

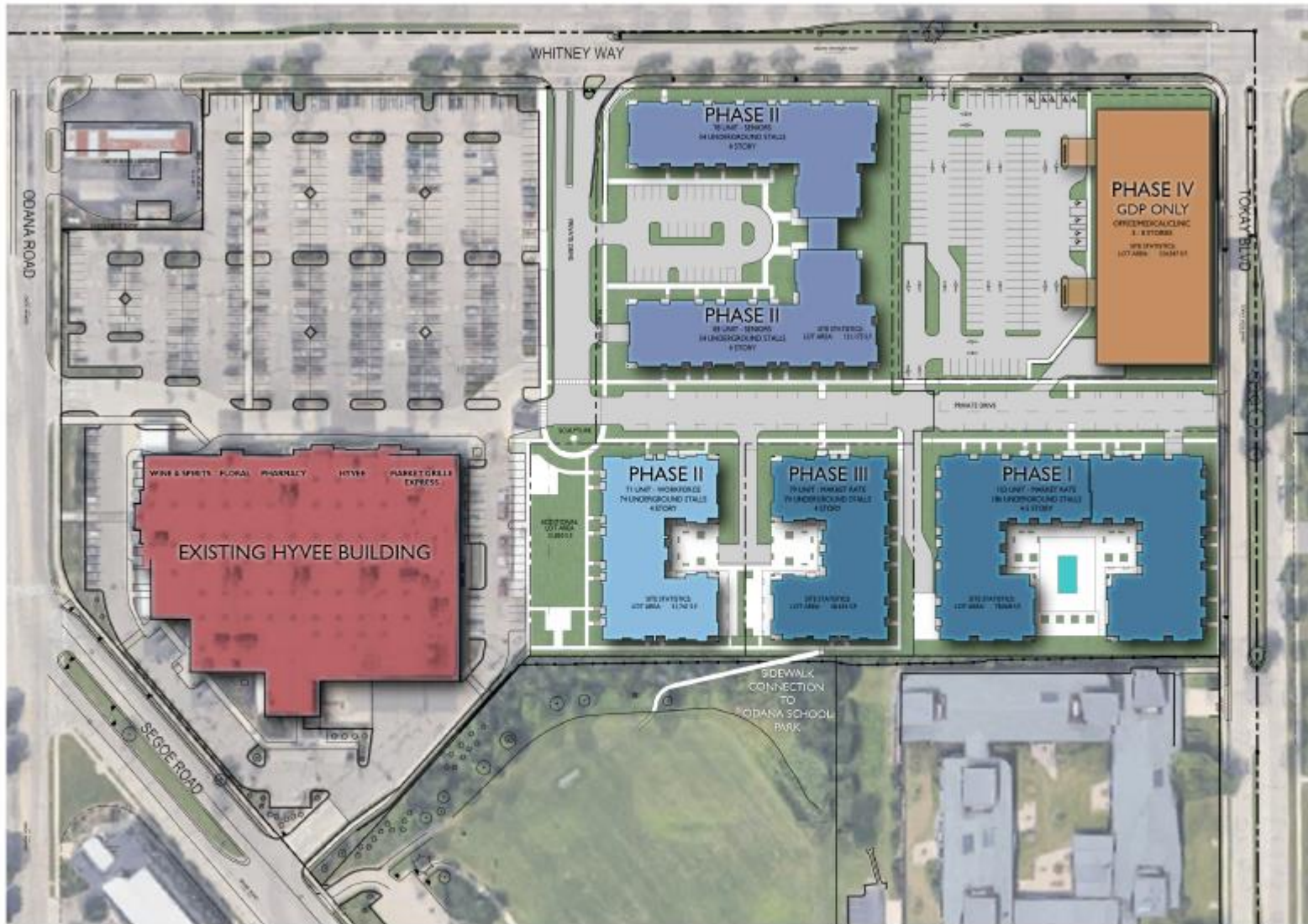
Westgate Mall Redevelopment

UDC INITIAL/FINAL MEETING (*ZOOM*)

