



**CITY OF GREENWOOD**

# 523 South Madison Master Plan

July 23, 2019



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## BACKGROUND



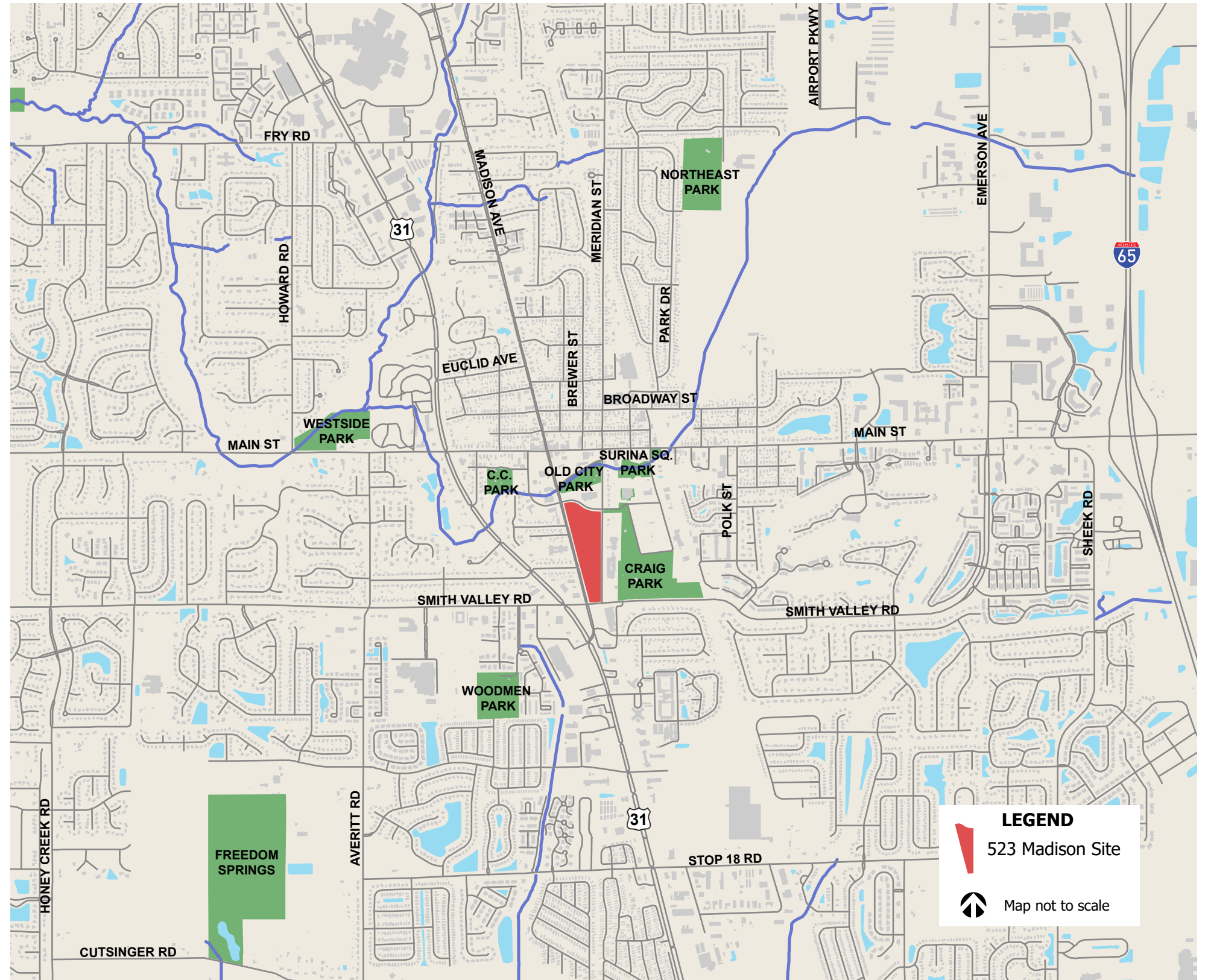
# 523 SOUTH MADISON SITE

## History

- Middle school constructed in 1949/1950
- North gym added in the mid-1990s
- City purchased in 2017
- Demolition completed in 2019

## Site

- Approximately 15 acres
- 6 potential development parcels
- 65,000 square foot Fieldhouse renovation and expansion to be completed in 2020



# MASTER PLAN GOALS

1. Capitalize on recent City investments to further realize the vision of Old Town Greenwood as a vibrant mixed use destination comprised of residential, restaurant/retail, office, and recreation development.
2. Create opportunities for a range of for-sale and rental housing units to diversify residential products in the Old Town area.
3. Identify retail/restaurant opportunities to serve the Fieldhouse and other area attractions.
4. Enhance the Madison Ave. and Meridian St. streetscapes with activated buildings that screen parking areas to reinforce district character and create a comfortable pedestrian environment.
5. Maximize connectivity between new development, the renovated Fieldhouse, and nearby parks and community amenities through off-street bicycle and pedestrian facilities.
6. Use City investments within the public realm for items such as stormwater infrastructure, plazas and landscapes, sidewalks, multi-use paths, and public parking to promote high quality construction that reflects the intent of the master plan on private development sites.
7. Utilize open spaces and surface parking areas for below grade stormwater detention to improve area drainage and creek health.
8. Respect context of Old Town commercial district and single-family homes across Madison Avenue.





