



# Element Labs - Neighborhood Meeting

July 27, 2021





# AGENDA



**Introductions**

**District Overview**

**Element Labs**

**Conditional Uses**

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**Discussion**



# URP is a non-profit dedicated to supporting the UW-Madison

To encourage technology development and commercialization that advances the economy and benefits research and related educational programs at the University of Wisconsin-Madison.



[www.universityresearchpark.org](http://www.universityresearchpark.org)

University Research Park is a nonprofit 501 (c)(3) dedicated to supporting the mission of the University of Wisconsin - Madison



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**District Overview**

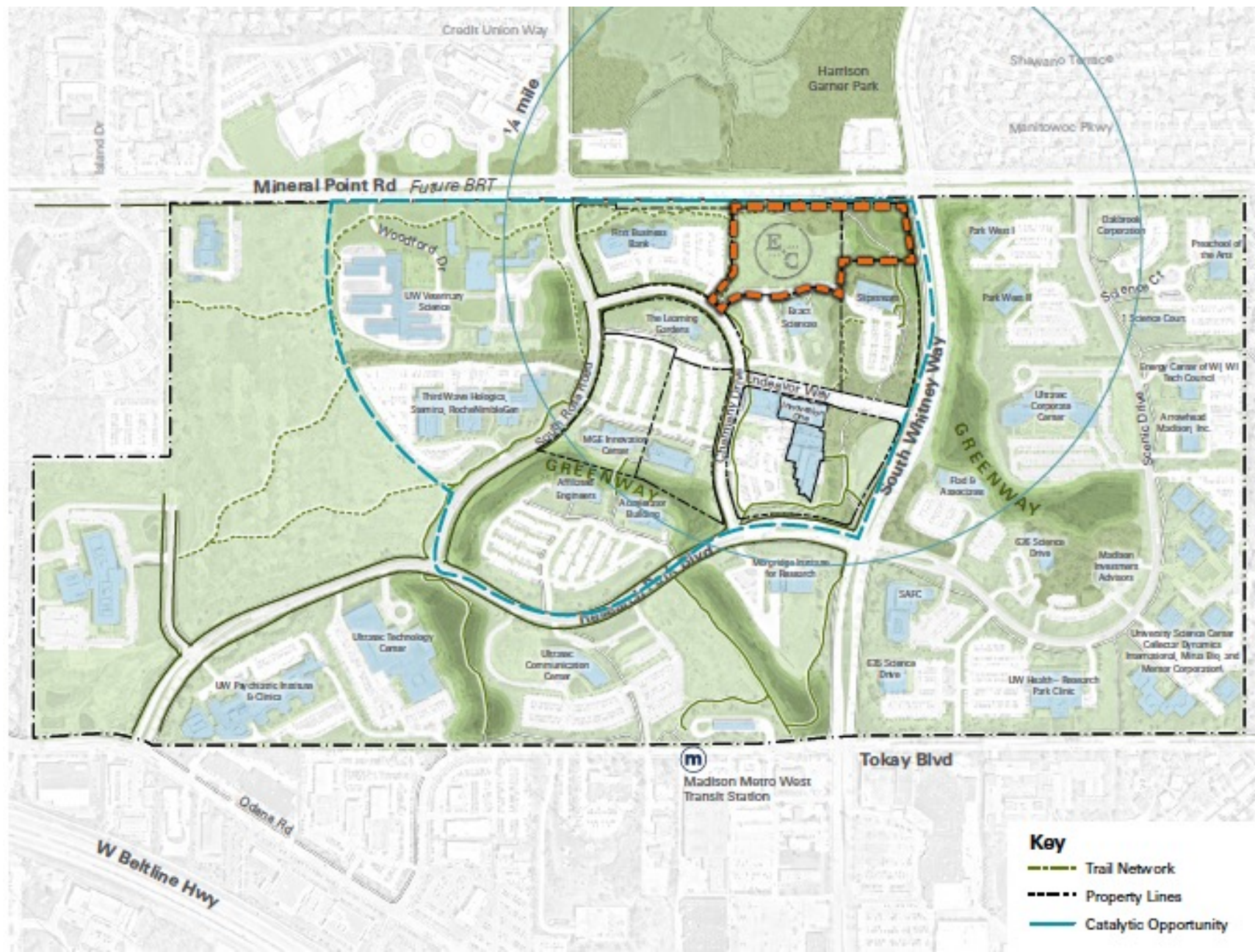
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# Multi-phase mixed-use development



