

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** March 11, 2020

TITLE: 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, 1902 Carns Drive – New Development of Three Residential Buildings with 270 Total Units. 9th Ald. Dist. (58530)

REFERRED:
REREFERRED:
REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: March 11, 2020 **ID NUMBER:**

Members present were: Cliff Goodhart, Chair; Rafeeq Asad, Lois Braun-Oddo, Shane Bernau, Syed Abbas and Christian Harper.

SUMMARY:

At its meeting of March 11, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development located at 8137 Mayo Drive, 1833, 1859 Waldorf Boulevard, 8134, 8110 Mid-Town Road, 1902 Carns Drive. Registered in support of the project were Katie Hughes, Rick Wessling, Jim Stopple and Justin Zampardi, all representing JCAP Real Estate; Suzanne Vincent, representing Vierbicher and Alex Padernos.

The team reviewed the surrounding context and site layout, noting a 40-foot grade change. Building B is proposed as Phase 1 off of Mid-Town and Waldorf Boulevard. Vincent reviewed the landscaping plan using a number of grasses and shrubs. They are dealing with a lot of utility easements which limit the amount of canopy trees. There was concern for the area between Buildings B and C where they moved to a grass paver solution to soften the loading area. More landscaping was added along the building where adjustments were made to the parking lot, providing screening of the parking and common area planting beds adjacent to a dog run. Building B shows a raised area above the parking garage with a pool area for residents and an open greenspace. Building materials include buff brick, stucco, fiber cement and black accent pieces, locating high quality materials on the corners using large panes of glass to signify entrances. Balconies will hide any louvers from the front elevation of the building. A review of 3D images show the buildings matching the heights of the surrounding context. Structured parking entries are designed to work with the varying grades.

The Commission discussed the following:

- Some of the comments we've been asked to address by staff include the larger blank wall conditions and the slope of the site.
 - On Building B we're trying to minimize that as much as possible with landscaping and a green wall, one of substance. Building A also uses landscaping to screen and a cadence of openings.
 - We have taken note where we can avoid having building structure or retaining walls, and we've elevated the material look there vs. simple concrete forms. Where some of the retaining walls are

shown as concrete now, we would go to a truly vertical stacked wall, elevating the materials we use.

- There was a concern about the height of Building B, higher than what is recommended in the High Point Raymond Neighborhood Development Plan.
 - (Secretary) It is taller and the neighborhood has been requested four-story buildings.
 - We tried to step the building down to a pedestrian scale to minimize the four stories in grade change.
- L102 and the associated elevations, you talked about a green wall along there. I see on the plan, on the wall on Waldorf Boulevard you have Honeysuckle, that's nice to see flowering vines. That in and of itself doesn't seem to be a plant that would give you a green wall. What is the infrastructure that's there?
 - It would be a trellis that would actually carry soil. A green wall that has soil containers traveling up, it was a concern that vines wouldn't be happy there.
 - There's a discrepancy there, we've moved to a vertical planting wall, succulents and smaller grasses, not a vine anywhere. For multi-season interest so you have the texture of different plant forms.
- If you go forward with that it would be interesting to see the system you're looking at to use on there. I'm quite familiar with green walls in interior spaces, exterior spaces especially in our climate are more of a challenge. I'd appreciate seeing more detail on that.
- (Chair) I would rely on you and Shane for assurance that that will be successful.
- On that same subject there's a nice opportunity on the large wall facing Waldorf, and the wall that separates the upper and lower campuses, you wouldn't have to cover the whole wall with greenery but a wire mesh with stand offs, the geometry matches the building. Honeysuckle or another vine might be better west-facing, that could be an interesting solution to the large blank walls. If the succulent green wall doesn't work, a wire mesh stand-off panel could work.
 - We can carry that vernacular elsewhere.
- Is that grounded in planting on that side?
 - There's a raised retaining wall with plantings behind it, so it would be based in that.
- Is there a discrepancy between the design intent and the documents in our packet?
 - That was just the one in this PDF presentation. What you're looking at is the final design.
- In the area we were just looking at, what does that system look like against the wall without the plants?
 - There would be a substructure that would hold pots up, multiple vendors make them. We'd have to irrigate it, basically it's suspended pots.
- I would want to see what that looks like. The wire mesh panel could be an interesting texture even without plants.
 - Is the Commission OK with putting a web structure and planting vines on it?
- I would, yes.
 - We can clearly match the pattern there right now and do it with mesh, then Suzanne can pick the appropriate plant materials. Do you have concerns with the Honeysuckle?
- No, no concerns, but it shouldn't be the only flower. Other flowering vines are tough that could work and cover a lot of space, various Clematis, climbing Hydrangea which is quite showy. Having a decorative framework behind it will provide some visual interest until the plants cover everything as they mature.
- We talked about PD standards, are they addressed?
 - Particularly its height. Thank you for reminding us of that.

ACTION:

On a motion by Braun-Oddo, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion noted the following:

- Provide more detail on the wall screen system.
- Consider alternative flowering vine plants for system, including mix in color. Some options include Clematis, Honeysuckle or Climbing Hydrangea.