entrance has been reconfigured to allow for a street intersection with full turning movements and the ability to extend it south of Cottage Grove Road when the property south of the road is developed.

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Shaping places, shaping change

- 4.) *Gemini Drive Street*
Gemini Drive, per Traffic Engineering's request, is identified for dedication as a public street through the site.
- 5.) *Northern Sidewalk*
Additional pedestrian routing through the site has been created through the placement of an east-west sidewalk connection along the entire northern edge of the parking field offering a secondary connection from the library site to the grocery store.
- 6.) *Big Dipper Drive Access Ramp*
Bicycle connections and handicapped accessibility from the site to Big Dipper Drive have been enhanced with the placement of a ramp connection north of the grocery store.
- 7.) *Kilpatrick Court Pedestrian Connection*
Pedestrian connectivity has been enhanced through the creation of a walkway connection from the north side of the grocery store to the end of Kilpatrick Court. This connection will have to include steps due to the grade, but will offer an additional route to the east of the store.
- 8.) *Traffic Impact Study*
KL Engineering has completed a traffic impact analysis for the proposed project, in cooperation with input from Traffic Engineering, and has submitted the report for review. This study has shown that the existing roadway system and proposed improvements will accommodate the proposed traffic.

We look forward to continue the discussion on this complex project and working towards a vibrant neighborhood center.

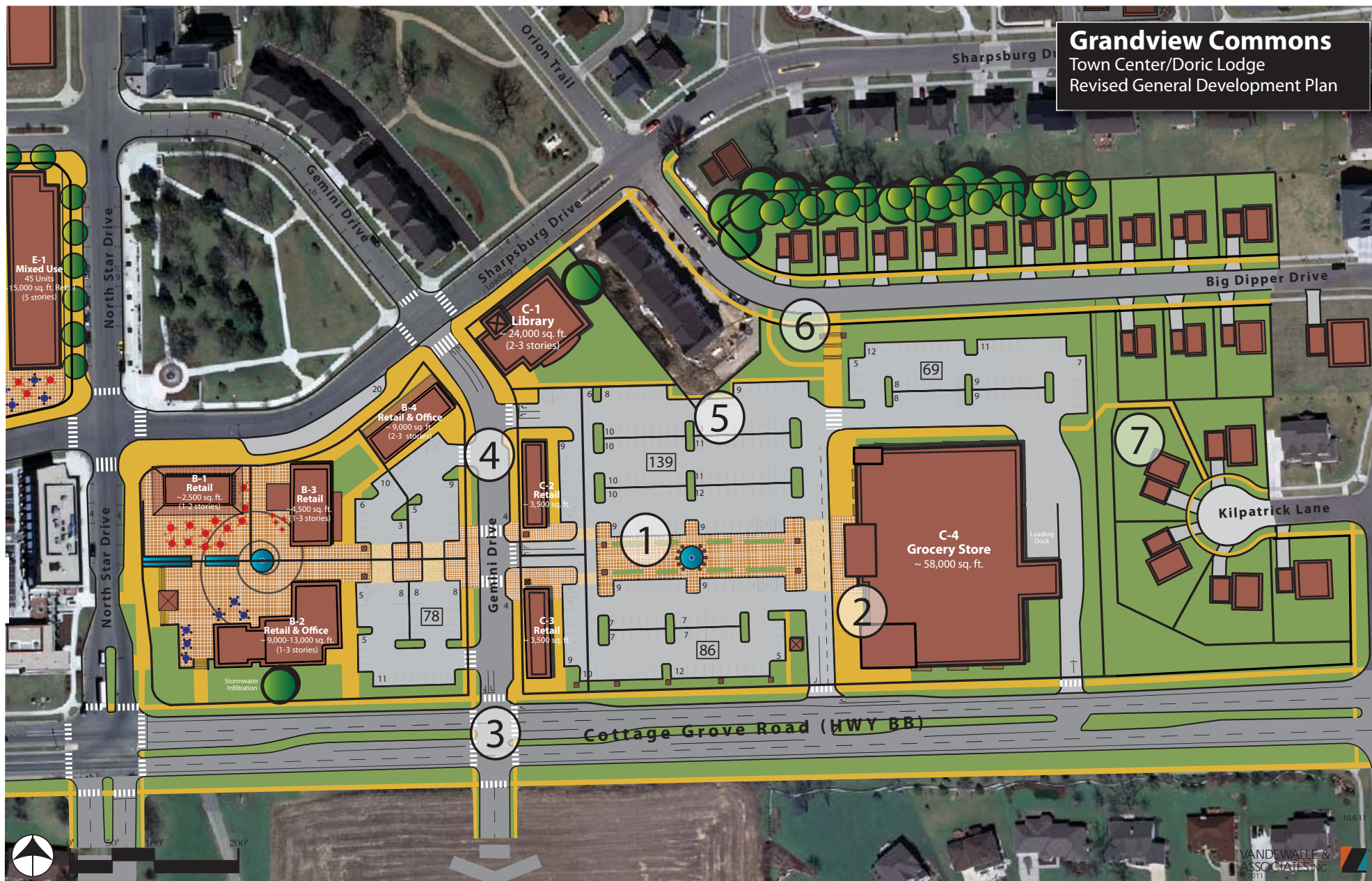
Sincerely,



Brian Munson
Principal

Grandview Commons

Town Center/Doric Lodge
Revised General Development Plan



Grandview Commons

Town Center/Doric Lodge
Revised General Development Plan



Grandview Commons

Town Center
Bird's Eye Perspective



January, 11 2012

Town Center Illustrative Walkway Concept



~52'

Note: Trees in cross section are shown at 50% maturity