JULY 1, 2020



Project Overview

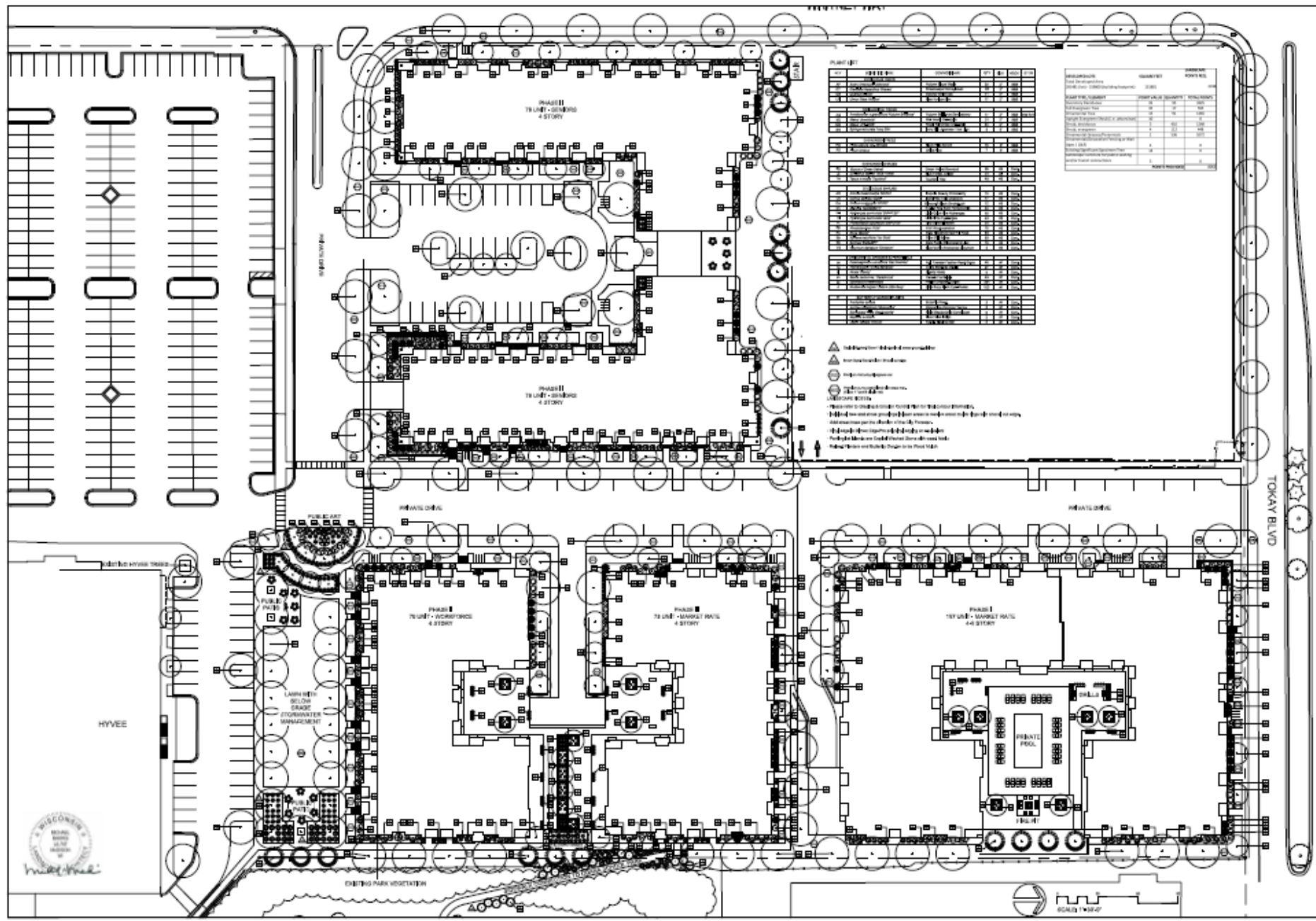


- PD recommended due to incompatibility with existing zoning districts
- Mixed use (residential, office/clinic, existing grocery)
- Affordable housing for families and seniors
- Heights ranging from 2 to 8 stories
- Phase development
 1. 153 units market rate
 2. 71 units workforce, 161 units affordable and market rate independent senior living
 3. 79 units market rate
 4. Office, clinic (GDP only)



Site Plan
Westgate
Whitney Way
June 10, 2020





PLANT LIST

PLANT	QUANTITY	SYMBOL	DATE	NOTES
...
...
...
...

DESCRIPTION	UNITS	QUANTITY	DATE
...
...
...

- ▲ Irrigation (Mark Area with)
 - ▲ Retention/Storage
 - ▲ ...
 - ▲ ...
 - ▲ ...
 - ▲ ...
 - ▲ ...
- NOTES:
- 1. ...
 - 2. ...
 - 3. ...