## Phase 1

- Apartments/Parking
- Lab Building

## Phase 2

- Food Hall/Retail
- Climbing Gym

## Phase 3

- Hotel





# Three distinct projects make up Element District

<u>Project</u>	<u>Developer</u>	<u>Description</u>
<b>Streets &amp; Infrastructure</b>	URP	2 new public streets, sidewalks, multi-use paths and associated infrastructure
<b>URP Lab Building</b>	URP	New lab building aimed scaling URP tenants
<b>Mandel Group Mixed-Use</b>	Mandel Group	~180 multi-family apartments over parking podium, retail, fitness, food/beverage



# Element District well aligned with City Comprehensive Plan

## LAND USE AND TRANSPORTATION

Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Madison will have a safe, efficient, and affordable regional transportation system that offers a variety of choices among transportation modes.

- ✓ Neighborhood anchored by mixed-use center
- ✓ Transit & BRT-oriented

## ECONOMY AND OPPORTUNITY

Madison will have a growing, diversified economy that offers opportunity for businesses and residents to prosper.

Madison will have equitable education and advancement opportunities that meet the needs of each resident.

- ✓ Grows economy & creates jobs
- ✓ Advances equity in employment opportunities (see more on next slide)

## GREEN AND RESILIENT

Madison will be a leader in stewardship of our land, air, and water resources.

Madison will have a model park and open space system that preserves our significant natural features and offers spaces for recreation and bringing residents together.

- ✓ Sustainable design & enhanced storm water infrastructure
- ✓ Creates new usable trails and outdoor spaces

## NEIGHBORHOODS AND HOUSING

Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

Madison will have a full range of quality and affordable housing opportunities throughout the City.

- ✓ Opportunity to create a more complete neighborhood at URP
- ✓ Expands range of housing with first units in URP

## CULTURE AND CHARACTER

Madison will be a vibrant and creative city that values and builds upon its cultural and historic assets.

Madison will have a unique character and strong sense of place in its neighborhoods and the city as a whole.

- ✓ Creates vibrant gathering place to promote community & collaboration
- ✓ Establishes a “center” for URP and sense of place

## EFFECTIVE GOVERNMENT

Madison will have efficient and reliable public utilities, facilities, and services that support all residents.

