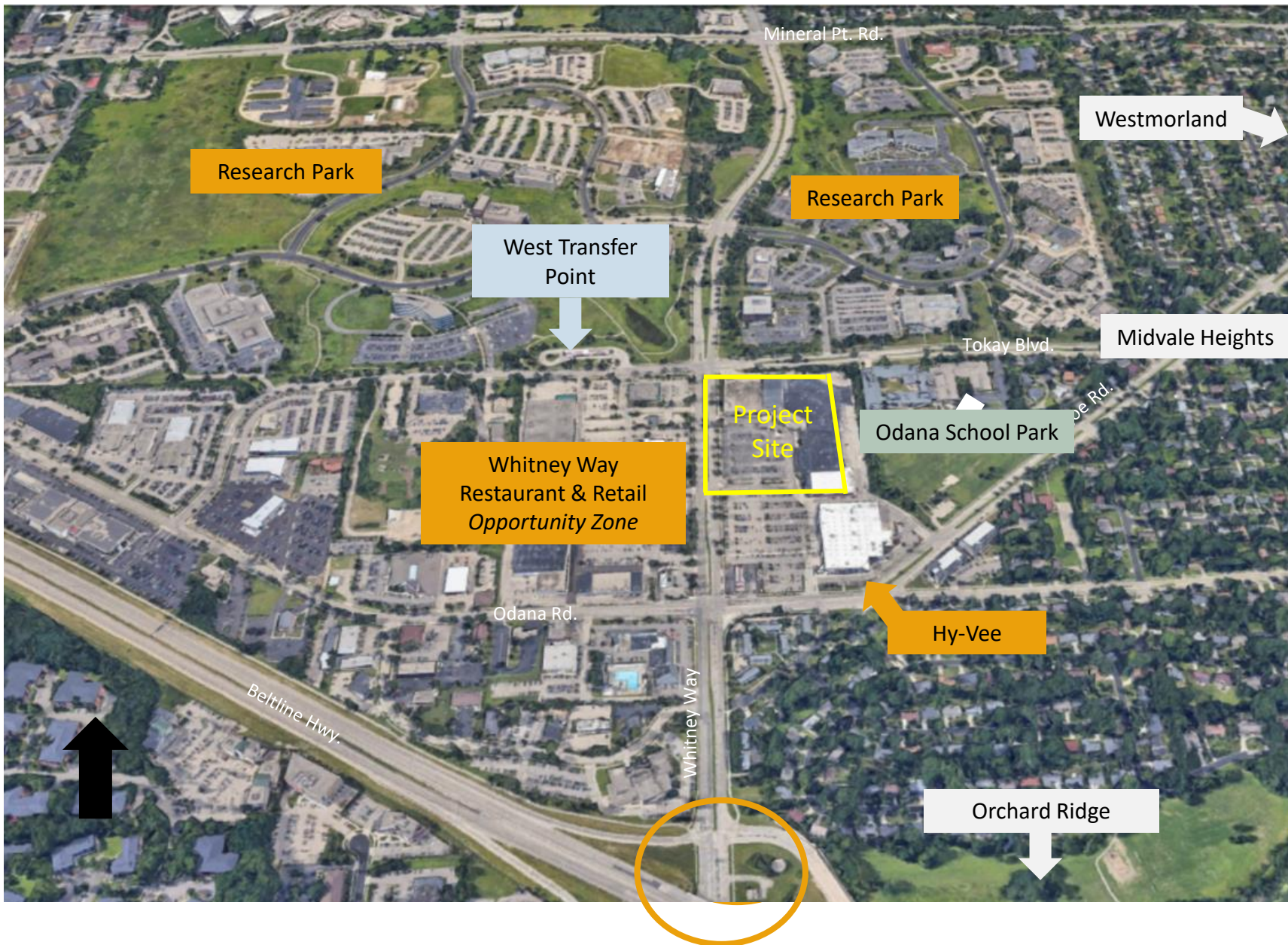


Westgate Mall Redevelopment

UDC INFORMATIONAL MEETING (*ZOOM*)