OLSON TOON LANDSCAPING

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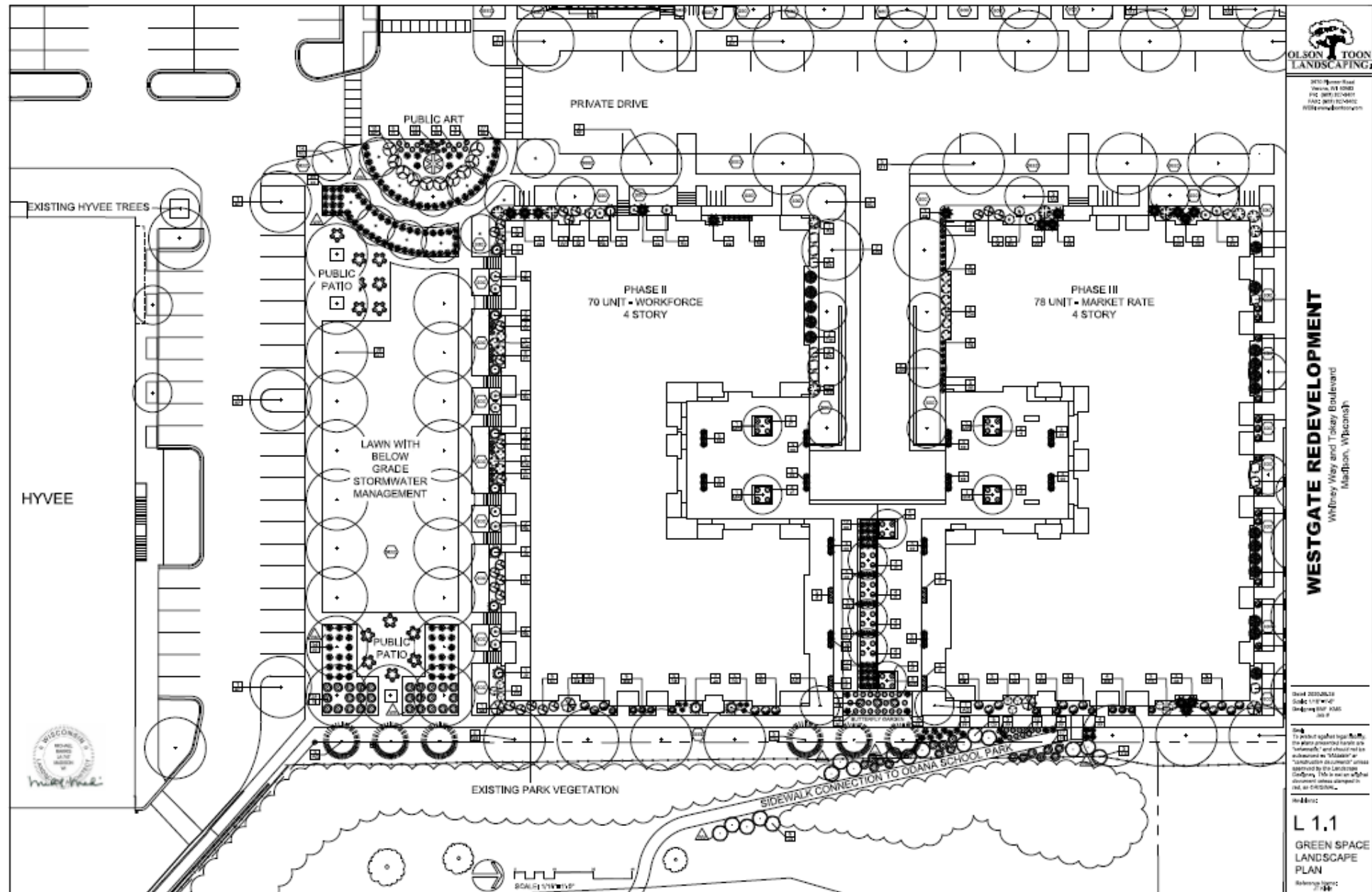
WESTGATE REDEVELOPMENT
 Whitney Way and Tokay Boulevard
 Madison, Wisconsin

