

Madison Landing

Madison, Connecticut



Type: Infill
 Designed: Fall 2001
 Status: Design development
 Size: 42 acres
 Program: Corner Store, Clubhouse
 5 Live/Works
 90 Condominiums
 30 Townhouses / Duplexes
 83 Single-family houses

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Madison, Connecticut, is a wonderful New England village with a well-developed traditional form. In 2001, Leyland Development invited DPZ to design a master plan for a newly abandoned grass airstrip at the edge of town. The 42-acre site presented the opportunity to extend Madison's high-quality urban fabric while also accommodating the demand for growth in the area. Madison Landing is the third project on which DPZ and Leyland have collaborated.

The site for Madison Landing is at the southern edge of town and is practically flat. It is surrounded to the south and west by Hammonasset Beach. To the north is a residential community and to the east is Route 1, which becomes Madison's Main Street.



The Main Street serves a loose network of predominantly single-family homes. Moving through the community, the mixed-use thoroughfare connects a traditional neighborhood square (shaped by a meeting hall, gym, post office, several live/work units, and a condominium building) with a generously-sized, less formal village green, bordered by residences. Continuing west from the green, the Main Street terminates at a belvedere that overlooks a large, naturally protected area. Small lanes in the neighborhood provide access to the remaining residential units, and an environmentally gentle path provides the public access to the surrounding natural areas.

With strong market demand in the area for housing for active adults, Leyland is proposing a mix of 90 condominiums, 5 live/work units, 30 townhouses and duplexes, and 65 single-family detached homes—though the exact mix will be determined by the public review process. Neighborhood amenities include small shops, neighborhood services, recreation and health facilities, and a beautifully designed "public realm," including a square, green, promenade, and dock, woven together by a network of tree-lined streets.