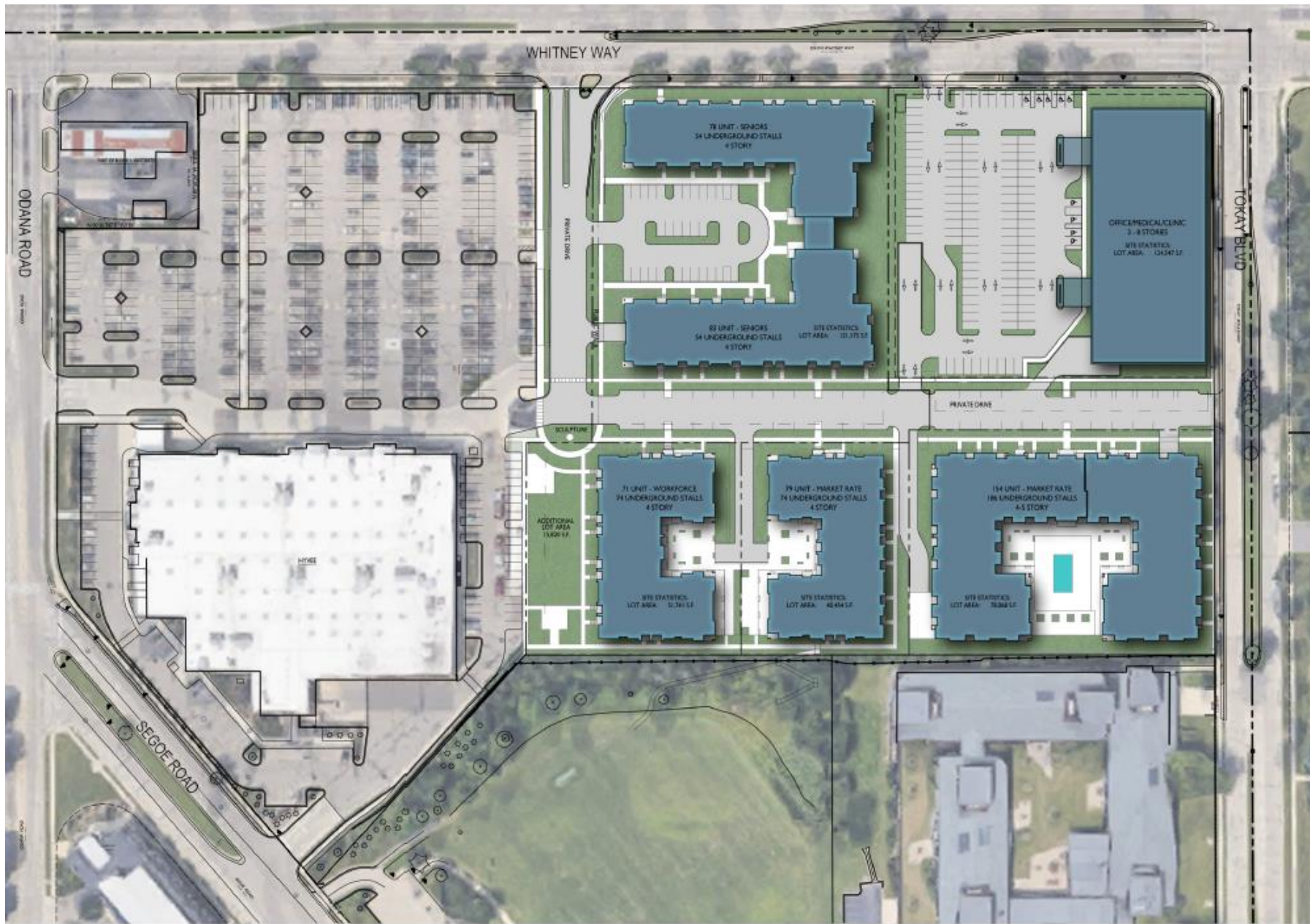
MAY 27, 2020





Site Context

- Beltline access
- Hy-Vee
- Adjacent restaurant & retail
- Park
- Residential neighborhoods
- University Research Park
- West Transfer Point
 - Potential Future Bus Rapid Transit Stop
- Adjacent Opportunity Zone
 - Federal incentives for development



Phased Development

- GDP/SIP
- Phase I
 - 153 units market rate
- Phase II
 - 71 units workforce
 - 161 units affordable and market rate independent senior living
- Phase III
 - 79 units market rate
- Phase IV (GDP only)
 - Office, medical office, or clinic

