

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 5, 2012

TITLE: 5302 Tancho Drive & 5101 American Parkway – PUD(GDP-SIP) for up to 273 Multi-Family Residential Units in 7 Buildings and a Clubhouse. 17th Ald. Dist. (27549)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 5, 2012

ID NUMBER:

Members present were: Richard Wagner, Chair; Henry Lufler, Cliff Goodhart, Marsha Rummel, Richard Slayton, John Harrington, Dawn O’Kroley, Melissa Huggins and Tom DeChant.

SUMMARY:

At its meeting of December 5, 2012, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 5302 Tancho Drive and 5101 American Parkway. Appearing on behalf of the project were Joseph Lee, representing JLA Architects and Blair Williams, representing Fiduciary Real Estate. Williams discussed changes to the plans that include a harder urban edge into this property by moving the clubhouse over to what is the hard corner at American Parkway. This removed the need to have the superfluous ring road on the interior and allowed them to set a town square environment in the central green. Lee then talked about the seven buildings in two styles centered around a common green with hardscape and landscape surfaces. Signage and a pergola are proposed to hold the corner with stormwater management at the southwestern corner. Architecturally there are three-story buildings with underground parking. Building materials include masonry in reddish brown, different colors and patterns of fiber cement. Their phasing plan contemplates the inclusion of the clubhouse in the first phase. The ownership is common to the Barrington so during construction the amenities at the Barrington are theoretically available to the early residents here.

Comments and questions from the Commission were as follows:

- Your buildings are very distinct. Did you look at an opportunity to really make this a geometric shape, where rather than respect the street you respect the square and move this in a little bit? That could really make this something special.
 - There is a substantial communications line that runs through here, so this is kind of untouchable. The shape of the site, we don’t get the benefit of all of that depth and we’re dealing with a site that has that angle built into it already. Water and sewer need to come into the site in specific spots. We’ve got a long easement that runs along the site, so the site ends up being awkward. We believe that each of the buildings has to have some relationship and context to it. When we play with squaring that off we run the risk of an “orphan” that doesn’t quite orient to it as much. We were also trying to limit the number of buildings we’re designing.

The interior site space you're creating is more important than respecting the street, if it works. Look at a rectilinear town square design; change streetside building (Tancho Drive) to relocate to square.

- Try to make the two infiltration ponds look less engineered and more like ponds.
- Look at spreading out your trees to make wider bands, use more large trees and rethink your tree selection, look at more Hybrid Oaks and Elms.
- You're putting all this care into the central green and you have this great concept, it would go so much further if you didn't plunk the same thing with seven buildings on the site. If you did a little something different.
 - We've talked about playing with palette. Changing the way they feel.

ACTION:

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided for further study of the site layout and architectural comments.

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, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5302 Tancho Drive & 5101 American Parkway

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

General Comments:

- Nice infill – strong architecture and central green will be a good amenity. Appreciate willingness to broaden color palette and location/size of building.
- Study a more formal building and commons layout...a la Grammercy Park, NY, NY.

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