Sheet: 000010/01
 Scale: 1"=20'-0"
 Date: 11/21/18
 Designer: JMS

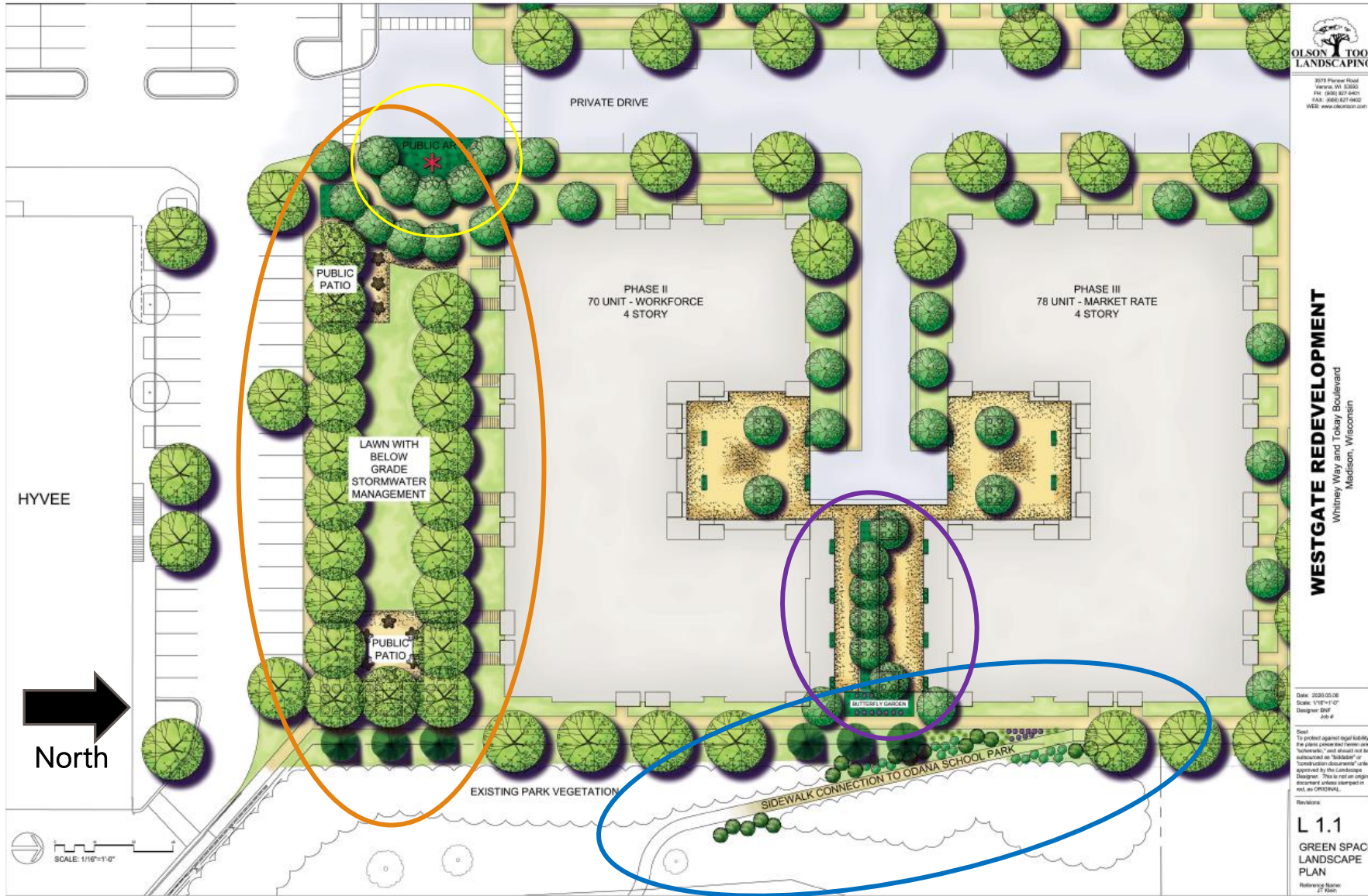
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L 1.0
 LANDSCAPE
 MASTER PLAN

