

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 22, 2021	
TITLE: 5817 Halley Way - Planned Development (PD) for a 99-Unit Senior Housing Development. 3rd Ald. Dist. (67173)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Kevin Firchow, Acting Secretary	ADOPTED:	POF:
DATED: September 22, 2021	ID NUMBER:	

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

SUMMARY:

At its meeting of September 22, 2021, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a Planned Development (PD) located at 5817 Halley Way. Registered and speaking in support was Bradley Servin, representing Scott Frank. Registered in support and available to answer questions was Hayden Frank, representing Oak Park Place.

The proposed development was originally reviewed and approved by the UDC in 2016 as 83-units, the current proposal is for 99-units. The site is accessed via two drive entrances off of Gemini Drive and a third off of Halley Way, with a second entrance off Halley way to underground parking. The proposed materiality is a mix of siding, brick and stone similar and complementary to the surrounding community tired in a five level structure with underground parking and four levels of residential apartments. The building is stepped and tapered from west to east into the sloping topography.

The Commission discussed the following:

- I would strongly suggest revisiting your material selection. It doesn't support the form at all, not the right materials for this building. I like the concept of the base-middle-crown, but the colors and texture do not enhance the architecture at all.
- Looks very stratified, particularly with two different types of masonry, not enough middle to justify such a big base and big top.
- It almost looks like the brick on the bump-outs wants to go to the top. Is there a penthouse?
 - No, that's to provide relief from the building façade, it's not concealing anything on the roof.
- It seems like the bands are a little too equal in proportion. I'm not sure if the brick should go all the way to the top or if the siding should be another color, they're all too similar in some ways.
- The sun shades or trellises seem underwhelming, they don't come out very far or accomplish much.
- The brick looks paper thin, that might add texture to the wall and give due credit to the brick being of a mass that the siding isn't. The long elevations are pretty long and at the level where people would be

walking there's not a lot going on, just blank walls. That may go in keeping with what's behind those walls programmatically, but it's a rough elevation to walk against. Encourage you to consider some kind of detailing or way to scale that to have a bit of interest. Would also question it only being one building, though I understand the efficiency of that, those are some long elevations.

- The courtyard garden stuck out to me. Is it understood yet ventilation requirements and louver requirements to the garage areas?
 - Not yet no.
- Seems like an opportunity to add a modest amount of berming or grading for an opportunity for a garden patio rather than just a small balcony.
- Thought to be a single building, wondering if there are any fire barrier requirements because of the length.
 - It will be fully sprinklered.
- Dark glass that's shown, is that the intent or the rendering? The lighter glass is more successful.
- The materials look similar in area. The coping bump-outs, if we created imaginary datum at that line and everything above it disappeared it might be more successful. Then you can bring the brick down. Start to play with the depth of the stone base, work with what is your base, middle and cap, it might help the project. That extra parapet is not called for at all.
- Where brick ends in the same plane as siding, that's where it starts to look paper thin. The brick should die into something at a 90 degree angle.
- Patio in the back, initial reaction is to embrace that space, could be a nice amenity for residents. Think about connecting that upper area to the walkway on the bottom. Consider terracing with some plantings midway through it.
- With the articulation you have, there's an opportunity between the different reads of each elevation to start to strengthen that articulation by getting some of those elements to read horizontally. Get some consistent rhythm around the different elevations. Consistency will help to strengthen that articulation.
- How are the undersides of balconies finished?
 - Covered, solid patio with a soffit below it.
- Every corner is treated with masonry except for one that has siding, it sticks out. Have consistent language around the building.

ACTION:

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