

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 26, 2017

TITLE: 5565 Tancho Drive – PD(GDP-SIP),
Update of Facilities at Oakwood Village
Prairie Ridge Campus. 17th Ald. Dist.
(46734)

REFERRED:

REREFERRED:

REPORTED BACK:

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ADOPTED:

POF:

DATED: April 26, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Cliff Goodhart, Lois Braun-Oddo, Tom DeChant, Rafeeq Asad, Michael Rosenblum and Amanda Hall.

SUMMARY:

At its meeting of April 26, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for an update to the facilities at Oakwood Village Prairie Ridge Campus located at 5565 Tancho Drive. Appearing on behalf of the project was Thomas Miller, representing Oakwood Village-Prairie Ridge. Miller gave an Informational Presentation for the applicant.

Comments and questions from the Commission were as follows:

- Raising it on a plinth, at some point there needs to be a connection between the plinth and the surrounding neighborhood. Also to the pocket park, how people will walk to the park? And I am sure tree islands will be commented on.
- Your concept is fine, the idea with the green roofs and native species, conceptually you are on the right track. The ponds are existing? The big thing is that they don’t look engineered, but make more of a natural fit. Parking is not to code, you need to add tree islands. Quirky parking that is not going to work, may be existing, but it is a problem. What are you looking for your trigger for additional stalls for the areas shown as future parking?
 - Yes, we will be adding some areas. That is existing parking. Resident parking and proximity to the new units there are visitors and then special event parking. So distributing the parking as equally as you can amongst a lot of different variables is the goal.
- My question might be that whether or not the future parking areas will be needed?
 - Yes.
- Six sidings plus brick, plus precast, the number of materials concerns me. Sounds busy.
- Presently the chapel is a fairly stand-alone presenting structure, then it gets suppressed in this new entrance thing, but you still keep a tidbit of a tower. It just doesn’t work for me and I’m more familiar with your west campus, where there is a chapel in an external space where it’s not seeming like a chapel the way this existing one does. I’m not sure this resolution really works.

- I'd like to add to that because I had an immediate reaction. I don't think of you as a religious institution, and to make your main door a chapel sends a completely different message.
- I do think of this as a religious institution.
 - I think it's fair to say that our residents would revolt if we didn't maintain that steeple and the cross.
- I don't have a problem with your maintaining the steeple and cross, but then your architectural solution doesn't work and you need to think of some way to not have this steeple and cross sort of mixed in with the rest of the building. The original chapel presents itself as a chapel; this discontinuity bothers me.
 - The newly proposed development builds off of, it kind of relates to both of your perceptions. The chapel serves as a front door, as the town hall, voting location, so it really is the front door. What we're trying to do here is really keep a formally axial entrance to the chapel that has a higher level of finish on the exterior envelope that says this is an important entrance to not only the chapel but the remainder of the facility. It intentionally is this formal first step before you're actually entering the chapel.
- Intellectually that could work, but I don't think your design works. It doesn't look like a chapel or church except for the steeple sitting back in this building. If you really want a church-type entrance then that's not what you're presenting in my mind.
 - What we want it to be is actually not a church entrance.
- Which means you don't really want it in front of the steeple. You're muddling the two uses of common versus religious.
- I think the steeple is a nice feature, but I am having trouble reading what that front entrance looks like. Maybe it's not a chapel but a town hall? There is some way to make that work.
- The connectivity of the new structure is now below the roofline, having the connections below the roofline, this is a two story space with one-story around it? Connections for the addition are running into the existing roof, correct?
 - It is a one-story space, but the chapel is higher. The connectivity from the new building to the chapel is under the chapel roof, the connecting piece is at the second floor.
- I like the point about the having the buildings be separate to allow light, I am wondering about the space, is it going to be a wind tunnel and how will that effect energy efficiency? Giant concrete plinth; in the renderings it looks white, is this a true color? With regard to the rooftop gardens, absolutely beautiful, is there room for more shading options? Incorporating larger trees, does that impact the accessibility and overall width?
 - The space between the building will not create problems with respect to heating/cooling. No, it is a fully landscaped patio. What we do envision off the green roof is taking advantage of the larger trees on site, introducing trellises and integrating shaded seating areas; the residences with access off the courtyard will have shaded porches. Will be conscientious of creating shade.
- The porches on independent living, are they screened? That is another material. Be sensitive to all that is going on.
 - Yes.
- I got lost after the independent living...Everything seemed so cluttered and jumbled, rooflines everywhere. Difficult to tell where one building ended and another begins. The approach that went into the independent living was not the same approach that was taken in other places.
- If you look at this head-on, part of you're reading is an enclosed glass walkway, and those arched banding windows relate to the new bistro arched banding windows, so all of that is reading across that way. Then all of the sudden you have this chapel that supposedly is reading vertical but it's contrasting with the reading across. If you changed the windows, somehow that becomes more distinct so it doesn't read across, it should be a separate read.

- Community center...the one long piece of roof, opposite the turret. The use of natural light; is there going to be skylights there, is that a real second floor? Maybe something to break up the roof mass.
 - It's a first floor space so there's a fair amount of distance to get a skylight in there.
 - When you come into that space today it's fully lit from the windows on the other side. This brings in a lot of light above the stairwell also.
 - On the backside of that roofline there are windows on the opposite side with a dining kitchen right below it.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.