# RECENT & ONGOING PROJECTS



## Progress Since the 2016 Downtown Development Plan

- ① Surina Square Park amphitheater and Pleasant Creek Trail (2017)
- ② Main and Meridian intersection improvements (2017) and potential development (est. 2020)
- ③ Madison Avenue and Smith Valley Road roundabout (2018)
- ④ N. Madison Avenue streetscape (2018)
- ⑤ Surina Way connection (2018)
- ⑥ Permeable parking west of the Greenwood Library (2018)
- ⑦ Our Lady of the Greenwood Church parking lot (2018)
- ⑧ Old City Park Renovation (2019)
- ⑨ Old Town alley improvements, Main to Madison connection (2019)
- ⑩ Main and Madison downtown streetscape improvements (2020)

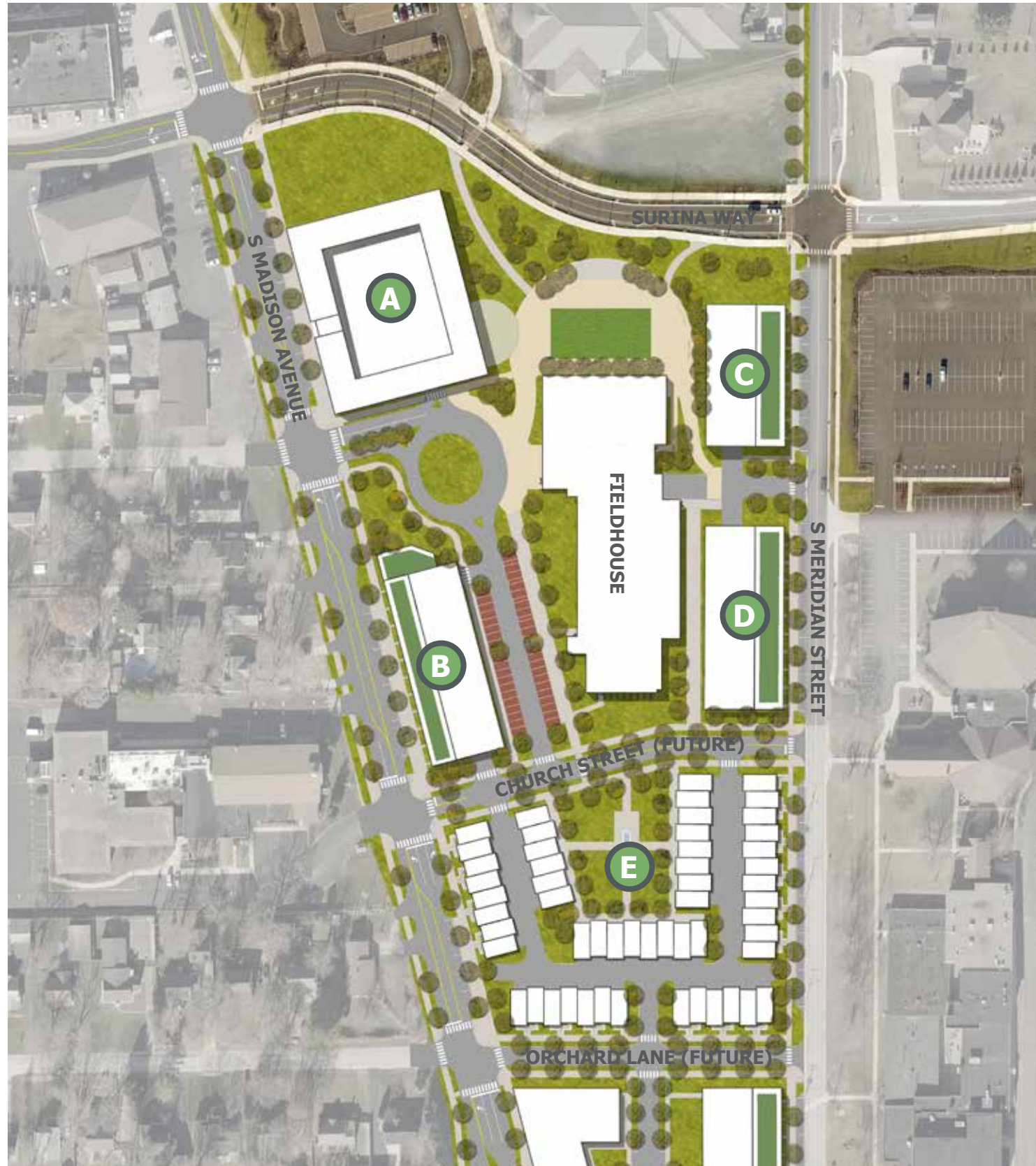




## 523 SOUTH MADISON SITE PLAN



# DEVELOPMENT SUMMARY



## Building A

- 23,800 sf footprint (excl. parking)
- 4 stories
- 23,800 sf commercial
- 72 apartments

## Building B

- 20,700 sf footprint
- 1,975 sf amenity space
- 3 stories (2 apts / 1 pkg)
- 38 apartments

## Building C

- 16,200 sf footprint
- 3 stories (2 apts / 1 pkg)
- 28 apartments

## Building D

- 20,800 sf footprint
- 3 stories (2 apts / 1 pkg)
- 36 apartments

## Building E

- 800 - 860 sf footprints
- 54 townhomes (2,000 - 2,150 sf typ.)



# PARCEL PLAN



## Parcel A

- 1.15 ac / 50,000 sf
- 250' x 200'
- 62 units / ac

## Parcel B

- 0.65 ac / 28,260 sf
- 290' x 100'
- 58 units / ac

## Parcel C

- 0.42 ac / 18,370 sf
- 180' x 100'
- 66 units / ac

## Parcel D

- 0.57 ac / 24,990 sf
- 250' x 100'
- 63 units / ac

## Parcel E

- 2.55 ac / 110,950 sf (total)
- 920 - 986 sf (individual lots, 20' x 46' typ.)
- 21 units / ac