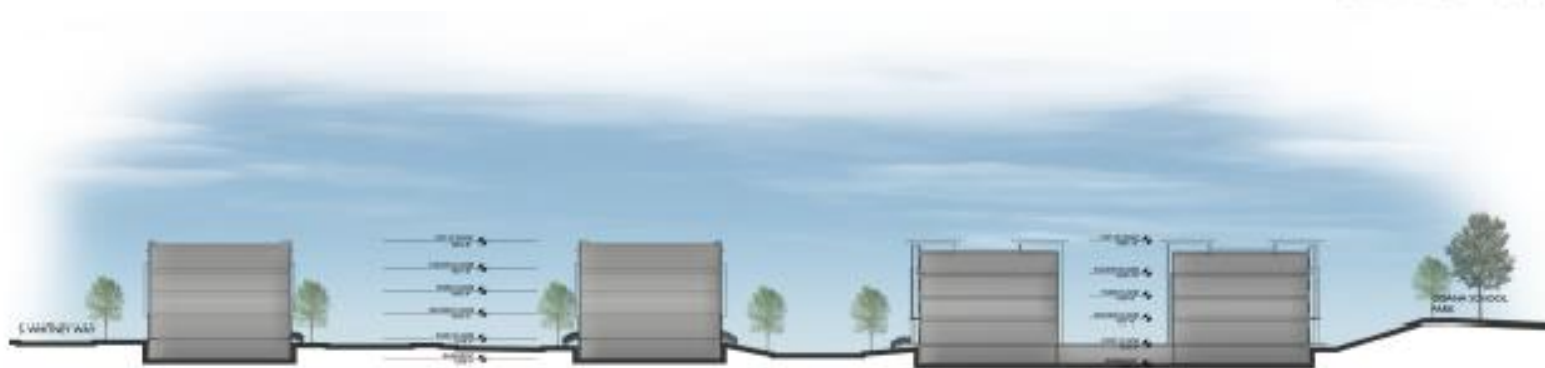
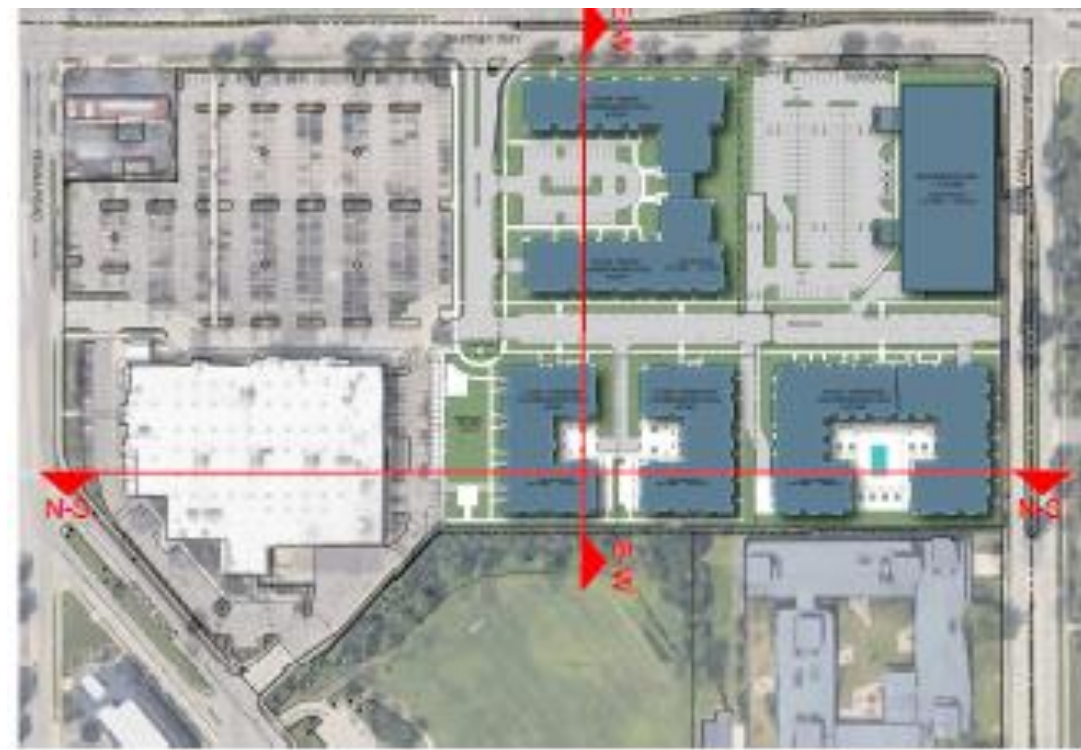


Plaza and Park Access

- Plaza
 - Public patios
 - Lawn
 - Public art*
- Direct access from first floor units onto plaza.
- Direct connection from development to Odana School Park.
- Public Butterfly Garden

*Public art site for City's new COVID-19 Municipal Art Fund Initiative (working with City Arts Administrator on details)

