



Agenda Item #: 4

Project Title: 702-750 University Row & 5119 Silvertree Run - Amendment to an Approved Planned Development (PD) for Expansion of UW Health Located in UDD 6. 19th Ald. Dist.

Legistar File ID #: 76633

Members Present: Cliff Goodhart, Chair; Jessica Klehr, Lois Braun-Oddo, Christian Harper, Shane Bernau, Amanda Arnold, Marsha Rummel, and Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of June 28, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** and made an **ADVISORY RECOMMENDATION** to the Plan Commission to Approve an amendment to an approved Planned Development (PD) located at 702-750 University Avenue in UDD 6. Registered and speaking in support were Jen Voigt and Kathleen Ferrero. Registered in support and available to answer questions were Michael McKay, Jenni Eschner, and Dietmar Bassuner.

The proposed four-story clinic will sit on top of a three-story parking structure, clad in weathering (corten) steel, that will replace all existing surface parking for the original building. This will match the height of existing multi-family across the street and pushing the intensity towards University Row. The exterior design includes a green roof system, solar panels, and collection of rain water for reuse as gray water. A vehicular access is located off the roundabout, entering directly to the garage and interior connection to the lobby. The south elevation utilized pushes and pulls to break down the massing, using a volumetric approach. The interior circulation of the building is along the glass on every floor for a nice active façade along the street edge. The mechanical shaft has been moved back; the plane is changed to a wall element to reduce its width as an end element. The adjacent material is a taut composite metal panel going to a ribbed metal panel for shadow line and internal relief. A pocket park with site furnishings is proposed, plantings and hardscapes, and paving in alignment with development across the street. The drop-off canopy has been streamlined, the sidewalk is maintained along the road, with a “leg” provided that swings along the building, and the existing bike path will be extended to the southern boundary of the project. A proposed crosswalk addition would connect to the properties across the street and the larger transportation network. The material palette remains unchanged with exception of the parking garage, a 50% perforation in the entirety of that façade for ventilation, a mix of three panel types for subtle variation, and the first floor has been setback, expressing the structural columns and changing to a flat steel panel at the bottom. Landscaping includes a cohesive planting design that weaves in existing species, and a mix of year-round interest with structural perennials and grasses, flagstones and boulders.

Questions for staff and the development team:

- At the drop-off area, what are the minimum dimensions of that landscape or stone cobble strip between the sidewalk and the drop-off?
 - About four-feet at its minimum dimension.
- That’s not too bad, I thought it was tighter. We can all agree that’s not ideal for the way the drop-off creates a welcoming, gracious environment, it feels a little tight. The way the sidewalk parallels the street is nice. It would be nice to have plants fill that whole space instead of just stone cobbles in a narrow strip. You’re so close to having a consistent six-foot width of landscape separating the pull off cars from the sidewalk. If there was any

way to refine that taper in the driveway angle as you create pass-through lanes, it would be great to have a more consistent, slightly wider landscape zone. Regardless, filling that area with some really vigorous ground cover plants, autumn moor grass or alliums; that would be a nicer entry than the stone cobbles.

- The weathering steel as a material is pretty cool, that's going to play really nicely with the western sunlight as it hits the building. That combined with your landscape plants out front is an existing material introduced along that edge. The project is very strong, as we said last time and is looking nice.
- With the overhead canopy in the drop-off area, there appears to be a small gap between the back edge and the building itself. The main entrance is to the north end with an unobstructed walk from drop-off to that door. There's a gap that's open to the sky, I'm wondering if that is indeed the case and if so, it seems like a cruel trick to have people unload under a canopy but then walk through possibly a deluge of rain. Maybe I'm way off on the circulation passenger traffic in that area.
 - We are currently showing a slight gap. In plan it's about four-feet between back of canopy and building façade. It allows us to not have to sprinker that canopy from a code perspective. We're open to connecting the canopy to the building, pending that code and Fire Department feedback. The canopy overall is about 16 feet so there is plenty of coverage.
- I'll stick with my comment that it is a concern, albeit in very particular weather conditions.
- In general the landscaping as it is in the existing building is a really a strong point and a wonderful selection of trees, shrubs and perennials. Interesting selections we don't always see and a definite effort made for winter interest.
- The infiltration areas are really well thought out with species mix for the lower areas that are going to be wetter versus the upper areas that will be drier. Previous comments noted the stone mulch and I will echo those comments, it's tough to landscape narrow strips with something that will survive. I envision that area occasionally being run over by vehicles, that's probably where you were coming from with the idea that it would be stone on that narrow edge. I would not be averse to at least trying something green in there and if it doesn't work, it can easily be changed. The rest of the stone mulch around the building seems to be purposely thought out to make a band around the material around the building with mulch beds offset from that; I'm fine with that use of stone mulch and out general comments about stone mulch do not apply to that.
- The architecture of the building is really nice, it melds with the existing building in a really nice way. I commend the applicant too for the attention to the green roofs and the water management, all of the green effort that has gone into this.
- We talked previously about the TOD as being out of our purview. As it relates to the UDD 6 guidelines, are we just looking at the new standards of the PD related to the memo?
- I would say we are looking at those but also landscape quality, pedestrian experience, four sided architecture, and quality of materials.
- Alder Slack expressed enthusiasm for this project. The neighborhood is very excited about it and its commitment to sustainability. This is a gold standard example of how to build today, with respect to green infrastructure. The development team engaged the neighborhood, and even those neighbors that live behind to the south who were initially very concerned, commented that they really like it at a recent neighborhood meeting. She is appreciative of the effort put into this development.

The Commission discussed the following:

- There was a lot of stuff to look at as it relates to the staff comments. This checks them all off in my opinion, it's a strong project, I like the design and materials, they work. I understand exactly why the canopy is detached and find it appropriate, it serves its purpose. The landscaping sounds like it gets where it needs to go, perhaps with a tweak. Overall it matches the existing project really well. It's a really solid project.
- I agree, it's a really nice project, and blends well with the existing building. They've been very sensitive to the residential neighbors and the transition at those property lines. All of the design considerations have been

touched on, and the overlay exception for the setback is appropriate considering the activity level and scale of this building. Overall it's a great project.

- The motion should consider the UDD guidelines and recommendations, and the advisory PD standards and objectives. Specifically the proposed exceptions; the setback and also to have auto infrastructure between the building and the street for the drop-off.

Action

On a motion by Asad, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL** and made an **ADVISORY RECOMMENDATION** to the Plan Commission to Approve the project. The motion was passed on a unanimous vote of (7-0). The motion include with the following findings and condition:

- The UDC finds that the TOD exceptions requested are appropriate given the level of activity and scale of the building, and recommends that the Plan Commission approve the project.
- The UDC finds that the Urban Design District (UDD) guidelines and requirements have been met.
- The UDC finds that the Planned Development (PD) standards for review and approval have been met.
- The cobble bed along the vehicular drive/drop-off shall be widened to be more consistent across the bed. The bed shall also include dense plantings versus cobbles, for example autumn moor grass or allium.