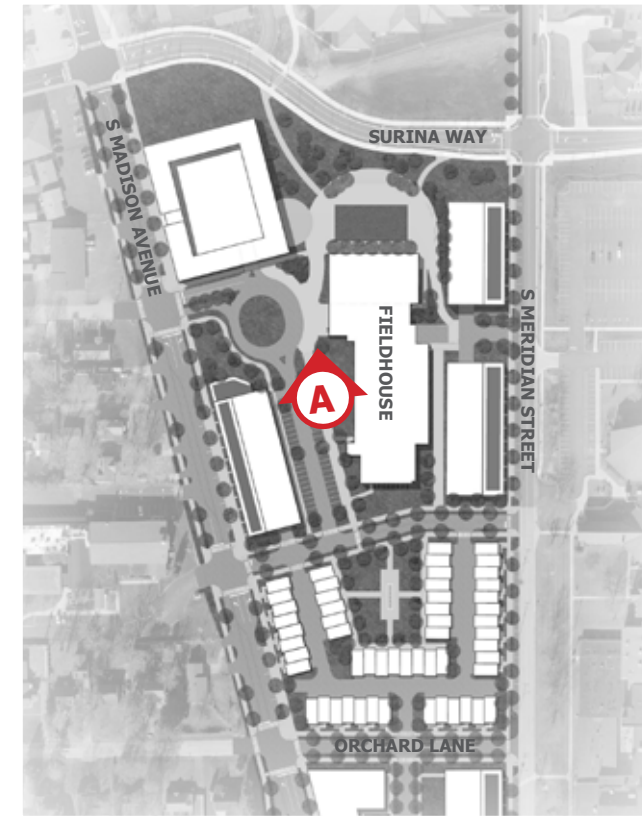


# MASSING MODEL



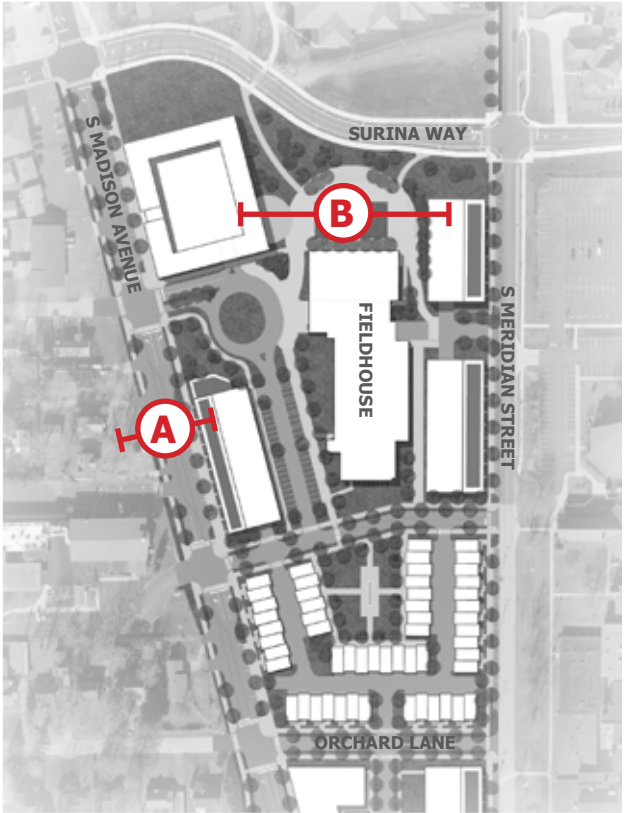
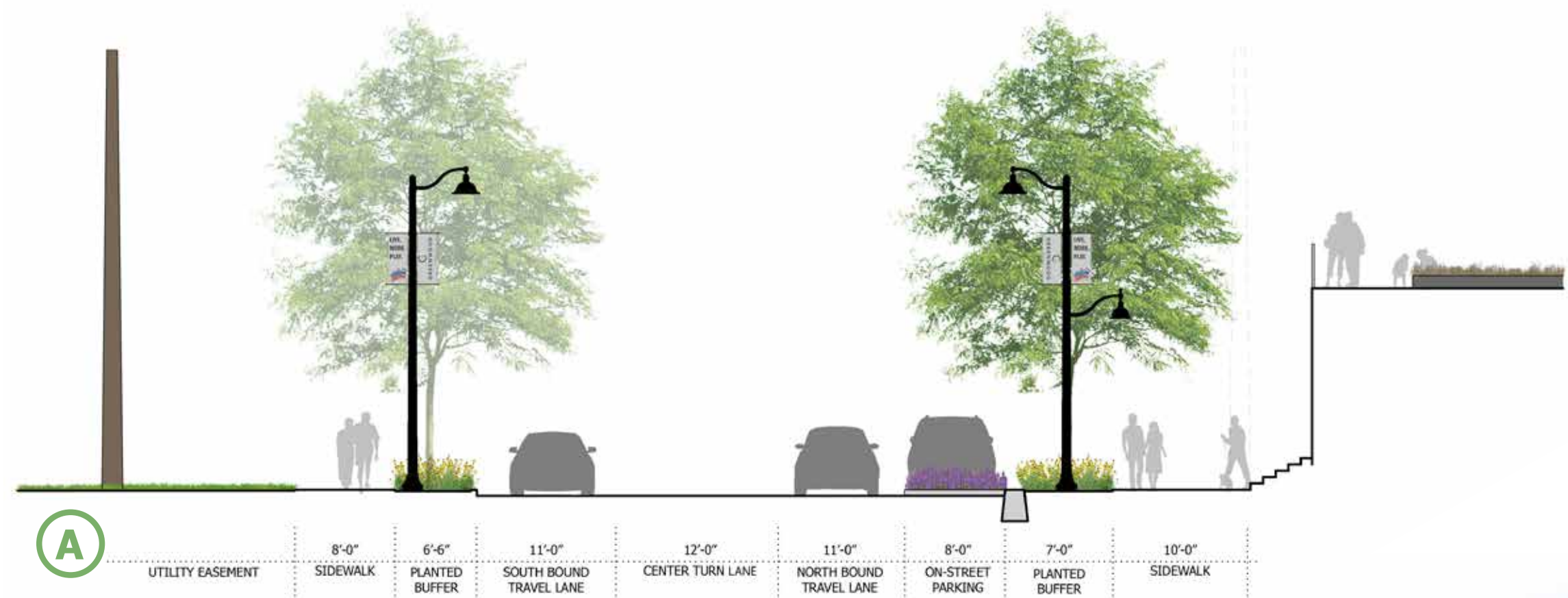