Landscape Plan



Landscape Plan Detail - Plaza, Courtyard, and Park Access



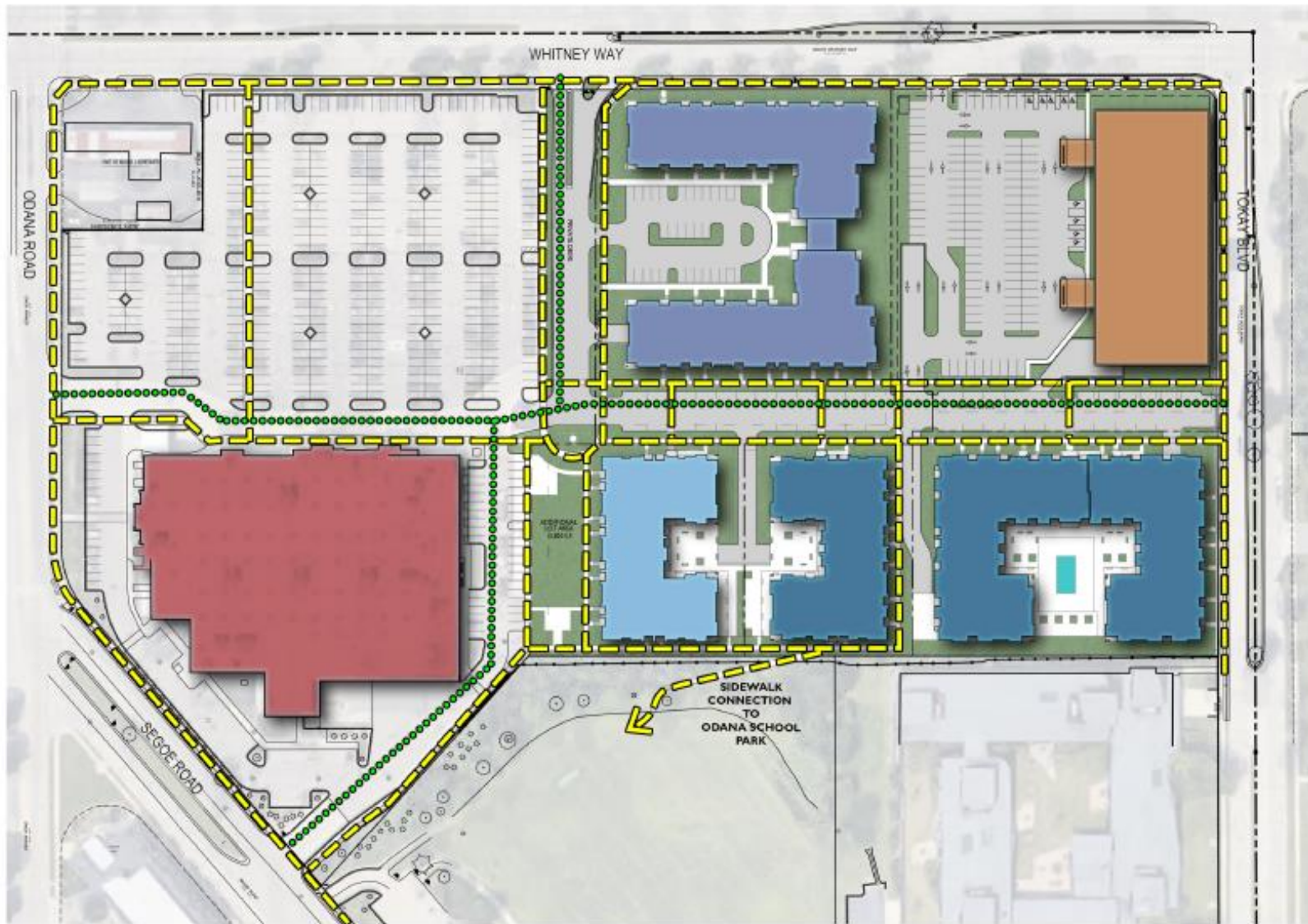
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WESTGATE REDEVELOPMENT
 Whitney Way and Tokay Boulevard
 Madison, Wisconsin

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.
- Courtyard and butterfly garden

