

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 11, 2019
TITLE: 9450 Silicon Prairie Parkway – New Development of Seven Apartment Buildings with 339 Apartment Units and Approximately 12,500 Square Feet of Commercial Space. 9 th Ald. Dist. (58531)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Janine Glaeser, Secretary	ADOPTED: POF:
DATED: December 11, 2019	ID NUMBER:

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

SUMMARY:

At its meeting of December 11, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new development located at 9450 Silicon Prairie Parkway. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects, LLC. Registered in support and available to answer questions was Paul Molinaro, representing Two Points Crossing, LLC.

Burow presented plans for a new housing development on the corner of Mineral Point Road and South Point Road, reviewing site layout, access and grades. The development would be mixed-use and four-stories on the corner with the northeast corner and the rest of the buildings at three-stories, in contrasting colors with flat roofs. The project would be built in phases with the central building, clubhouse and two wings to the south being first. The units will be a mix of efficiencies, 1 and 2-bedrooms with some 3 bedroom options.

The Commission discussed the following:

- Most of my concern is at the north end, the Mineral Point frontage with that much surface parking facing Mineral Point. I wonder if flipping that L-shaped building would be a better potential solution.
- Especially if we understood the grades and the drop-off. I don't see any views down Mineral Point.
 - They've told us the original 40-foot setback could be reduced to 20-feet.
- What's it going to be like going down Mineral Point?
 - We're starting to mass things out, we could come back with 3D renderings of each of the buildings.
- You're not exiting from Mineral Point Road, you'd be coming from South Point.
- Because it's got parking on both sides, every other unit has green on half. We're seeing a lot of this language in apartments, is there a different way to pop up at the entry? They always look one dimensional. What is it?
 - This is the exit stair shaft. It will have depth to it.
- Does it need to be that tall?

- It is more of an architectural detail than it is functional. We do have to provide a ladder up to the roof.
- Even as a solid element it seems tiny. Maybe a break in the rhythm or something else. I'm getting tired of seeing these little pop-ups that are nothing.
- It makes a less strong entry. You're doing all these little things instead of one wayfinding, here's the entry. You could make one strong element for the entry and stairs.
- I see a large stormwater area here, I'm sure you will do your utmost to deal with stormwater management, but I can't help but contrast all this surface parking and flat roof buildings replacing what was there, which was farmland and had the capacity to store a lot of water. Really make sure this has been addressed. Something should be happening on the roof, green roofs, something to mitigate the fact we're taking a big swath of land and replacing it with surface parking.
- We've got Engineering who will have stormwater requirements for this site. Are you asking for something more related to design to consider with the stormwater?
- No I just want assurances. We know what's been happening on this side of town for a few years. I just don't feel everything is being done, especially from the aspect of the roofs of these buildings.
 - This is designed for the 200 year event.
- Can you clarify, does Cross Oak Drive go all the way to Mineral Point?
 - Not now but the City does want a connection through.
- I'm wondering about the commercial, it makes more sense to activate the corner where people would be coming in. Consider traffic and access to the commercial.
- There was a staff comment about an entrance to the site off South Point.
 - We're not looking at this being completely auto-oriented.
- It will be primarily cars going in and out.
- Start a trend please of green roofs on housing. Green walls too possibly. It would be nice to see that become more common.
- Talk to us about the grades and stormwater in a rectangular shape.
 - We'll provide more information on the grades. We're likely going to have to introduce a retaining wall on one side in order to maintain a higher volume. The site typically does drain all the way down to this corner.
- Can some of this stormwater meander through some of the site? Can it be more rectilinear? There is that concern about that corner looking toward the north and seeing just a pond, retaining wall, and parking lot with a building there.
- If you're landlocked by the surface area maybe start doing things upstream.
- What is the entire footprint of that parcel?
 - It's about 9, 9 ½.
- Reconsider both building footprints on Mineral Point. The pond is an opportunity, make it one.

ACTION:

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