# CHARACTER IMAGE - VIEW ALONG TRAIL AND FIELDHOUSE TO DROP-OFF & PLAZA



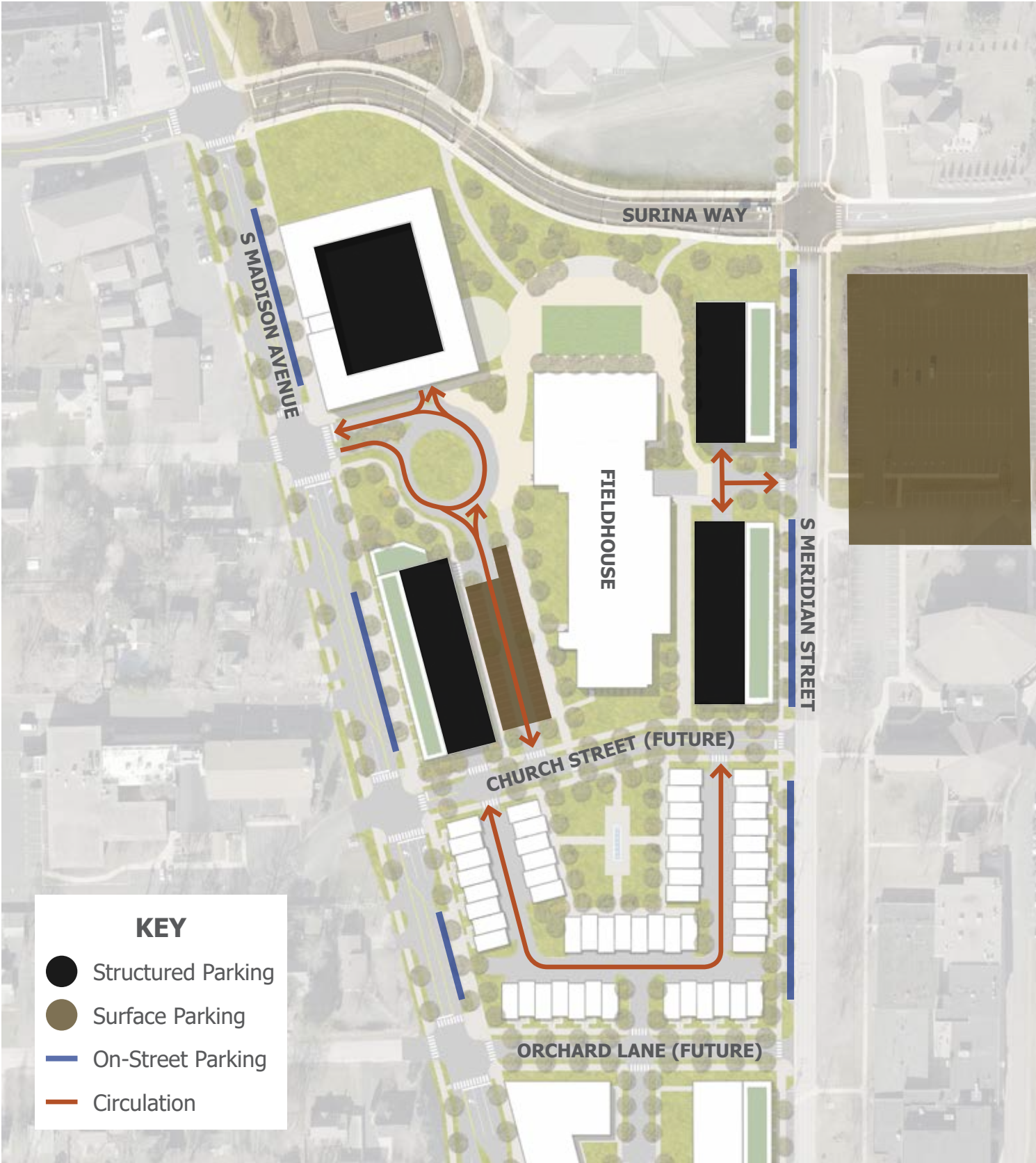


# CHARACTER IMAGE - CROSS SECTIONS





# PARKING ANALYSIS



## Structured Parking:

- Garage: 256 spaces (64 / floor)
- Other Buildings: 110 spaces
- **Approximately 180 spaces for public/commercial use**

## Surface Parking:

- Fieldhouse: 39 (incl. 9 accessible)
- Our Lady of Greenwood: 180 (incl. 6 accessible)

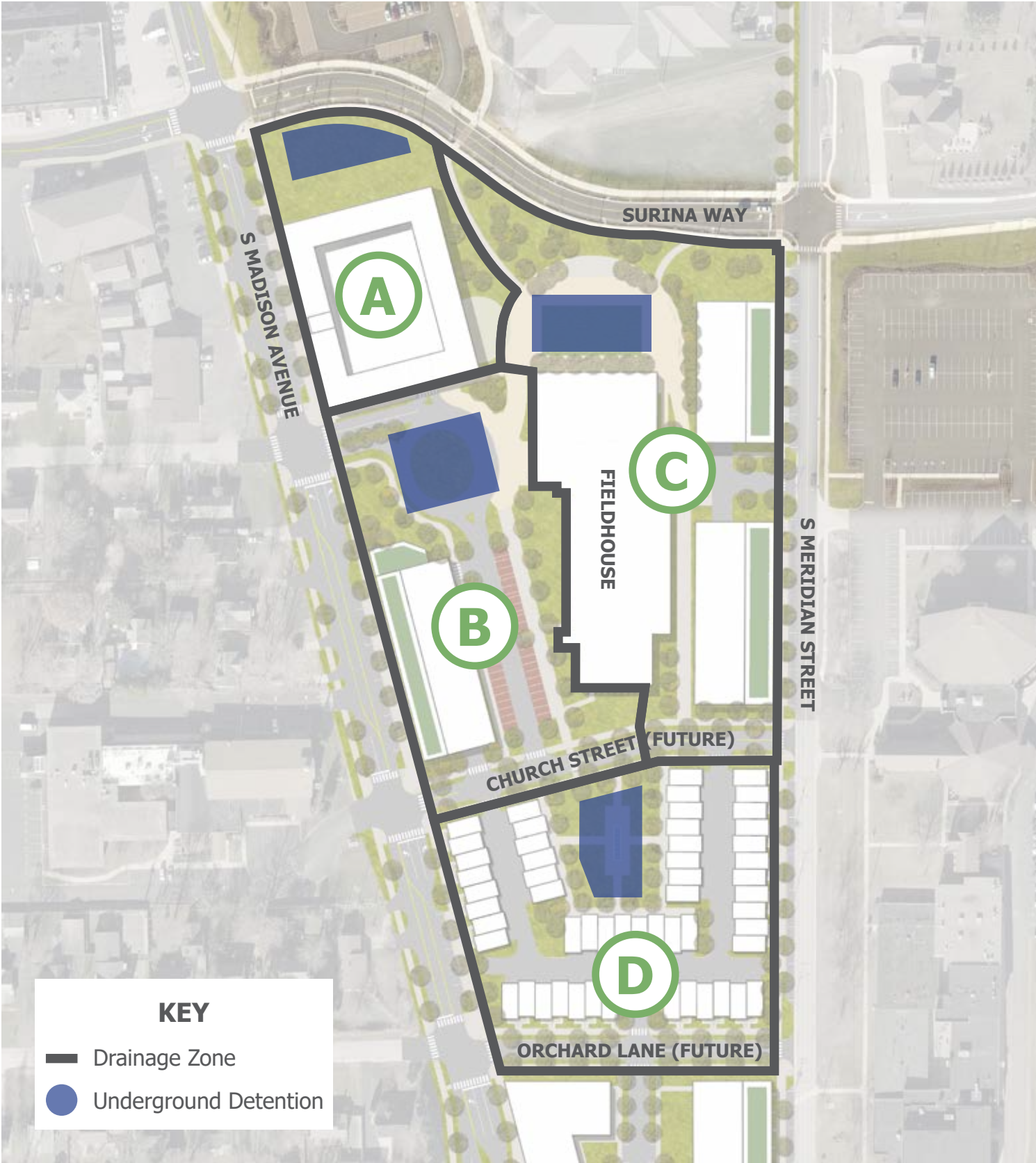
## On-Street Parking:

