

St Ann Center for Intergenerational Care

Minor Modification to Detailed Planned Development

September 30, 2014

St Ann Center for Intergenerational Care requests approval of the minor modifications to the exterior elevations for the property bordered by N. 25th Street, W. Meinecke Avenue, N. 24th Street, and North Avenue. The mission of St. Ann Center for Intergenerational Care is to provide community-based health and educational services for children and frail adults and to serve as a resource and support for caregivers. St Ann Center is an intergenerational day care center providing programs and services to children, the frail elderly, and adults with disabilities. This proposed facility will replicate the services provided at their current facility located at 2801 East Morgan Avenue, St Francis, Wisconsin.

At the time the project was originally approved, the total project cost was estimated to be \$14.6 million dollars. The project now has a total project cost estimated to be \$20.5 million. The building footprint and square footage have not changed, the needs and the mission of the facility remain the same. In an effort to provide the level of care St Ann Center is known for, and to not only build, but sustain the new facility, modifications needed to be investigated to make the building more affordable.

The Site

The change on the site is the location of the future expansion. The original location was identified as along the East side of the building, the new location would be on the North side of the building. The approved storm water management plan takes into account the future expansion

The receiving/service drive into the building also changed from a north entry to an east entry. This change allowed for the future development on the north side of the building, and also minimized the amount of pavement required.

The Plan

The layout remains the same. On the first floor the intergenerational park remains the focal point in the center of the building. Childcare, adult daycare and the therapy pool surround the park. The second floor also remains as originally planned, with the administration suite, adult daycare and respite services occupying the space.

South Exterior Elevation

The signature tower and porte-cochere remain as planned. On the east side (right hand) the octagonal chapel highlights the corner of the building, The gable closest to the chapel has changed shape to allow for a more functional space with additional windows on the second floor. An additional gable was added to the west end of the elevation. The original designs indicated EIFS to be utilized above the canopies, the new design calls for the use of hardiplank siding.

East Exterior Elevation

The length of the skylight was shortened to extend over the intergenerational park, but not the therapy pool. As mentioned in the site description, the service entry overhead door is now located on the elevation. Two additional dormers were added to the center of the building (setback roughly 80' from the main elevation), but a gable was eliminated. The canopy along the first floor at the chapel was extended to cover the stair and corridor exit from the building. Hardiplank siding is being utilized above the canopy/second floor window sill line.

West Exterior Elevation

On the south end of the elevation, two larger windows and brick were added at the second floor. The window pattern was changed on the first gable end. The length of the skylight was shortened to extend over the intergenerational park, but not the therapy pool. Dormers were added to the center of the building (setback roughly 125' from the main elevation), but the gable above the playground entry was eliminated. The height of the gables on the north end was lowered and the window pattern was changed.

North Exterior Elevation

This elevation is approximately 240' from the property line and many activities are planned for the open space, including an outdoor playground, splash pad and band shell in front of the building. The future expansion is also planned to be located on this side of the facility, which explains why the east side of the elevation is relatively plain. The loading/service entry has been removed from this side of the building. The pool at the center of the elevation remains the focal point, but the shape has gotten wider due to the pool changing orientation in the interior to function better for clients in wheelchairs. Gables have been eliminated.