Site Sections

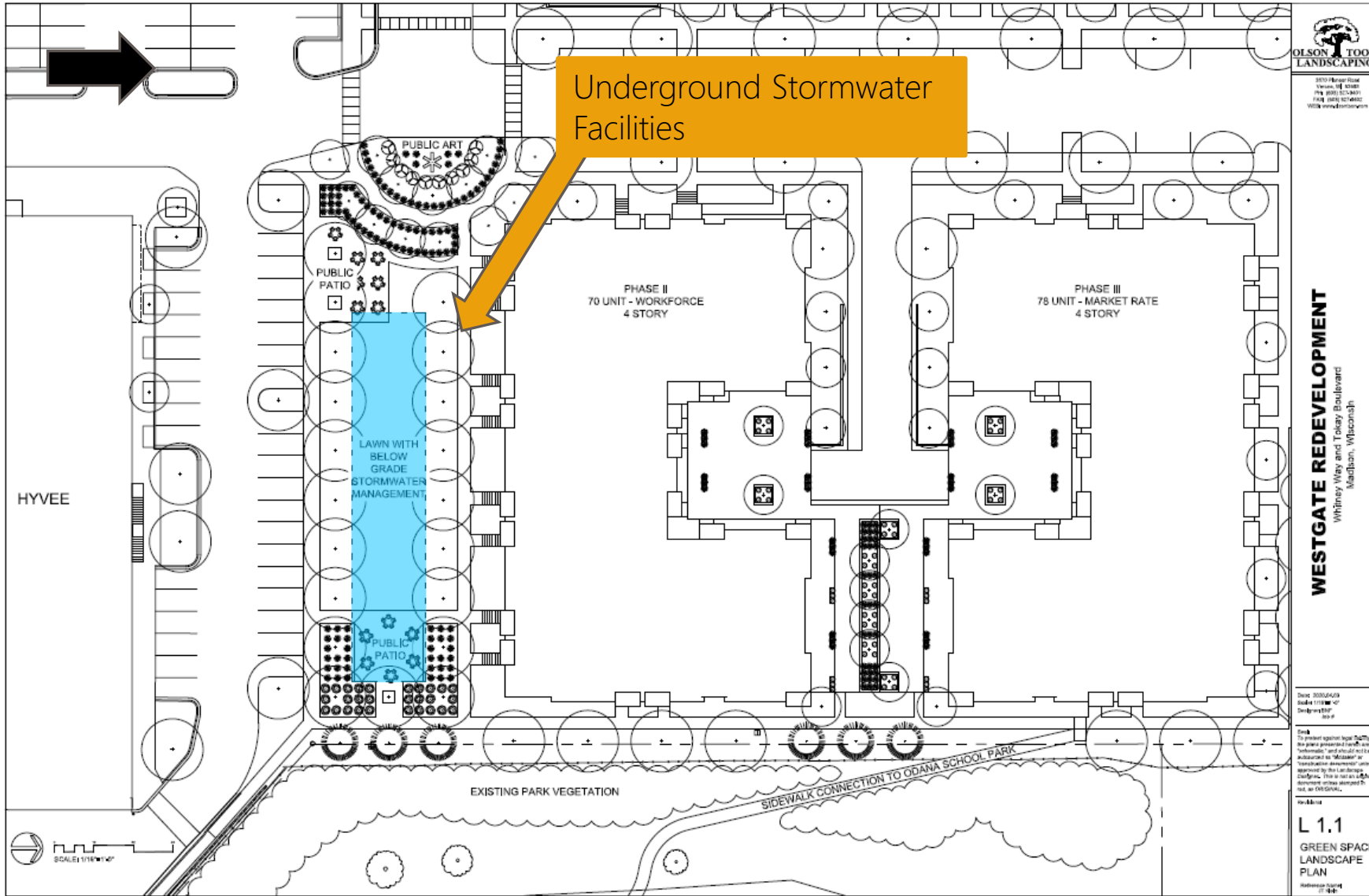


EAST-WEST SECTION

Site Sections



NORTH-SOUTH SECTION



Stormwater

- Site drains northwest to southeast.
- Stormwater facility located underneath plaza and in the parking between the senior building.
- Designed to meet new City of Madison higher standards for stormwater management.
- Approximately 15% reduction in runoff volume under proposed condition with combination of increased green space and underground storage tank



View of Family Housing looking South down Private Drive

WESTGATE
REDEVELOPMENT



View of Family Housing looking Southeast

WESTGATE
REDEVELOPMENT



View of Family Housing looking East to Odana School Park





View of Public Space looking Northeast to Odana School Park



View of Family Housing & Senior Housing looking Northeast

WESTGATE
REDEVELOPMENT





View of Senior Housing looking Northwest up Private Drive



View of Senior Housing looking Northeast



View of Family Housing connecting to Odana School Park



View of Senior Housing off Whitney Way

WESTGATE
REDEVELOPMENT



View of Site looking North up Private Drive



Aerial View of Site connecting to Hy-Vee & Odana School Park



WESTGATE
REDEVELOPMENT

Sustainability

- Built to exceed 200 points on Wisconsin Green Built Checklist
- 30kw solar PV system
- LED lighting
- Energy Star Appliances
- High efficiency HVAC system
- Low flow water valves
- Highly efficient building envelope
- Crush and recycle on-site concrete materials from existing Westgate Mall



30kw solar PV system on multifamily housing building
(Lightwave Solar)

THANK YOU!

Please visit the project website for more information:

WWW.JTKWestgate.com

Send questions and comments to:

urbanassetsmadison@gmail.com