- Madison: 24 spaces
- Meridian: 32 spaces

Townhomes include attached garages



# STORMWATER ANALYSIS



## Proposed:

- Allowable Release Rates:
  - 100-yr Storm Event = 0.6 cfs/ac (current ordinance permits 0.3 cfs/ac)
  - 10-yr Storm Event = 0.2 cfs/ac (current ordinance permits 0.1 cfs/ac)
- No Channel Protection Volume (CPv) detention required (would otherwise be required by current ordinance).
- Water Quality Device & Underground Detention utilized to meet post-construction BMP criteria (would otherwise not be counted by current ordinance).

	DRAINAGE ZONE			
	A	B	C	D
Overall Area	1.70 ac.	4.13 ac.	2.73 ac.	3.37 ac.
% Impervious	63%	70%	65%	90% (assumed)
Proposed Storage Volume	12,784 cu. ft.	37,839 cu. ft.	20,328 cu. ft.	26,950 cu. ft.
Approximate Detention Cost <sup>1</sup>	\$90,000	\$270,000	\$143,000	\$189,000

<sup>1</sup> The approximate cost is based on \$7 per cubic foot of storage volume which is an installed cost including all labor and materials. That cost excludes haul off of excess soil.

See complete **523 South Madison Hydraulic Report** for more detail.





# DEVELOPMENT GUIDELINES



# MASSING

## Building Height:

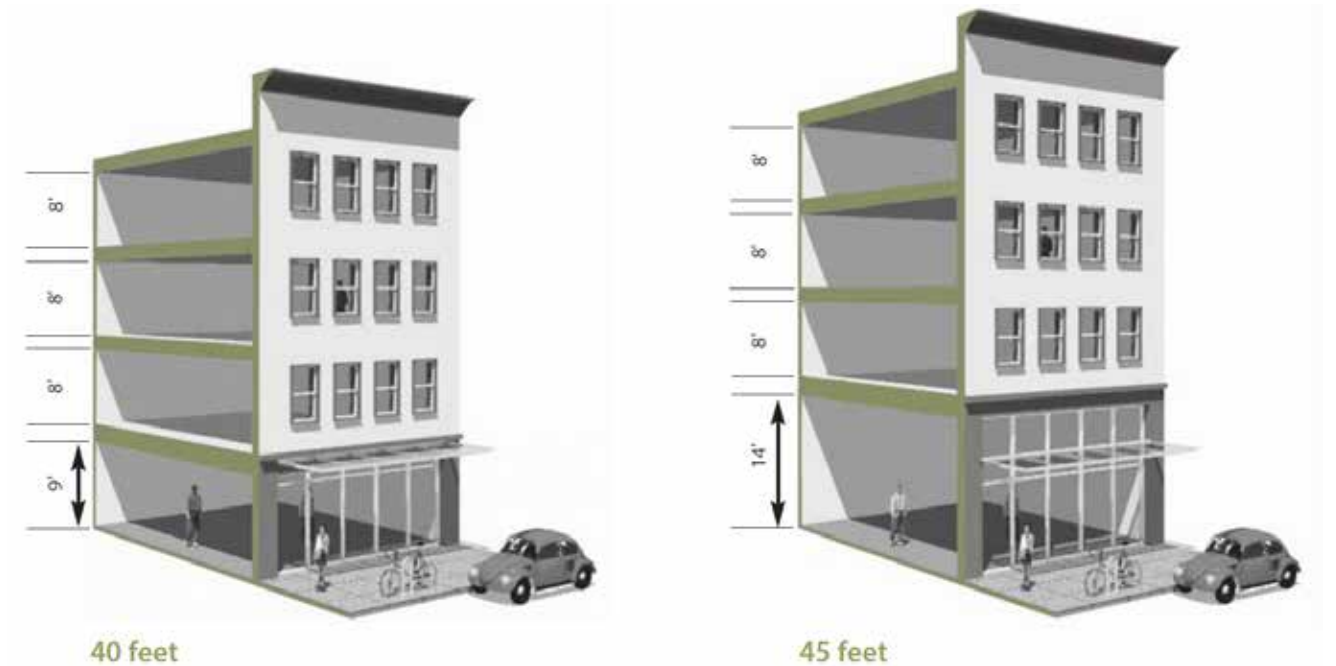
- Minimum: 2 stories or 25 feet (whichever is less)
- Maximum: 5 stories or 55 feet (whichever is less)