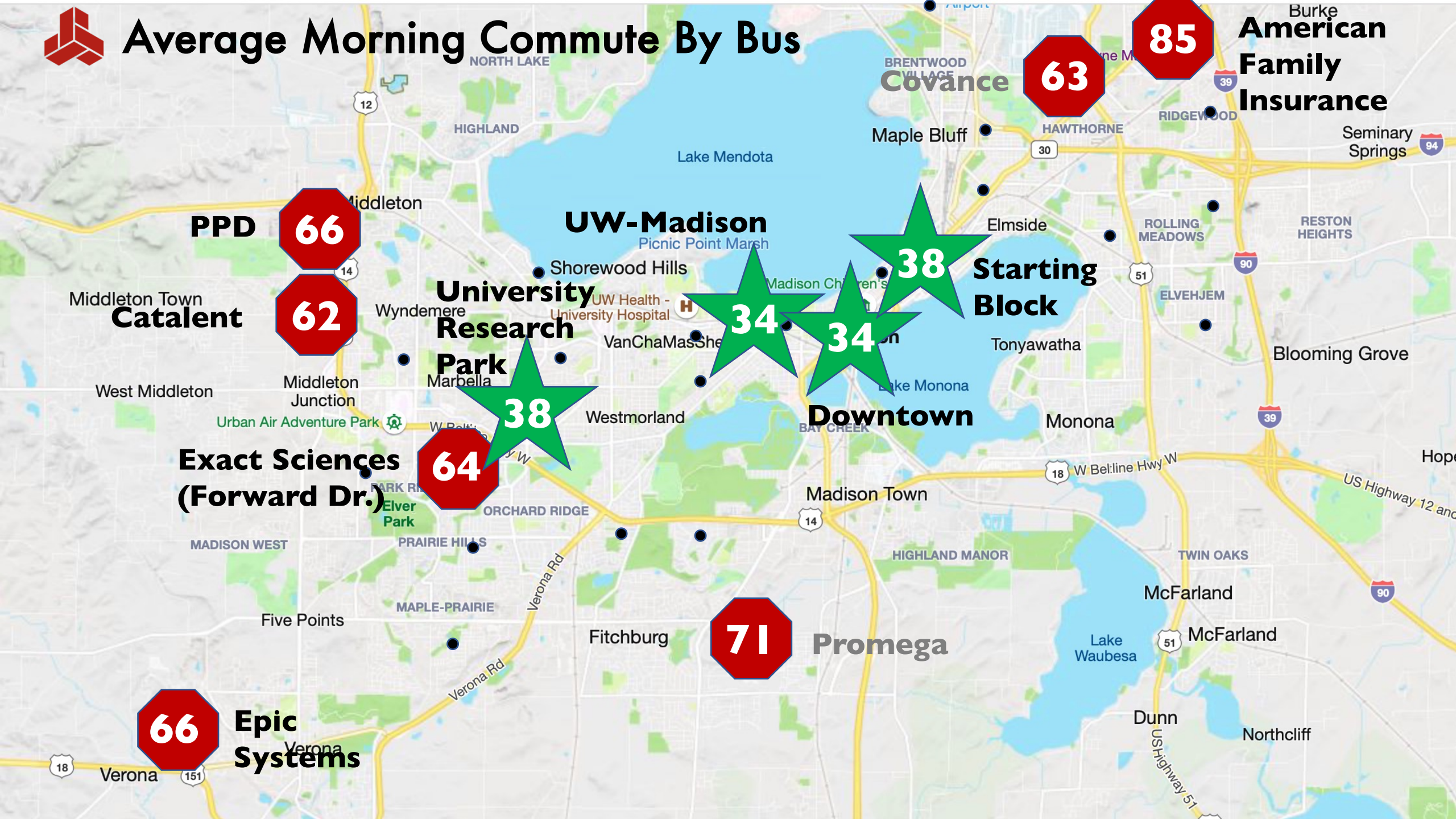
Madison will collaborate with other governmental and non-governmental entities to improve efficiency and achieve shared goals.

- ✓ Project not feasible with good government partnership





# Average Morning Commute By Bus







# Attention to place making



Key Plan







# Inviting the neighborhood into URP







Creating a place to work at, explore, visit, or live in







# New HQ for Exact Sciences sets standard for this project





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# Summary: Element Labs is geared toward life science companies

## Element Labs

140,000 square foot speculative lab building in new mixed-use district aimed at scaling life science companies. Building amenities include:

- HVAC capacity to support lab ventilation requirements
- Backup generator for freezers, scientific infrastructure
- Chemical storage facilities
- Piping for specialty gases
- Plumbing/electrical for labs
- Vibration standards at VC-A
- Restaurant & patio
- Community event room with cabaret-style seating







