

School Sisters of Notre Dame Campus Redevelopment Overview September 19, 2020

Mandel Group Properties, LLC ("Mandel") is submitting the following information for conceptual review by the Village of Elm Grove Plan Commission.

Zoning Changes Overview

We anticipate creating a certified survey map to divide the property into four parcels as indicated in Exhibit A. Zoning for parcels 1-3 will be Planned Development Overlay. Parcel 4 which would be utilized for a cemetery would remain I-1 zoning. The uses, underlying zoning, and density for parcels 1-3 are indicated in the table below.

Parcel	Underlying Zoning	Use	Number	Acres	Density (DU/acre)	Average Lot Size (acres)
1	Rm-1	Apartments	230	15.3	15.0	N/A
2	Rs-4	Single-Family Homes	11	4.6	2.4	0.42
3	Rs-4	Single-Family Homes	15	5.9	2.5	0.39
Total			256	25.8	9.9	

Table 1: Option 1 - Zoning with Single-Family Homes on Parcel 3

If single-family homes on parcel 3 are not economically feasible, Mandel would propose the following uses and zoning for the parcels. Under option 2, Mandel would include a request for Enhanced Design Density because the dwelling units per acre exceed the limit of 12 dwelling units per acre allowed by code.

Parcel	Underlying Zoning	Use	Number	Acres	Density (DU/acre)	Average Lot Size (acres)
1	Rm-1	Apartments	230	15.3	15.0	N/A
2	Rs-4	Single-Family Homes	11	4.6	2.4	0.42
3	Rm-2	Senior-Living Apartments	100	5.9	16.9	N/A
Total			342	25.8	13.3	

Table 2: Option 2 - Zoning with Senior-Living Apartments on Parcel 3

Apartments Overview

Mandel intends to develop on parcel 1 a luxury, market-rate apartment community with approximately 230 apartments in a variety of floor plans ranging from 1-bedroom to 3-bedroom apartments. We anticipate approximately 30 apartments in Maria and Notre Dame Halls and 200 apartments in new construction, three-story elevator buildings. The breakdown of the apartment mix is indicated in the table below.

Style	SSND	Percent	SF
1-BR/1-BA	40	17%	835
2-BR/1-BA	20	9%	1,035
2-BR/2-BA	85	37%	1,375
2-BR/DEN/2-BA	35	15%	1,475
3-BR/2-BA	50	22%	1,675
Total	230	100%	1,332

The current design indicates 419 parking spaces which equates to approximately 1.82 parking spaces per apartment and 0.89 per bedroom. Future refinements of the design will reduce the parking to approximately 380 parking spaces (1.65 per unit, 0.81 per bedroom) to match the supply to the forecasted demand.

Amenities

Mandel anticipates providing a variety of amenities for the apartment community residents including a clubroom and fitness center in Notre Dame Hall or Maria Hall. The apartment community is organized around a central outdoor amenity space that will provide gathering areas with fire pits, natural amphitheater, bocce court, grilling stations, and swimming pool.

Site Planning and Landscaping

The initial goal of the site planning was to be sensitive to the existing historic buildings that front Watertown Plank and the natural environment of mature trees and open greenspace the Sisters had tended for over 100 years.

The new buildings will be set back from the street to preserve the views of Notre Dame and Maria Hall. The buildings on the interior of the site are arranged to create a “village green” that contains exterior amenities for the apartment community. The new buildings line the green, with the historic buildings a terminus focal point on the north end of the green. The public side of Notre Dame and Maria Halls facing Watertown Plank Road will remain as it has been for generations, mature trees and a manicured landscape. This manicured approach will extend into the interior village green space.

The Sisters were guided by land ethic principles that defined their relationship to the natural environment. These principles guided our process including: preserving key natural resources such as historic canopy trees, integrating the built and natural environment, restoring and enhancing grasslands and woodlands for wildlife and the community, managing rain water on site with green infrastructure, and inviting community to experience the natural environment through a series of trails through restored ecologies.

The integration of these principles especially guided the southern edge of the site where walking trails will traverse through a more naturalized setting with native plants forming a meadow and a dry retention area that will collect water during rain events. This area not only provides an improved environment habitat for local wildlife but a place for residents and the local community to experience the Sisters belief that the Earth is a sacred community.

Architecture

The architecture of the new buildings works with forms and materials present in the historic buildings - steeply pitched roofs and articulated elevations of natural stone - but also echo the surrounding residential buildings with the use of clapboard siding and the warmth of exposed wood.

The materials at the public face along Watertown Plank Road utilize more stone, a reference to the material used specifically at the base of Notre Dame Hall. The interior elevations utilize stone and more clapboard siding in keeping with the surrounding residential architecture. The materials and the massing help to break down the scale of the buildings and provide a diversity in the architecture. Building 3 at the southern edge of the site forms a graceful arc that engages the green space and provides a transition from the manicured lawns of the green to the naturalized landscape that buffers the southern edge. This building is also transitional in its architecture, not only referencing some traditional forms but also recognizing elements of post-war housing that exists in the adjacent neighborhoods through its use of broad overhangs and dynamic roof forms.

Traffic Overview

Mandel commissioned Ayres Associates ("Ayres") to perform a traffic study on the original concept which included 300 market-rate apartments and 100 senior living apartments. (The program was changed in response to discussions with neighbors immediately adjacent to the development.) The traffic study is included for your review and analyzed seven intersections along Watertown Plank Road and one intersection at Stephen Place and the eastern egress of the School Sisters campus. The traffic study analyzed the level of service for these intersections based on 2019 conditions, 2023 projections, and 2028 projections. Ayres assumed an annual increase in background traffic (traffic not attributable to new developments) of 0.5% despite traffic counts decreasing along Watertown Plank Road since 2006. The study also analyzed the impact of our development as well as the impact of our development plus the development of 243 additional apartments.

The results indicated that our development and future apartment development in the downtown area would not materially impact the traffic at these intersections. The levels of service at these intersections would remain the same as 2019 conditions except for movements at a few intersections. The intersections that were impacted dropped one level of service but remained at acceptable levels of service.

In addition to the initial traffic impact analysis, Ayres analyzed the traffic impact with the western egress on the School Sisters campus closed. Mandel finds the impact on the level of service at the lone egress along Watertown Plank Road to be acceptable and supports closing the western egress. A redacted version of the supplemental findings is included in the submittal. The redactions are related to findings that are not germane to the conceptual design.