## Minimum Ground Floor Height:

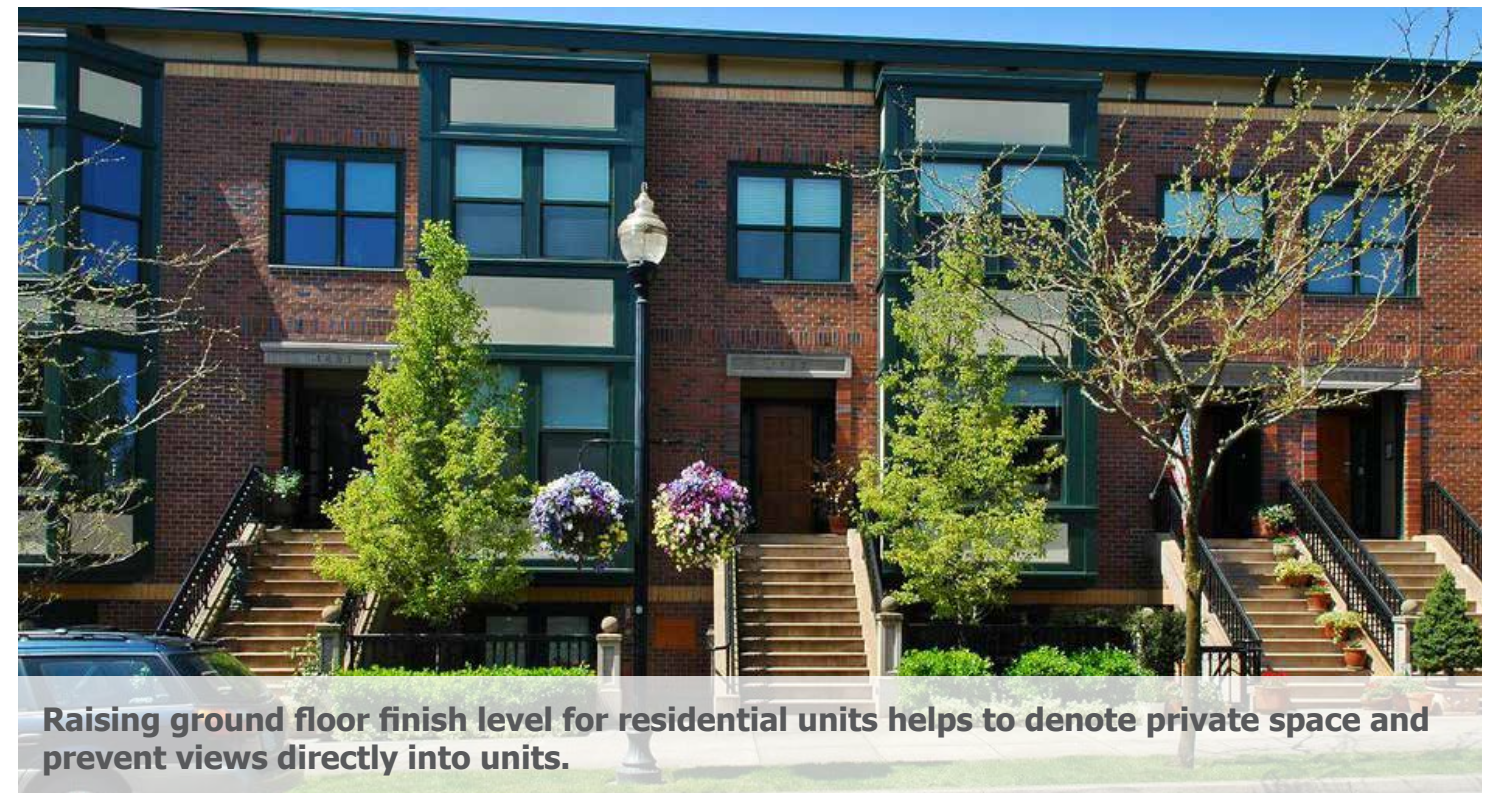
- 12 feet (commercial/mixed use only)

## Ground Floor Finish Level From Adjacent Sidewalk Grade:

- Commercial: 6 inches maximum
- Residential: 18 inches minimum



Taller ground floor heights provide greater flexibility to commercial uses and create a more attractive streetscape.



Raising ground floor finish level for residential units helps to denote private space and prevent views directly into units.



# SETBACKS

## Front Yard:

- Minimum: 0 feet
- Maximum: 10 feet

## Side Yard:

- Minimum: 0 feet
- Maximum: n/a

## Rear Yard:

- Minimum: 0 feet
- Maximum: n/a



Minimal building setbacks help to define the streetscape and create a pedestrian-friendly environment.



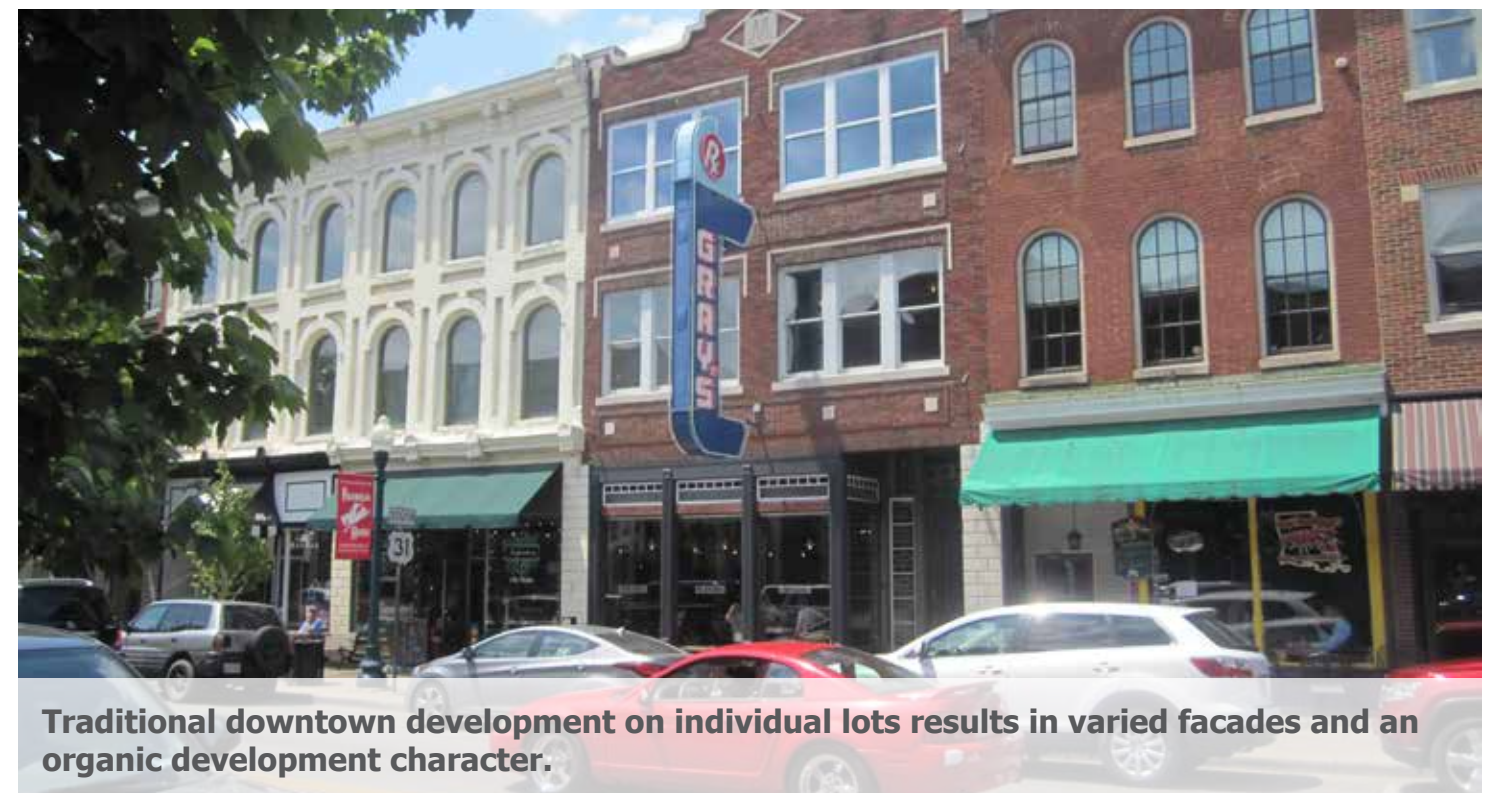
Shallow building setbacks allow for outdoor seating or display for commercial uses and stairs or stoops for residential uses.