# Northeast corner features double-height event space & living room





# Living Room

Option 2







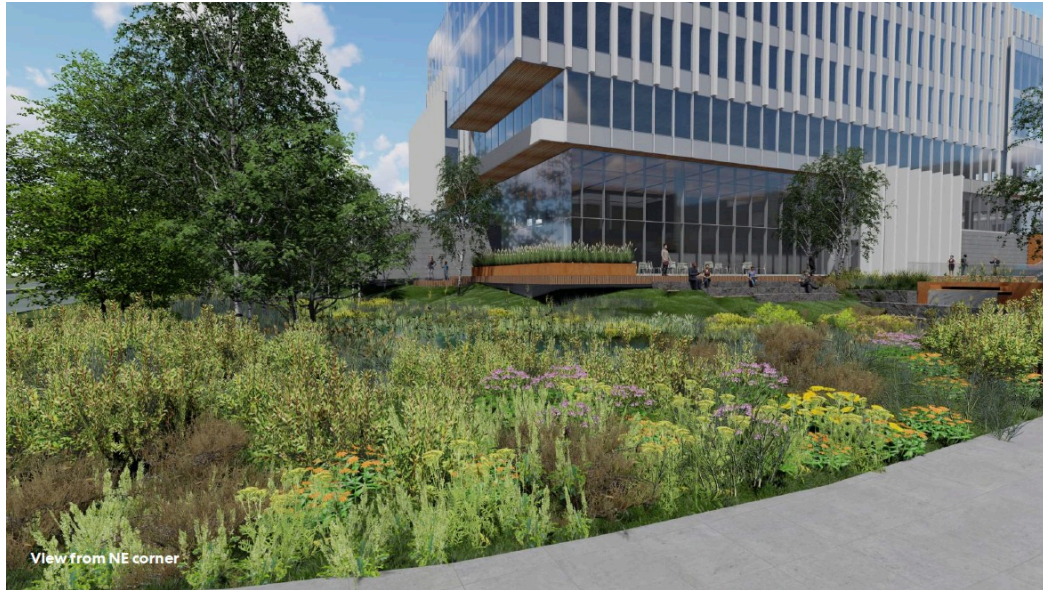
# Parking/Loading access concealed on interior streets







