

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 13, 2021

TITLE: 6145-6301 Mineral Point Road & 502 Genomic Drive – PD(GDP-SIP), Oakwood Village University Woods Skilled Nursing Facility. 19th Ald. Dist. (63430)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: January 13, 2021

ID NUMBER:

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

*Chair Goodhart recused himself on this item. Weisensel acted as Chair.

SUMMARY:

At its meeting of January 13, 2021, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the Oakwood Village University Woods skilled nursing facility addition located at 6145-6301 Mineral Point Road and 502 Genomic Drive. Registered and speaking in support were Dr. Reginald Hislop, representing Oakwood Senior Lutheran Ministries; Anne Anderson, representing Oakwood Village University Woods; Bruce Allison and Brian Wolff. Registered in support and available to answer questions were Dave Bertsch, Jay Thompsen and Michael R. Oates. Registered in support but not wishing to speak was Dean Nelson.

The project involves removal of the oldest building on the campus because it cannot be rehabilitated. They will be going from 70 beds to 60 beds, replacing the employee parking lot and adding 1-1.5 acres of stormwater management. The 105,000 square foot building will house a pharmacy, loading, kitchen, clinic and main entry to the Covenant and new building on lower level. The first floor main entry leads to the skilled nursing facility, spa service for residents, a bistro, PTOT area, and hospice in the units above. They are adding a connector from the current drop-off to the lower level. Green rooftop areas are accessible to all. The 2nd and 3rd floors are the rest of the skilled nursing facility, with a kitchen and dining area that overlooks the wooded area of the southern part of the campus. The building materials are somewhat in homage to the building coming down, while providing a nice contrast to the immediately adjacent buildings. Mullion placements and joints of metal panel are a bit random as an homage to an Oak tree and pattern of the bark.

The stormwater management all flows into Oakwood’s conservancy area. The wet pond will discharge to another new pond at the Covenant Oaks drop-off area before going into the conservancy area and will treat and mitigate peak flows. Currently the lot doesn’t have this level of treatment. Two bioretention ponds are proposed to treat the existing parking lot, and one south of the west wing will take the stormwater run-off from the rooftop area, infiltrate and do the first ½ of run off and will be planted with native species to blend in with the native environment. Because all stormwater goes into a wooded area the design will take into consideration to protect erosion and have mitigation measures within the woods to protect that part of the campus. New

plantings, tree selection, placement, and growth enhancement will maintain and promote beautiful landscaping around the building.

The Commission discussed the following:

- What will be the disposition of the Hebron site when the building comes down, and are there plans for other buildings with the master plan, will we get a chance to see that?
 - Financial feasibility pulled us back from the plan you original saw at \$200+ Million. Based upon resident conditions and building conditions, without hodge-podging too much, we have some of the same remaining challenges. The “tower” and “gallery” need to come down. Hebron needs to come down and will likely not be replaced. That site is too tight, there are access, parking and infrastructure related issues. You’ll likely see parking and outdoor activity space. Potentially the former tower and gallery site would contain more buildings. Tabor has to be looked at.
- With such a significant site and the number of buildings and complex set of facilities, a master plan would be a wise move.
- Some of my concerns are with the loss of trees and forested area. Largely due to the loop road hardscape and bioretention. Anne described a thoughtful approach to stormwater management and I don’t disagree. The two or three on the west end, the number of mature trees, White Oaks that you’re removing for bioretention that is necessitated for the road, I question if there are better ways to do this. Might be other options within that budget of handling this differently, permeable pavement, or simply relocating some of the basins in the island of the Covenant parking to the north, or build bioretention into the existing parking in the southwest corner.
 - Initially there were a number of options developed for this part of the campus. A lot of them pointed in this direction based on infrastructure, site utilization, access for service and Fire.
 - The south side of the site is at the top of a watershed. Getting water to go there wouldn’t necessarily work out. We are looking at moving one of the ponds inside that Covenant drop-off, there is a generator there and we’re in the midst of meeting with MG&E to move that. The road is a requirement of the Fire Department, we tried to put it where the least amount of grading was required to make it work, which does requires us to go through a wooded area unfortunately. We can look at making that smaller to save some trees.
- I’m glad you have had the foresight to hire Mr. Allison to help you out with tree management of this project. He will be very helpful in mitigating what I agree with is a horrible loss of trees. I can appreciate the changes necessary in a facility like this, but I agree when you see trees being lost not to buildings but to bioretention ponds that are draining parking lots, that’s philosophically a really poor trade off. I would hope you would err on the side of the trees. It’s clear you put a lot of thought into this, it’s really disturbing to see trees of this maturity come down, these were here before any settlement was here.
- Have you considered building this over the existing parking that’s going to be redone and putting the parking underneath?
 - Connectivity to spaces that already exist. We have to take advantage of existing building and existing connectivity so as not to make the project ultimately incapable of self-sustaining and being financed. It has to connect to the existing network to avoid additional overhead.
- What is that existing infrastructure?
 - Hallway support corridors, docking loading space, employee transfer space, the backbone of all those buildings include kitchens, pharmacies, therapies, it’s all inter connected and serves that population of approximately 140 residents. If we were to island the building they have no means of support and this building would have no means of support as well.
 - It’s a very critical connection to still maintain upper and lower parking drop-off, and there are a number of activities happening in here.

- I appreciate the green roofs, using that as a primary design feature. I would encourage the team, especially this south facing courtyard, some green roof above that could counter balance heat gain.
- I'm sure the applicant going into these, construction phasing, continuity, maintaining parking, keeping the operations moving while you're building is always very difficult. Is there any comment as far as the building massing, design that anybody could give feedback on?
- Could the building be mirrored and still maintain the connection while instead occupying more of that parking lot side of the site than the woods that it currently does?
- Whether a channel of some sort can more efficiently convey some of this water, more linear. There's a lot to like about this project, the courtyard looks like a great place to spend time. As an homage to the building that's coming down, why is that important? Do we want an aesthetic to the buildings that will remain rather than the one coming down?
 - Sensitivity to the residents. There's a lot of legacy to the Oakwood campus and lot of folks that have a tremendous amount of history with family being cared for in that building. The overall culture and overall psyche to the site.
- I appreciate that.
- There is a lot to like about the project. You mentioned the evident randomness of some of the panel installation to mimic the Oak bark. There's probably more incidents of repetitive pattern with the panel and that takes away from that intent. Either it all becomes random or in those few areas where you want to have that kind of specialness maybe use a different material or the same material but maybe embossed or a different pattern.
- It could also be the pattern stays the same but the finishes are more random.
 - We're kind of in between right now. That's still yet to be determined in terms of embossed, not embossed, etc.
- I agree with the loss of the trees, it's painful.
- The randomness is lovely in buildings but it looks like a storefront system, that curved part seems to be fighting. There's something making that curve faceted rather than smooth, it feels like shape is fighting with the randomness is fighting with the vertical elements. It could be natural and thought provoking, maybe it's not quite there yet.
- As far as successful design is incorporating water features or nature as far as movement, connection to the environment, there definitely is scientific finding that this leads to overall better wellness and healing.

ACTION:

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