# FORM

## Facades

- Long facades should be divided into vertical sections to give the appearance of multiple buildings, as reflected in traditional downtown development patterns. Typical section width should be 45 - 60 feet.
- Adjacent sections should utilize different primary materials that continue the full height of building.
- Sections should be offset with projections / recesses a minimum of one foot in depth.

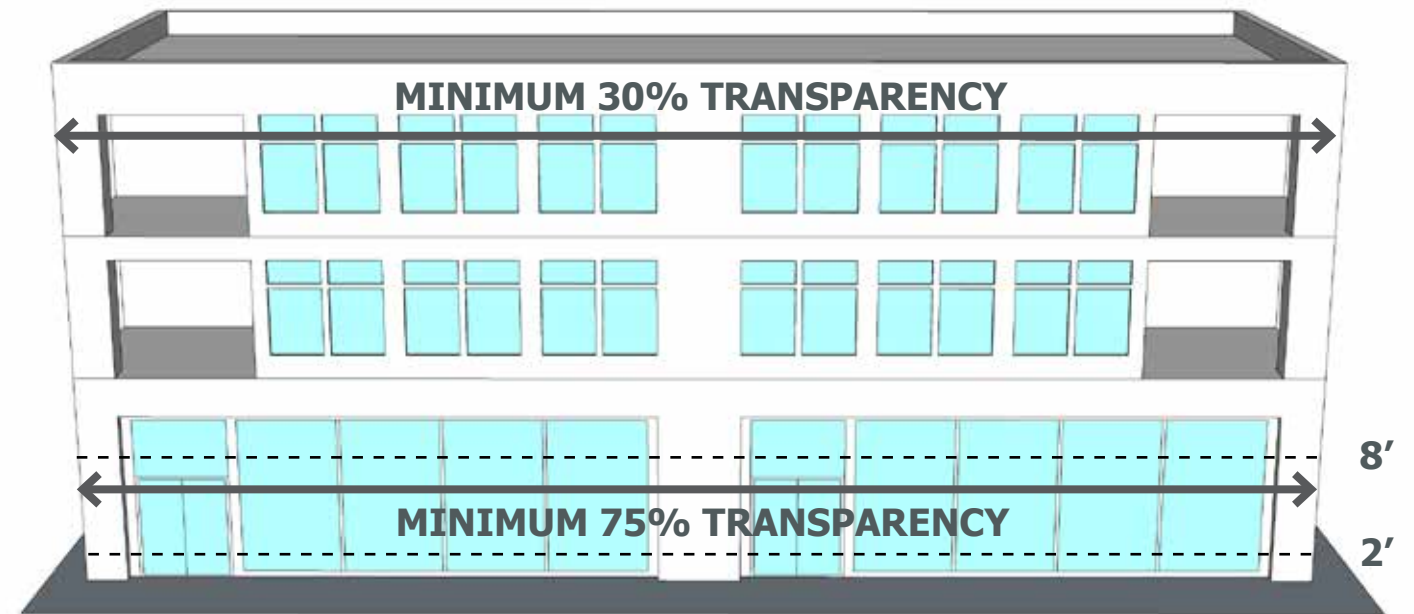




# FORM

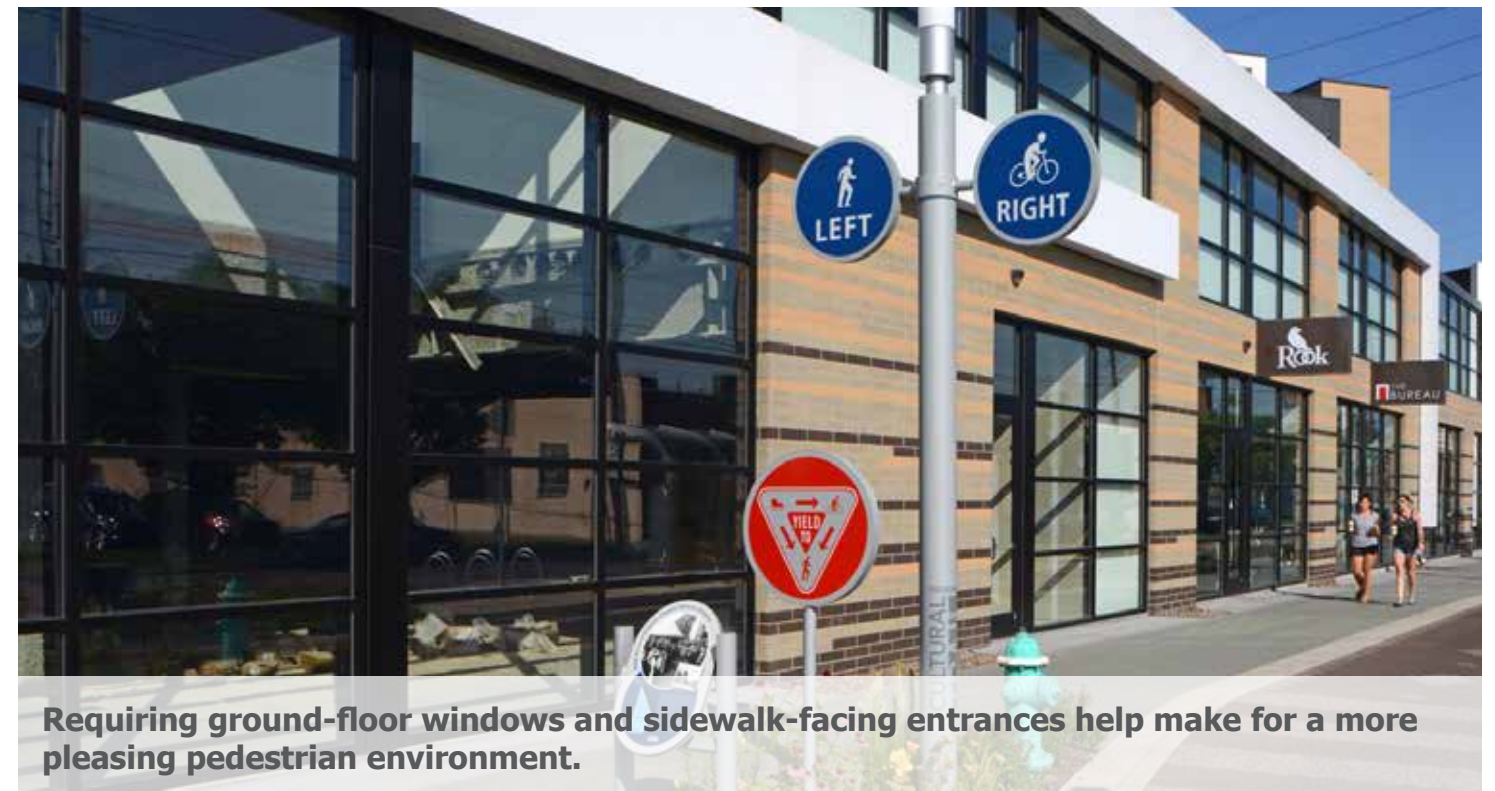
## Transparency

- First floor commercial uses: Any street facing facade must include a minimum of 75% clear windows and doors that allow views of indoor space, between a height of 2 feet and 8 feet above adjacent grade.
- First floor residential uses: Any street facing facade must include a minimum of 30% windows.
- Upper floors: Any street facing facade must include a minimum of 30% windows.



## Entrances

- All buildings must have a primary entrance door facing a public sidewalk.
- Entrances at building corners may be used to satisfy this requirement.



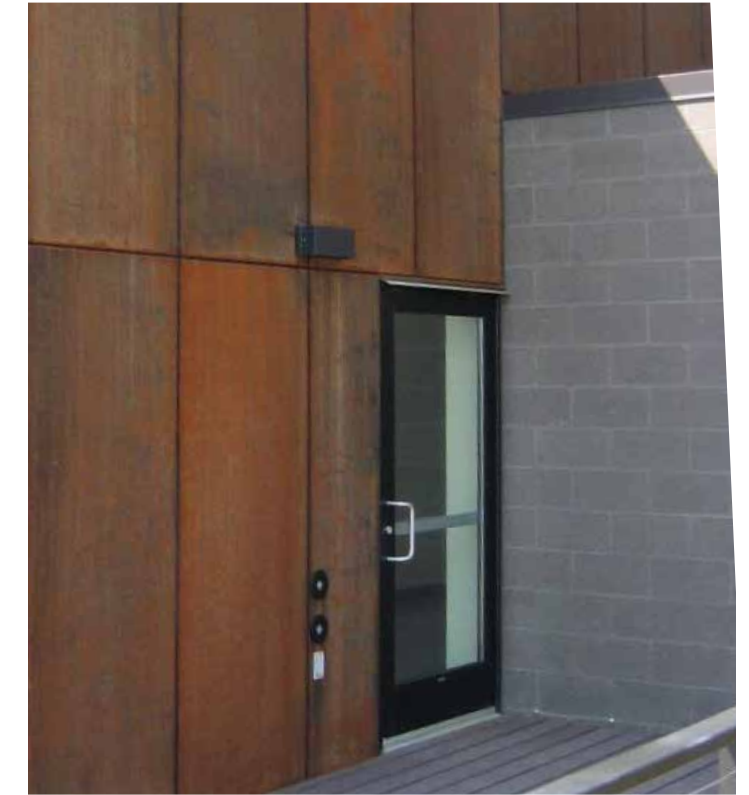


# MATERIALS

## Facade Materials:

- Brick
- Stone
- Glass (not mirrored)
- Architectural Metal Panels (not corrugated or ribbed)
- Wood (not more than 25% of any one facade)

Any proposed substitutions to the permitted materials list must demonstrate high quality aesthetics and durability.