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

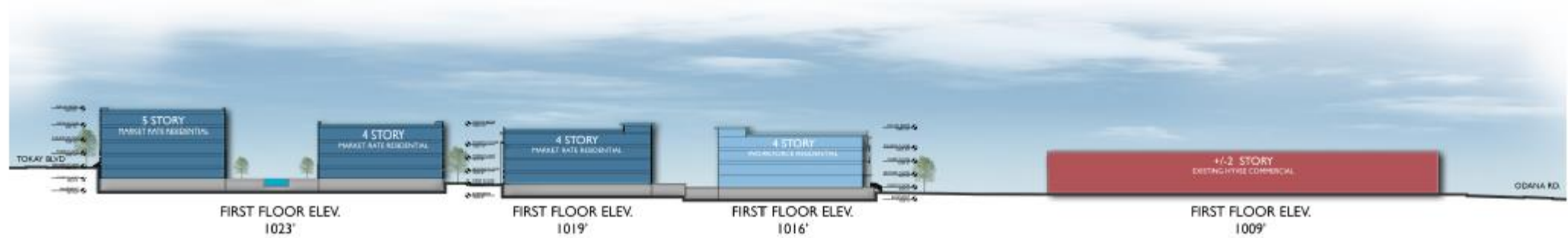
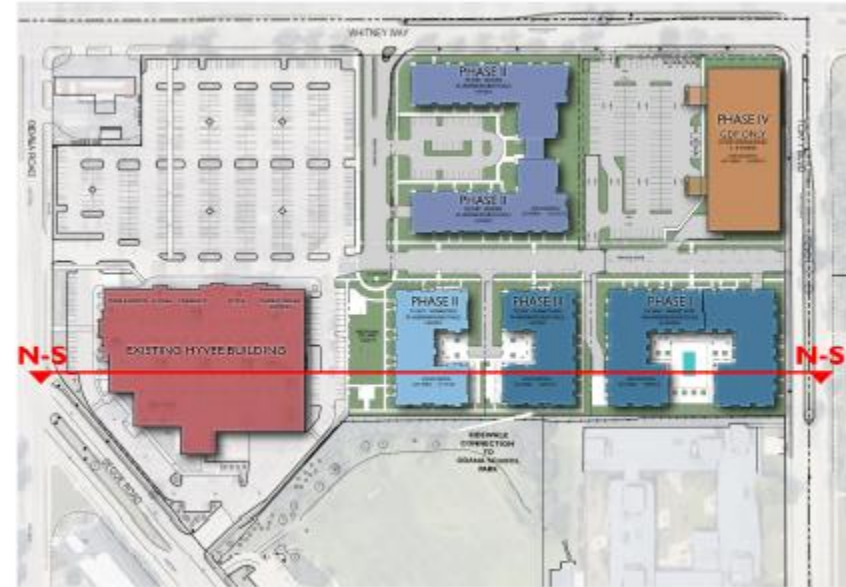




