

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 16, 2015

TITLE: 7933 Tree Lane – PD(GDP-SIP), 46-Unit Multi-Family Apartment Building. 9<sup>th</sup> Ald. Dist. (40007)

REFERRED:

REREFERRED:

REPORTED BACK:

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ADOPTED:

POF:

DATED: September 16, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Tom DeChant, Dawn O’Kroley, Michael Rosenblum, Richard Slayton and Sheri Carter.

**SUMMARY:**

At its meeting of September 16, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(GDP-SIP) located at 7933 Tree Lane. Appearing on behalf of the project were Matt Melendes, representing Heartland Housing, Inc.; Jacob Blue, representing Ayres Associates; and David Jennerjahn, representing Valerio Dewalt Train Associates. Melendes introduced the project, noting that Heartland Housing was chosen by the City of Madison Community Development Authority to build permanent supportive housing to serve families that have barriers to housing stability on this City-owned site. This is part of a larger strategy for the City of Madison with Phase 1 currently under construction. Their timeline is important as they are applying for tax credits through WHEDA, which requires that the zoning be in place by January 2016. High quality design and environment transforms vulnerable populations’ lives. This is affordable housing that Heartland would be responsible for maintenance, management, and caretaking of people. Energy efficiency, quality materials (hardiplank and hardi-siding), health components and community space are very important and integral to their model. Heartland housing pays all the utilities for these families. Twenty-seven parking spots are proposed. Some trees will be removed and the landscape plan for now shows the minimal amount of plantings required. All the stormwater will be brought to the south side of the building to create an interesting bio-feature across the south end of the parking lot. The lot itself is oddly shaped and presents challenges that the team is addressing through interesting architecture and playing with the skylines; they took the natural meandering shape of the creek and used that as a façade element that gave some character to the long façade. As a goal to the health and wellness mission of Heartland’s vision for the residents, they doubled the fire stairs at the front entrance and made it a much more glassy, open and prominent stair to encourage use of the stairs rather than the elevator. Heather Stouder of the Planning Division discussed why this project is a PD; they ran into a lot of small issues trying to fit this into a conventional district with regard to orientation to Tree Lane and bringing up the building to the street.

Comments and questions from the Commission were as follows:

- Make the tree space half as large to allow for an additional tree island.

- Look at making the main entrance more prominent.
- Are there dumpsters on-site?
  - We were looking at doing a dumpster corral at this location.
- So what's the trash room for then?
  - There is a trash chute. Staff collects it here and then wheels it out.
  - We have full-time maintenance staff.
- My plan says bug room, what's that?
  - We get bug infestations, bed bugs, this happens everywhere. We try to get smarter so if that were to happen, in order to eradicate that and isolate it we would have a room that can reach the given temperature, articles could be treated in that external room.
- How to the bicycles get down to the basement for the 60 parking stalls?
  - The elevator.
- You've got a lot of bikes down in the basement, and you've got 30-some stalls for 42-units. Is this what you do operationally? People bring bikes through the lobby all the time?
  - We have bike stalls in our Milwaukee family development, which isn't as much of a biking town as Madison. So we're trying to meet that and celebrate that, we see it as a positive element.
  - The bike rooms there were rarely used. The really little kid's bikes were just taken to their units.
- You've got the potential for a lot of kids here bringing their bikes through the lobby.
- One design concern I have is the glass tower in relation to energy efficiency, in the summertime it'll just bake unless you pump a lot of a/c into it. Is there any way to sunshade that?
  - It'll be a glassy stair tower but it won't be all glass. We were showing how that tower would be made inviting but we realize as we go forward we have to contend with that architecture.
- I think it would be worth your while to talk to other operators in this area about how bikes are actually used and moved through buildings.
- What kind of window are you using?
  - We aren't that far yet.
- Losing the columnar tree in front of the glass stair will be impactful.
- Look at your materials and how that can extend the architecture.
- I appreciate that you're not trying to force some "residential style" to a building like this that's so unique and has such tough constraints. It's a really great solution.
- It's great, come back for initial and final next time.

**ACTION:**

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