# MATERIALS

## Windows:

- Glass material should not be reflective or heavily tinted at the ground level to allow for views of interior spaces.
- Windows should be recessed in their openings and not flush mounted with the wall, unless part of a large glass curtain wall.
- Upper floor windows should have a vertical emphasis.
- Windows should be organized to reflect a traditional rhythm and repetition.
- Large, inoperable windows are discouraged. Operable windows are desired to accommodate and encourage natural ventilation.





# LANDSCAPE

## Foundation Plantings:

- Foundation plantings are required where building setbacks are provided, with exceptions for courtyards, plazas, and pedestrian facilities.
- Foundation plantings should primarily be comprised of shrubs, ornamental grasses, and groundcover.
- The use of native plant species and cultivars of native plant species that are adapted to the local climate is strongly encouraged.



Foundation plantings should be used where building setback areas are provided.

## Greenroofs:

- Greenroofs are encouraged but not required.
- ASHRAE standards for energy efficiency should be considered a minimum in an effort to promote energy conscious design and construction.

## Parcel E:

- Individual lots on parcel E are exempt from landscape requirements but the overall parcel should have a minimum 25% open space.



Greenroofs are encouraged to help reduce stormwater runoff volumes and building energy demands.



# DISTRICT FURNISHINGS & MATERIALS