 Pedestrian & Bike Routes
 Westgate
 Whitney Way
 June 10, 2020



Site Sections

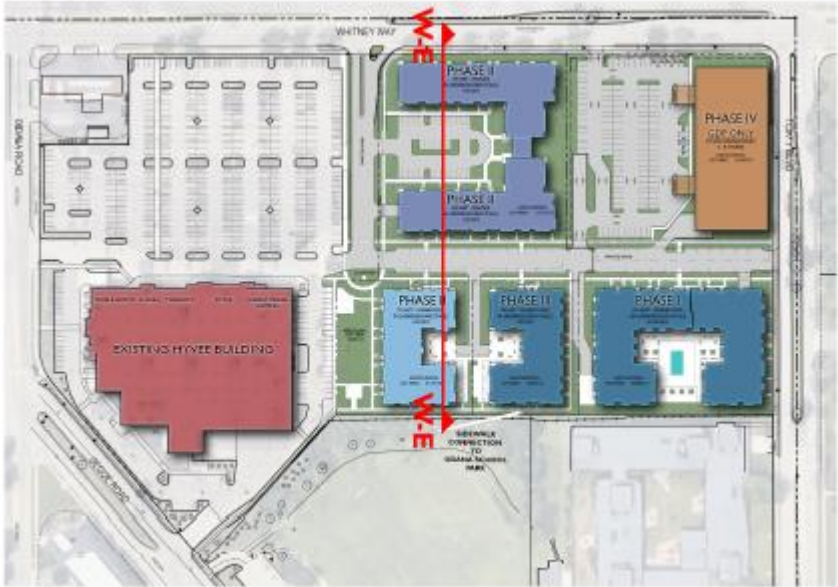


North-South Site Section

Site Sections
Westgate
Whitney Way
June 10, 2020



Site Sections



West-East Site Section

Site Sections
Westgate
Whitney Way
June 10, 2020





Westgate
Redevelopment
June 29, 2020



Relation to Odana School Park and Epic



Westgate
Redevelopment

June 29, 2020





Westgate
Redevelopment
June 29, 2020



Relation to Odana School Park, Epic and Tokay



Westgate
Redevelopment
June 29, 2020





Westgate
Redevelopment
June 29, 2020



Relation to Whitney Way, Surrounding Area, and Between Buildings



Westgate
Redevelopment
June 29, 2020



Relation to Whitney Way and Future Office/Clinic



Relation Between Buildings, Plaza and Hyvee Parking



Westgate
Redevelopment
June 29, 2020



Plaza and Relation to Hyvee



Westgate
Redevelopment

June 29, 2020



Relation Plaza and Hyvee



Plaza and Relation to Hyvee



Plaza and Relation to Hyvee



Westgate
Redevelopment
June 29, 2020



Building Relationships Looking South



Building Relationships and Differentiation Looking South



Westgate
Redevelopment

June 29, 2020



Building Relationships Looking East



Streetscape Looking North East and Plaza



Private Drive Streetscape Looking North and Plaza



Westgate
Redevelopment

June 29, 2020



Streetscape Looking East and Relation to Epic



Private Drive Streetscape Looking South



Senior Building and Streetscape Looking North



Private Drive Steetscape Looking South



Westgate
Redevelopment

June 29, 2020



Private Drive Streetscape Looking North



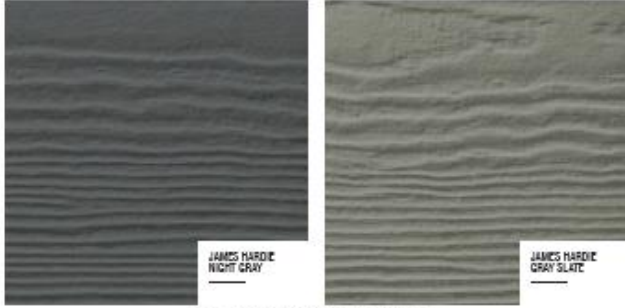
Westgate
Redevelopment
June 29, 2020



First Floor Access and Streetscape Looking South



First Floor Access and Streetscape Looking North



COMPOSITE SIDING & TRIM



STONE SILLS & BANDS



METAL FLATLOCK PANELS



WINDOWS & ALUM. RAILINGS



BRICK VENEER



BUILDING #1 & #2
MARKET RATE
160 WESTGATE MALL REDEVELOPMENT
MADISON, WI
JUNE 24, 2022





JAMES HARDIE
DEEP OCEAN



JAMES HARDIE
ACID PEPPER

COMPOSITE SIDING & TRIM



ROCKCAST
RIESLING | SMOOTH

STONE SILLS & BANDS



WINDOWS



ALUMINUM RAILINGS



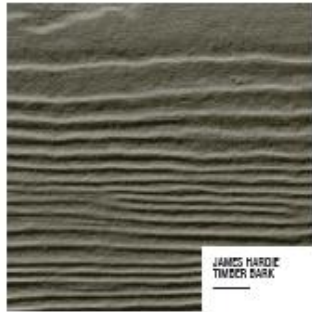
HEORON BRICK
CHAMPAGNE

BRICK VENEER

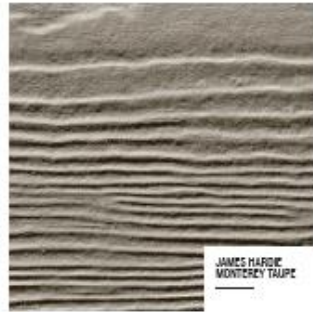


BUILDING #3
MARKET RATE
160 WESTGATE REDEVELOPMENT
MADISON, WI
JUNE 24, 2020





JAMES HARDIE
TIMBER DARK



JAMES HARDIE
MONTEREY TRULIP

COMPOSITE SIDING & TRIM



ROCKCAST
RISLING | SMOOTH

STONE SILLS & BANDS



WINDOWS



ALUMINUM RAILINGS



MOHON BRICK
CHAMPAGNE

BRICK VENEER



BUILDING #4
WORKFORCE
180 WESTGATE MALL REDEVELOPMENT
MADISON, WI
JUNE 24, 2020





LP SMARTSID
CANYON DUOBLEND

COMPOSITE SIDING @ BAYS



JAMES HARDIE
RICH ESPRESSO

COMPOSITE SIDING & TRIM



ROCKCAST
CRYSTAL WHITE | SMOOTH

STONE SILLS & BANDS



WINDOWS
&
ALUMINUM RAILINGS



SIOUX CITY BRICK
STONINGTON GRAY VELOUR

BRICK VENEER



BUILDINGS #5 & #6
SENIORS
180 WESTGATE MALL REDEVELOPMENT
MADISON, WI
JUNE 24, 2020



knothe • bruce
ARCHITECTS

THANK YOU!

