

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 13, 2019

TITLE: 7043 Tree Lane – Planned Multi-Use Site
for Senior Living. 9th Ald. Dist. (54804)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: March 13, 2019

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Christian Harper, Cliff Goodhart, Jessica Klehr, Craig Weisensel, Tom DeChant, Rafeeq Asad and Shane Bernau.

SUMMARY:

At its meeting of March 13, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Multi-Use Site for senior living located at 7043 Tree Lane. Registered in support of the project were Zia Brucaya, representing Capri Senior Communities/Amy Schoenemann; Eric Harrmann, Janet Hirsch, representing Tamarack Trails West Place Work Group; Marge Miller, Denison Tucker, Jason Skeets and Kathy Skeets.

Harrmann presented plans for the new development south of the existing Navitus building. The team is being mindful of the condominium development to the west, which is approximately 20-feet above grade of this site. Access to the site will be oriented to face Tree Lane, with the drive through the site shifted to create a more gradual transition for the street into the multi-use site. A small guest parking area on the north leads to the underground parking entry; there is also a small parking area on the south end of the building. There will be a commercial kitchen with a service drive, back of house area and parking mid-site. There is an existing row of trees along the west side of site, and as the project moves forward they will maintain a tree buffer and fill in voids created during demolition. They are changing the overall traffic pattern and allowing for access to Tree Lane eventually all the way south. An existing aerial view of site and ground level photos show the entry sequence. A big driver on the site is the Navitus development to the south. There are some single family homes to north and west. The team has presented to the neighbors and are trying to be respectful to existing neighbors and the scale of the single-family developments.

The main entry goes right into a commons area, with the fifth floor providing a partial floor plan for central elevators, club room, extra residential units and access to the rooftop garden on the corner. They are taking a residential development and providing the balconies and window spacing, and relating it overall to the architecture of the Navitus building. Each of the corners mimic each other for consistent visual as you turn Tree Lane, with each of those elements being the focus on the street. At the commons area with the commercial aspect of the senior living community, they have a red stone base, storefront, overhangs and window shading devices. Directly after that you get to the port cochere with a curved canopy. Building materials are primarily

stone at the base with a mixture of different fiber cement textures throughout the overall above massing in gray, white and wood-look Nichiha panels. They are accenting those materials with white-washed limestone and bronze accents. They provided landscape plans of other developments for Capri Senior Communities and shared images of what these courtyards would look like.

Janet Hirsch spoke representing the Tamarack Trails West Place Work Group. They do support the general development with some concerns how the project interfaces with their single-family homes and the grade change, and about the loss of greenspace. They were hoping for something more residential, more horizontal. They do appreciate that the design team has been listening to neighbors' concerns.

The Commission discussed the following:

- Is there an approved master plan or development plan for this area?
 - It's not a PD. We can request that in the future.
- While this does not look as residential as some area residents would like, I do think the team did a good job of making sure this doesn't look like affordable housing. It's obvious you put care into making this look like a significant project in terms of the design.
- I'm curious how the parking works. Is it a big plinth or base?
 - To be determined a little bit. Generally stepping, but it could be two different levels. We are considering different parking parameters in terms of the column spacing and parking space widths. We try to keep it simple and avoid confusion. As we develop the plan if we can connect those two parking areas we will.
- Did I see reference to a retaining wall?
 - It's likely there will need retaining in this back area so we can create as level a surface as possible for the courtyard, and the ability to maintain more trees.
- Is there any chance this road could become public?
 - There is a chance.
- Does that change the setbacks?
 - No, we have defined what would be a 60-foot right-of-way through here and we're building the western half of that right-of-way. This edge of the road would remain unchanged; if in the future this was to become public then the rest of the 60-foot right-of-way would be developed in the same fashion. If Tree Lane is the building front we need to stay within 65-feet of the street, which we are doing. It was also suggested that a front door be on that side of the building.
- The siding of the building is respecting the neighbors to the west. That's driving your need to have an east facing entrance; it's a good compromise versus forcing a front entrance and siding it differently.
- Regarding the Tamarack testimony, maybe there's some little subtle things, like the way you detail or color the balconies or windows that could subtly connect to Tamarack Trails without mimicking the style.
 - That could certainly be addressed. Four-sided architecture is kind of an understatement with this building.

ACTION:

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