

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 28, 2013

TITLE: 1902 Tennyson Lane – PD-GDP,
Northside Prairie Senior Living
Community. 12th Ald. Dist. (31335)

REFERRED:

REREFERRED:

REPORTED BACK:

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ADOPTED:

POF:

DATED: August 28, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Lauren Cnare, Melissa Huggins, Henry Lufler, Tom DeChant and Cliff Goodhart.

SUMMARY:

At its meeting of August 28, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD-GDP located at 1902 Tennyson Lane. Appearing on behalf of the project was Rita Giovannoni and Gene Wells, both representing Independent Living, Inc.; and Jim Shaver. The development team has been searching for a site on the north side of Madison for 10 years and feel this site will suit them very well. They provide senior housing and very specifically service-oriented senior housing (apartments and assisted living). The site is across from a mobile home park on the east, one-story and two-story residences on the south, a defunct processing plant to the west and low density residential to the north. There is a natural buffer between this site and the site to the north. Five-story independent living apartment buildings are planned for the two “L” shaped areas. Underground parking will be provided and will include bicycle parking. The idea is to incorporate a welcoming element to the front public entry that may go out to the street. A walking path will go around the property to maximize the use of greenspace. A garden will be included in the memory care area which is important for sensory and auditory input for the residents. This is a very unique facility that is needed on the north side. They have held a number of neighborhood meetings and received positive feedback.

Staff noted that the issue of how this project will fit into the neighborhood and how the circulation will work with other future developments yet to be initiated in the immediate area. There is no relationship between this development and its street frontage; the applicant should look at how to activate the entry at the street and/or the potential orchard feature or relate some portion of the building mass to its Tennyson Lane frontage.

Comments and questions from the Commission were as follows:

- I would strongly recommend spinning your building; you’re going to have more leverage with whoever develops that if you’ve got a built-in market for them. Having that connectivity is going to make sense to that developer.
 - I would argue that we’re already close enough to be a question mark. I think the linkages should be in another area.

- I want to rotate the independent living against Tennyson for the chance to have connectivity.
- I would omit portions of the paved drive along Tennyson and use it to choose which entry you use. You could do pervious pavers for the fire lane.
- Get rid of the “pork chop” at the front right hand side of the building as it relates to Tennyson Lane.
- Your planting density is right but I would go back and study making stronger spaces and tighter areas.
- I want you to think about the reality of the people who live there, and what a difference it makes to walk 500 yards versus 5 yards.
- Take a drive down Tennyson – talk about a road to nowhere. This notion of tucking it up against a dead street, even though the orchard is a cool idea, it’s not enough. Dragging the building around isn’t going to make a difference.
- Given the proportions of some of the outdoor spaces I wonder what they will feel like with the use of residential building materials.
- Look at the roof forms as not making it feel more canyon-like.
- The orchard could be anywhere else on the property and the connectivity to get people in and out of their cars on a visit, you could bring the building forward maybe and have the orchard somewhere else.
- Conceptually the orchard is an interesting idea that creates a nice entrance to the place. Keep it as a metaphor and not actual orchard trees.
- I’m struggling with these two very different types of massing. I would rather see from a massing standpoint smaller buildings echoing the bigger building as opposed to being different.
- There’s no way we’re going to do a pitched roof on a 5-story building. Think about some of the European smaller style homes.

ACTION:

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