# Extensive Storm Water and Landscaping



**URP is upgrading the stormwater management engineering of the district watershed at URP.**

**It will exceed the City of Madison's new "200 year flood" ordinance.**

**And create a decorative feature framing Element Labs.**



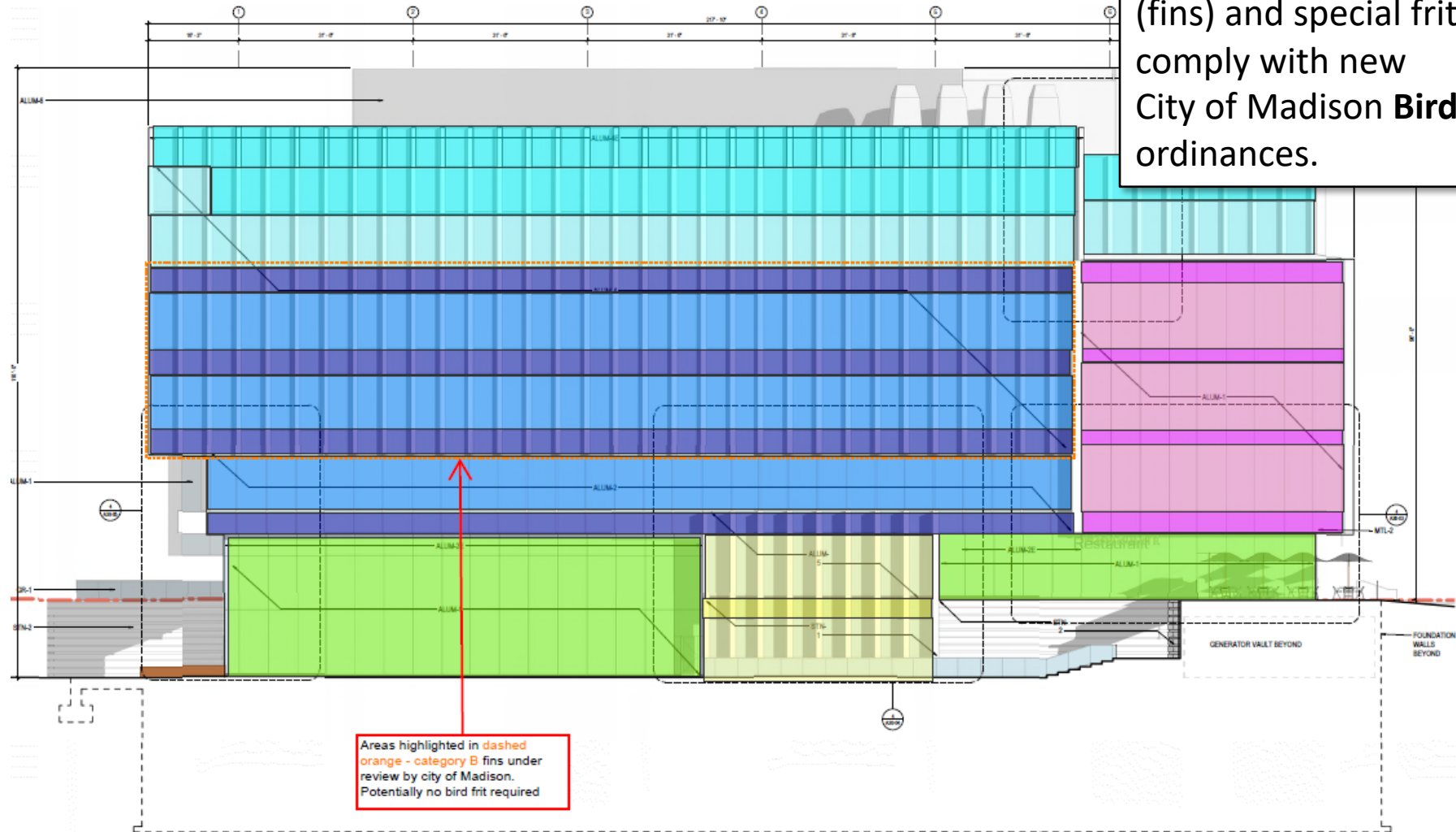








# Bird-friendly glass detail



Element Lab will include exterior solar shading devices (fins) and special fritted glass to comply with new City of Madison **Bird Safety** ordinances.





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# THREE CONDITIONAL USES REQUESTED

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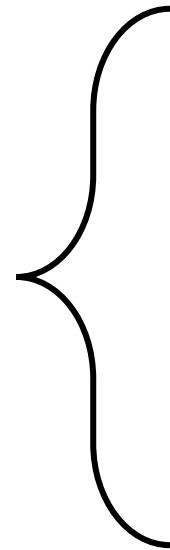
Element Labs



