

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 23, 2014

TITLE: 1936 (formerly 1902) Tennyson Lane – **REFERRED:**
Amended PD(GDP-SIP), Northside Prairie **REREFERRED:**
Senior Living Community. 12th Ald. Dist. **REPORTED BACK:**
(31335)

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

DATED: July 23, 2014 **ID NUMBER:**

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

SUMMARY:

At its meeting of July 23, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PD(GDP-SIP) for Northside Prairie Senior Living Community located at 1936 Tennyson Lane. Appearing on behalf of the project were Bill Robison and Rita Giovannoni, both representing Independent Living, Inc.; and Ken Saiki, representing Ken Saiki Design. Robison described changes to the plans which include simplification of the patterning of the windows, and the materiality on the side of the building has been reduced. They have also added a little additional articulation to the aluminum box projections into smaller vertical bays. The materials are still proposed to be cementitious panel on the bulk of the building with the lower portion changed to larger scale brick. Saiki addressed the issue of addressing the street; they have extended the promenade all the way to the orchard space, ending in ceremonial stair linking to the public sidewalk. Two accessible routes are available to the plaza level and also to the lower level. The orchard has been extended further and different trees have been added to extend the bloom period, as well as provide the residents with fruit. The basin location has been brought up and now contains a series of terraced levels and plantings that will soften that vertical exposure and make a greater connection. They studied changes to the mechanical systems and are looking at magic paks for the independent side where they can be hidden in the recesses of the balconies. The louvers would all be on surfaces that do not face the street and will be painted to match the exterior.

Comments and questions from the Commission were as follows:

- What is the height of the wall as it terraces up?
 - I think you’re seeing the parapet on the wall which would actually be a railing. We have about a 10-foot space between the space above and the walkway. Plantings are intended to cover the wall.
- I think that inner parking loop area seems like an opportunity; if you could play with the way you’re doing your handicapped parking (add a median) you could get another tree in there, give it a more lush feeling and more plantings.

- We can look at it but I have a feeling it's pretty wall-to-wall right now because of the way the stalls are off-set.
- Have you looked at a square treatment instead of an arched path? It would change how the area is treated too. I just see a stronger form if it's a grid.
 - I think if you're on the ground you're not going to see that as strongly.

ACTION:

On a motion by Goodhart, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided that the applicant consider extending the orchard beyond the drive.

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 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1936 Tennyson Lane

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