

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 10, 2007

TITLE: 8210 Highview Drive – Amended **REFERRED:**
PUD(GDP-SIP) for Sixty-Units of Assisted **REREFERRED:**
Living. 9th Ald. Dist. (05334) **REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: January 10, 2007 **ID NUMBER:**

Members present were: Paul Wagner, Chair; Todd Barnett, Michael Barrett, Lisa Geer, Ald. Noel Radomski and Bruce Woods.

SUMMARY:

At its meeting of January 10, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on an Amended PUD(GDP-SIP) for 60-units of assisted living located at 8210 Highview Drive. Appearing on behalf of the project were Jeremy Bartlett and Jon Natvig. The project provides for the development of a 60-unit assisted living facility with a 2-story building as part of the “All Saint’s Senior Campus.” The original PUD-GDP for the site provided for the development of 80-units of assisted living within a 2-story structure. A total of 38 surface parking stalls will be developed on the site since residents don’t have vehicles. Following the presentation, the Commission noted the following:

- The northwesterly courtyard could be nice but plans should be more developed with the interior 45° angle of the building façade rethought. The landscaping within this courtyard area looks plunked down with no theme.
- Consider a porch extension to the street along the west elevation along Plaza Drive.
- The dormers on the upper roof east, west and south elevations should be real and let light into the interior space.
- Relative to the raised plaza courtyard on the northeast; bring stair up, make wider, more open.
- Eliminate vinyl siding in favor of hardiplank or similar.
- Need display boards to provide for presentation of plans as large scale exhibits with further consideration of the project.
- Incorporate a landing in the stairs up the northeast plaza area.
- The pathways should be modified to avoid chopped corners with more of a free flow meandering feel.
- Seating within offsets within both courtyards should be integrated with landscaping amenities.
- The large planting bed within the northwesterly interior courtyard should be downsized with more lawn.
- The northeasterly courtyard lawn area should include a destination such as a patio area.
- The bioinfiltration area doesn’t specify plantings; prefer native perennials.
- Eliminate the fence in the memory garden (northwest courtyard); consider its relocation to its perimeter toward the main entrance. In addition, add lawn in combination with planting beds.

- The stairway to the northeasterly courtyard from the parking area should be made less severe to incorporate more trees within the overall landscape plan.
- The spire element on the building does not relate to the actual physical location of the chapel.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8210 Highview Drive

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

General Comments:

- Spire should be connected to chapel. Revise stair down from east courtyard to meander, make less severe.
- Good start.
- Landscape seems random, not well thought out. Stair from raised court needs development. No fake dormers.
- Open stairway from landscape court with landings for resting. Soften and meander the court walks, more flowing in and out of the planting for user interest. Wet native plants in basin not lawn.