Please visit the project website for more information:

WWW.JTKWestgate.com

Send questions and comments to:

urbanassetsmadison@gmail.com



GRADING & EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN CIVIL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INITIAL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING TRACKING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON THIS PLAN, SHALL BE CONDUCTED TO MEET UNIFORM FIELD CONDITIONS IF MODIFICATIONS CONFORM TO LOCAL EROSION CONTROL COMMITTEE GUIDELINES.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUM. IF DETERMINED NECESSARY DURING CONSTRUCTION, ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT EROSION FROM EXCEEDING THE SET.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE REQUIRED PRIOR TO ANY WORK BEING PERFORMED TO ENSURE PROPER FUNCTION OF EROSION CONTROL AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 10' OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO NEW GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
8. INSTALL SILT PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS. CONTRACTOR SHALL REMOVE THE TYPE II SILT PROTECTION DURING THE TIME PERIOD BETWEEN NOV. 15 AND MARCH 15, AND INSTALL A FRAME TYPE SILT PROTECTION BAG THAT WILL NOT PROTECT ABOVE THE NEXT GRADE SUCH AS FLAG STORM SEWER OR EQUIVALENT.
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
10. SOIL EXPOSURE 6'1" SHALL BE STABILIZED WITH CLASS II TYPE B EROSION MATTING AND ALL DRAINAGE BASINS SHALL BE STABILIZED WITH CLASS II TYPE B EROSION MATTING.
11. INSTALL TEMPORARY DITCH CHECKS THAT ARE APPROVED ON THE WISCONSIN PAUL LIST.
12. ALL INCIDENTAL MUD TRACKING OFF-SITE DURING ADJACENT PUBLIC THROUGH-PASSES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER GENERAL PRACTICES.
13. ANY DISTURBED AREA THAT REMAINS EXPOSED FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.
14. MAINTAIN EROSION CONTROL FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
15. INSTALL EROSION CONTROL ON THE DOWNSTREAM SIDE OF STORMSEWER.
16. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 1" OF TOPSOIL, PARTIALLY SIEVED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIXTURE AND EQUIVALENT APPLIED AT A RATE OF 1 POUND PER 100 SQ FT ON ALL DISTURBED AREAS. ANNUAL HYDRATION AT A RATE OF 1-1.5 POUNDS PER 100 SQ FT SHALL BE APPLIED TO THE MIXTURE. PARTIALLY SIEVED MULCH SHALL BE PLACED PER A SOIL TEST.
17. DRAINAGE, IF APPLICABLE, SHALL BE CONDUCTED PER WISCONSIN STORM WATER MANAGEMENT TECHNICAL STANDARD 100T.

GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
4. IF ANY RECORD DIMENSIONS OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL ENSURE THAT ALL STORMSEWER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL REPLACE ALL ORIGINAL CURB AND GUTTER EACH ANCHOR THE PROPERTY AND RESPONSIBLE FOR CONSTRUCTION OF NEW ORIGINAL AND CURB AND GUTTER WHICH THE CITY ENGINEER DRAINS FROM TO BE REPLACED INCLUDING IT IS NOT AT A DRIVEABLE GRADE.

SEQUENCE OF CONSTRUCTION

1. INITIAL EROSION CONTROL.
2. ROUGH SITE GRADING.
3. FIRM GRADING, CONCRETE CURB AND GUTTER, ASPHALT, CONCRETE, AND UTILITIES.
4. STORM SEWER CONSTRUCTION.
5. REPAIR AND TOPSOIL AND FINAL RESTORATION.
6. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.

LEGEND



DESIGNED BY: KNOTHE BRUCE ARCHITECTS, INC.
DATE: 11/15/2017
PROJECT: WESTGATE MALL REDEVELOPMENT
DRAWING: GRADING & EROSION CONTROL

HEET E
Lot 1 of 10 - 11/15/17

HEET TITLE
WESTGATE MALL
REDEVELOPMENT



HEET TITLE
OVERALL GRADING
PLAN

HEET NO. E
C-3.0

HEET NO. 10-11/17
11/15/17

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)



Traffic Impact Analysis

- Assumed 460 units housing and 10,000 SF commercial (daycare).
- **2,175 daily new trips**
 - 195 & 225 AM & PM peak, respectively.
- Parking supply meets demand.
- Improvements:
 - Traffic signal at S Whitney Way & main entrance – **In jeopardy**
 - Relocate Tokay access point to the east; maintain movement control and restrictions.

❖ When occupied, Westgate Mall generated 7,333 weekday daily trips with 190 & 690 AM & PM peaks, respectively.