

October 30, 2020

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, WI 53703

RE: Land Use Resubmittal - List of Revisions

Land Use – UDC (Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request)
Age Better Community Living
(JSD Project #: 20-9748)

Ms. Heather Stouder,

On behalf of Gorman & Company, the following narrative provides an overview of changes made by the design team to address Staff and Commission member comments from the August 27th Land Use – UDC submittal materials.

Architectural Revisions:

- Reduced footprint of building
 - 17' – 22' in the east/west direction
 - 18'-8" in the north/south direction
- Reduced living units on 1st floor and replaced with indoor/covered parking to accommodate the parking loss on the lower level;
- 1st floor interior parking provides a safe, covered location for tenant pick-up/drop-off;
- A 5th floor (at a maximum height of 70') added to shift units up from the building reduction and moving units from the first floor;
- More prominent front door entry created on Mineral Point Road; a double height space with convenience stair to the first floor amenity spaces;
- Adjustment to the location of the elevator core to allow guest entry at the lower level, accessible from Mineral Point Road;
- Private balconies added to most units;
- Sunroom and outdoor patio space added on the 5th floor for additional tenant outdoor access;
- Expansion of solar array field on rooftop due to removal of green roof;
- Building's exterior design revised to introduce the unit balconies. A number of balconies are partially recessed to provide 'movement' on the façade, reducing the flat appearance previously mentioned;
- Exterior material palette revised to a warmer tone, adjusting the colors of brick and cement-board siding;
- Entrance canopies enlarged and additional stone façade used to enhance the front doors at both the entrance court and Mineral Point Road;
- Additional glazing added into the lower level parking structure, reducing the solid base of the building previously proposed. Windows into the parking structure are being proposed as frosted glass as to hide the view into the parking structure at night but still allow illumination.

Site Revisions:

- Widened, more prominent main entrance walk incorporated on the south side of the building. Colorful benches, bike racks, movable planters, textured concrete and filtered, birch leaf canopy provides identity and comfort;
- Two, table-top crosswalks with signage incorporated to slow traffic and improve accessibility for residents as they walk to/from Age Better to the Oakwood Campus;
- Reduction in driveway steepness down to the lower level parking garage due to a shortened building and lengthened drive;
- 11 surface parking stalls originally proposed have been reduced to 6 surface stalls for entrance into the 1st floor, enclosed parking;
- Additional plantings, 15 times greater than the required minimum, added surrounding the foundation and throughout open spaces;
- Bioretention basin increase resulting in the removal of the underground TSS chamber and 8,000 square foot green roof previously proposed;
- Green roof sedum plantings added around the 5th floor sunroom and rooftop patio

Please do not hesitate to reach out if you have questions.

Respectfully submitted,



Kevin Yeska, PLA
Project Consultant/Landscape Architect