

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 1, 2020

TITLE: 160 Westgate Mall – Planned
Development. 10th Ald. Dist. (60411)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: July 1, 2020

ID NUMBER:

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

SUMMARY:

At its meeting of July 1, 2020, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development located at 160 Westgate Mall. Registered and speaking in support was Kevin Burow, representing Knothe & Bruce Architects. Burow presented updates highlighting the mixed-use character of the development to include housing, a medical clinic and retail space. There is an extensive planting plan across the entire site. He showed connection to Odana Park and a public plaza that has direct connection. A public art feature is proposed for the new COVID-19 art initiative. Bike and pedestrian pathways show circulation through the site. There is a 5-story element against Tokay Boulevard over a shared parking deck with the next building at 4-stories, dropping grade again and ultimately down to a 2-story building. The property’s grade changes allow for varied building heights. There is good interaction with the public plaza and the public seating space at HyVee. Multiple slides were shown of renderings. There are numerous locations for public benches, bike parking, generous terraces and sidewalks. The SIP is for all buildings shown except the future medical clinic building.

The Commission discussed the following:

- I like the streetscape that you’re setting up internally, parallel parking, stoops, all works successfully. Phase 4 is depicted as being very close without much setback to Tokay Boulevard. The landscape plan palette looks good, I like the clean edges to the planting beds. Look at the pool in Phase 1 set of the buildings, it’s actually not centered or appears to not be centered. You might want to move it the other way to get more solar exposure. The pocket park space by HyVee, some renderings depict a landscape edge to that space but the plans don’t have any plant material, I think you would want some sort of vegetation buffer to keep it protected from the large parking lot. The area with the art is nice and clean in its arrangement but it’s not really a space people would use or spend time in. It might be better placed on the interior of that space instead of having it hang out on the edge of the parking lot itself.
- Overall it’s a really good design. I like the slight modifications, all the phases work together. I’m surprised I like the red but it works pretty well. Two things that stuck out to me: this is market rate

housing but your rendering shows Bentleys outside, and then you add these fragile looking overhangs. They need to be a lot more robust.

- Regarding the median, people going to sneak behind the back on various approaches, taking shortcuts into the development.
 - There is an existing median on Tokay Boulevard that we don't have permission to put a curb cut into. It's human nature, you seem to be spot on in terms of that.
 - We talked with Traffic about this issue, talked to HyVee about it. We're going to work with staff on getting a left turn out there.
- I have concerns about traffic coming through Segoe and cutting through the interior roads. Maybe raising that L intersection to slow traffic.

ACTION:

On a motion by Braun-Oddo, seconded by Weisensel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for the following:

- Add plant material to the pocket park next to HyVee.
- Look at moving the art feature more interior to a space that is more welcoming.
- Look at making the overhangs less fragile/delicate.
- Look at moving the pond placement for greater solar exposure.

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