City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION		PRESENTED: June 26, 2019	
TITLE:	6201 Mineral Point Road – Amendment to an Existing PD(GDP-SIP) for Oakwood Village University Woods Redevelopment. 19 th Ald. Dist. (56302)	REFERRED:	
		REREFERRED:	
		REPORTED BACK:	
AUTHOR: Janine Glaeser, Secretary		ADOPTED:	POF:
DATED: June 26, 2019		ID NUMBER:	

Members present were: Cliff Goodhart, Acting Chair*; Jessica Klehr, Tom DeChant, Shane Bernau, Christian Harper, Craig Weisensel, Syed Abbas, Lois Braun-Oddo and Rafeeq Asad.

*Goodhart recused himself on this item. **SUMMARY:**

At its meeting of June 26, 2019, the Urban Design Commission RECEIVED AN INFORMATIONAL **PRESENTATION** for the redevelopment of Oakwood Village University Woods located at 6201 Mineral Point Road. Registered in support of the project were Chris Gallagher and Nelson Kling, both representing Oakwood Village; and Ken Saiki, representing Saiki Design. A review of the existing site noted this is a multiphased master plan moving towards a GDP for the entire site. Many of the existing buildings will be demolished and replaced in future phases. The hope is to maintain as many of the existing trees as possible. This is a complex project with density and circulation, all while trying to be operational during the construction phases. Phase 1 will include independent living, 144 parking spaces, common amenities on the first floor and maintained connections (all buildings are connected) for a total of 450,000 square feet. The main entry of Phase 1 includes drop-off and canopy. Phase 2 will include another independent living building with 160 units in a range of sizes, 160 parking spaces, a health and wellness center and shared amenities. They are looking for GDP approval for the site and SIP approval for Phase 1. The buildings that are coming down will allow for more usable open greenspace. Overall they are adding 70 units to the site, taking down smaller, lower quality units, gaining 425 parking spaces (this creates a 1-1 ratio for independent living, less for assisted living) and new for visitors. Phase 2 would also include demolition to create a courtyard/commons area. Site challenges include grade changes and stormwater management. They are looking at an underground storage option to preserve as much as possible. They will be requesting a reduction variance for bicycle parking; they are currently showing 18 stalls in the first building. Building materials include metal panel, phenolic panel and glass. They are accentuating the corners of the building to take advantage of the views. The entry canopy is shown as heavy timber but due to construction type would not be wood, it's likely to have wood accents. The south side view shows 4-sided architecture. Phase 1 shows no rooftop amenities, but will have rooftop mechanicals.

The Commission discussed the following:

• Will the health and wellness amenity feature underground parking?

- Yes, about 69 parking spaces. Right now there are 35-40 spaces, with 60 additional below grade spaces.
- What are you imagining for the auditorium and outdoor spaces?
 - It's not intended to have retail, but dining options and outdoor seating. There will be a "town center" for residents.
- Emphasize tree canopy protection, quality of life, pedestrian circulation. Try in Phase 1 to provide full circulation through the center not fully developed. The black and white plan is cleaned up from what was in our packet and looks much better. Keep quality of life a top priority.
- We need to be committed to sustainability, and want to make sure we are energy efficient for seniors. Have you considered energy modeling? Window glass ratio?
 - Yes, we do a lot of high-rises. We will do energy modeling to analyze system and glazing for glass. It is our goal to be sustainable. We'll also explore charging stations and Zip Car locations.
- Overall a building of this size is done well. The 2-story base in different materials blend in well. I like the materials and vertical continuity on the corners. The curtain wall and subtle details of the mullion patterns are a clever way to hide systems. The site is challenging, how much can you manipulate orientation?
 - We've been working on this for a long time. Phase 1 is on a ridge, strategic placement allows access to the building without disturbing the existing vegetation. If we could take it all down at once it would be a different design.
- I agree with the design. The east and west elevations, don't change them. The north and south are very successful massing, caution at material start and stop, they are very close, work on them being a little bit bigger. I like the solid open patterns, it's not chaotic with four materials. Look at the start/stop rhythm pattern.
- Are the windows operable?
 - We're not to that level of detail yet.
- The amount of glass and window coverings how does that look if all the blinds are closed?
 - Whatever window treatments are used will be consistent everywhere. We want some vitality while allowing for some to be open/closed.
- What is the rough timetable and anticipated opening date for occupancy of Phase 1?
 - We're targeting May/June of 2020, with full occupancy in 2022.
- The parking is larger than the first footprint and restricts what you can have for planting. Your existing images show tons of planters everywhere. I'd recommend permanent, not just planters, with interesting plantings closer to the building. It looks a bit stark now.
 - We will address that. We've started to look at swinging the road so we could have more plantings near the building. We worked with structural engineers to get more room above parking for soil depth.

ACTION:

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