



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6145-6301 Mineral Point Road & 502 Genomic Drive
Application Type: Amended Planned Development Zoning - General Development Plan-Specific Implementation Plan), Oakwood Village University Woods Skilled Nursing Facility – Initial/Final Approval is Requested
Legistar File ID # [63430](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Reginald Hislop, Oakwood Lutheran Homes, Inc./Michael Oates, Eppstein Uhen Architects

Project Description: The applicant is seeking initial/final approval for a new skilled nursing facility with a ground floor connector to the existing Covenant Oaks assisted living building.

Project History/Schedule:

- The UDC received an informational presentation on 1/13/21.
- The Plan Commission is scheduled to review this proposal on June 21, 2021.

Approval Standards:

The UDC is an **advisory body** on this request. As with any **Planned Development**, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Summary of Design Considerations and Recommendation

The subject site is part of an existing, multi-property Planned Development (PD) comprised of the entire Oakwood Campus.

The City's [Comprehensive Plan](#) recommends this area for HR-High Residential development which generally includes buildings between 4-12 stories at densities above 70 du/ac (dwelling units per acre). The subject site is also within the study area for the ongoing Odana Area Plan, which generally encompasses the West Towne Mall area, extending east to Whitney Way. Note that only plans adopted at the time of application submittal should be considered in the evaluation of this request. The Odana area effort is currently anticipated to be completed later in 2021.

Planning staff requests that the UDC provide feedback on the exterior design, height, scale and appearance of the building and site layout, including pedestrian circulation, parking, and landscape concept, and comment based on the **PD Standards**.

Staff refers the Commission to their comments from the 1/13 informational presentation:

Master Plan/Site Comments:

- What will be the disposition of the Hebron site when the building comes down, and are there plans for other buildings with the master plan, will we get a chance to see that?
- With such a significant site and the number of buildings and complex set of facilities, a master plan would be a wise move.

- Some of my concerns are with the loss of trees and forested area. Largely due to the loop road hardscape and bioretention. Anne described a thoughtful approach to stormwater management and I don't disagree. The two or three on the west end, the number of mature trees, White Oaks that you're removing for bioretention that is necessitated for the road, I question if there are better ways to do this. Might be other options within that budget of handling this differently, permeable pavement, or simply relocating some of the basins in the island of the Covenant parking to the north, or build bioretention into the existing parking in the southwest corner.
- I'm glad you have had the foresight to hire Mr. Allison to help you out with tree management of this project. He will be very helpful in mitigating what I agree with is a horrible loss of trees. I can appreciate the changes necessary in a facility like this, but I agree when you see trees being lost not to buildings but to bioretention ponds that are draining parking lots, that's philosophically a really poor trade off. I would hope you would err on the side of the trees. It's clear you put a lot of thought into this, it's really disturbing to see trees of this maturity come down, these were here before any settlement was here.

Building Design Comments:

- Have you considered building this over the existing parking that's going to be redone and putting the parking underneath?
- I appreciate the green roofs, using that as a primary design feature. I would encourage the team, especially this south facing courtyard, some green roof above that could counter balance heat gain.
- Could the building be mirrored and still maintain the connection while instead occupying more of that parking lot side of the site than the woods that it currently does?
- Whether a channel of some sort can more efficiently convey some of this water, more linear. There's a lot to like about this project, the courtyard looks like a great place to spend time.
- There is a lot to like about the project. You mentioned the evident randomness of some of the panel installation to mimic the Oak Park. There's probably more incidents of repetitive pattern with the panel and that takes away from that intent. Either it all becomes random or in those few areas where you want to have that kind of specialness maybe use a different material or the same material but maybe embossed or a different pattern.
- It could also be the pattern stays the same but the finishes are more random.
- The randomness is lovely in buildings but it looks like a storefront system, that curved part seems to be fighting. There's something making that curve faceted rather than smooth, it feels like shape is fighting with the randomness is fighting with the vertical elements. It could be natural and thought provoking, maybe it's not quite there yet.
- As far as successful design is incorporating water features or nature as far as movement, connection to the environment, there definitely is scientific finding that this leads to overall better wellness and healing.