Conditional Uses

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Discussion



**1. Restaurant use**

**2. Shared Parking**

**3. Height**





**Restaurant & patio planned for northwestern corner**



**URP hopes to  
attract a restaurant  
or coffee shop**





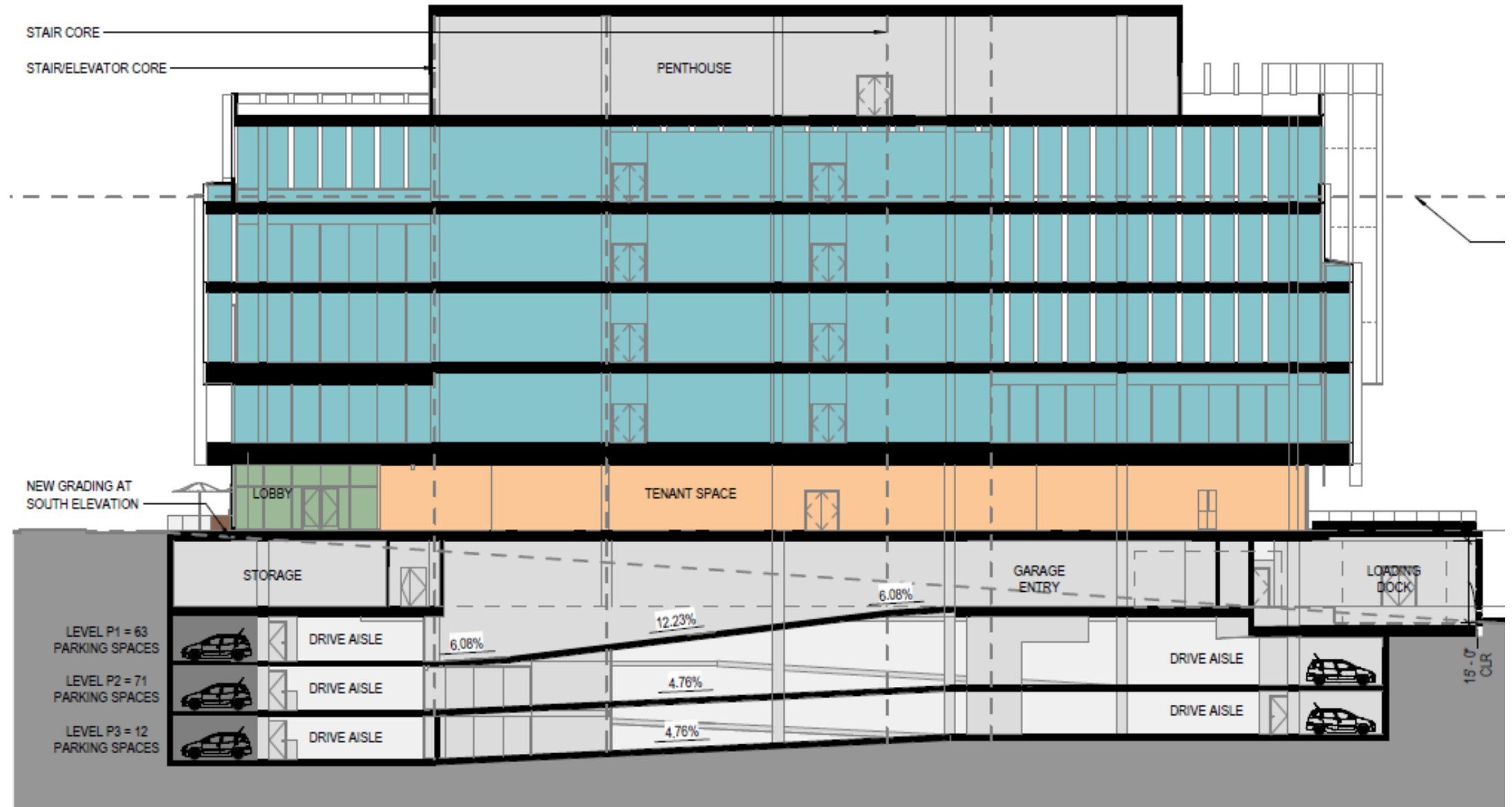
# Restaurant & patio







# Cross Section







# Shared Parking strategy requires Conditional Use approval

## Perkins&Will

### Element Lab Automobile Parking Analysis

City of Madison Zoning Code Ordinance 28.141 establishes the minimum number of spaces required. Per Table 281-3, office uses requires 1 space / 400 SF of floor area. Per 28.141 (4) (b): Floor area is defined as the sum of the gross horizontal areas of the floors or parts of a building devoted to the use, measured from the exterior faces of the exterior walls. It doesn't not include porches, garages, or space in a basement or cellar when used for storage or incidental uses.

### Element Lab Building current GSF

1. Current Gross Square Footage (GSF) for Levels 1-5 totals 120,742 GSF. To this number should be added the penthouse 8,189 GSF and B1 level 22,798 GSF. Note : For Level B1, I excluded the garage entry ramp per (4) (b). Lower levels P1-P3 devoted to parking are not included in the total GSF of 151,729.

### Minimum automobile parking spaces required and provided currently

2. The total GSF of 151,729 requires 379.32 spaces, rounded down to 379. Element Lab Building as designed has 146 spaces ( of which 7 meeting ADA requirements). Note: a third parking level (P3) increasing on-site underground parking to 146 stalls was added AFTER Element Lab submitted Site Plan submitted on June 1<sup>st</sup>.

Additionally, Element Lab will enter into a long-term collateral lease for 161 parking stalls (M-F, business hours) from the adjacent Element Collective Apartments (Mandel Group). Element Collective Apartments will have sufficient stalls for the apartment residents, as well as evening and weekends for food and hotel guests. The shared use of structured parking represents URP/Mandel's effort to reduce the number and cost of structured parking needed to serve the mixed-use sub-district.

### Shared Parking

3. The shared parking with Element Collective project requires conditional use approval per table 281-4.





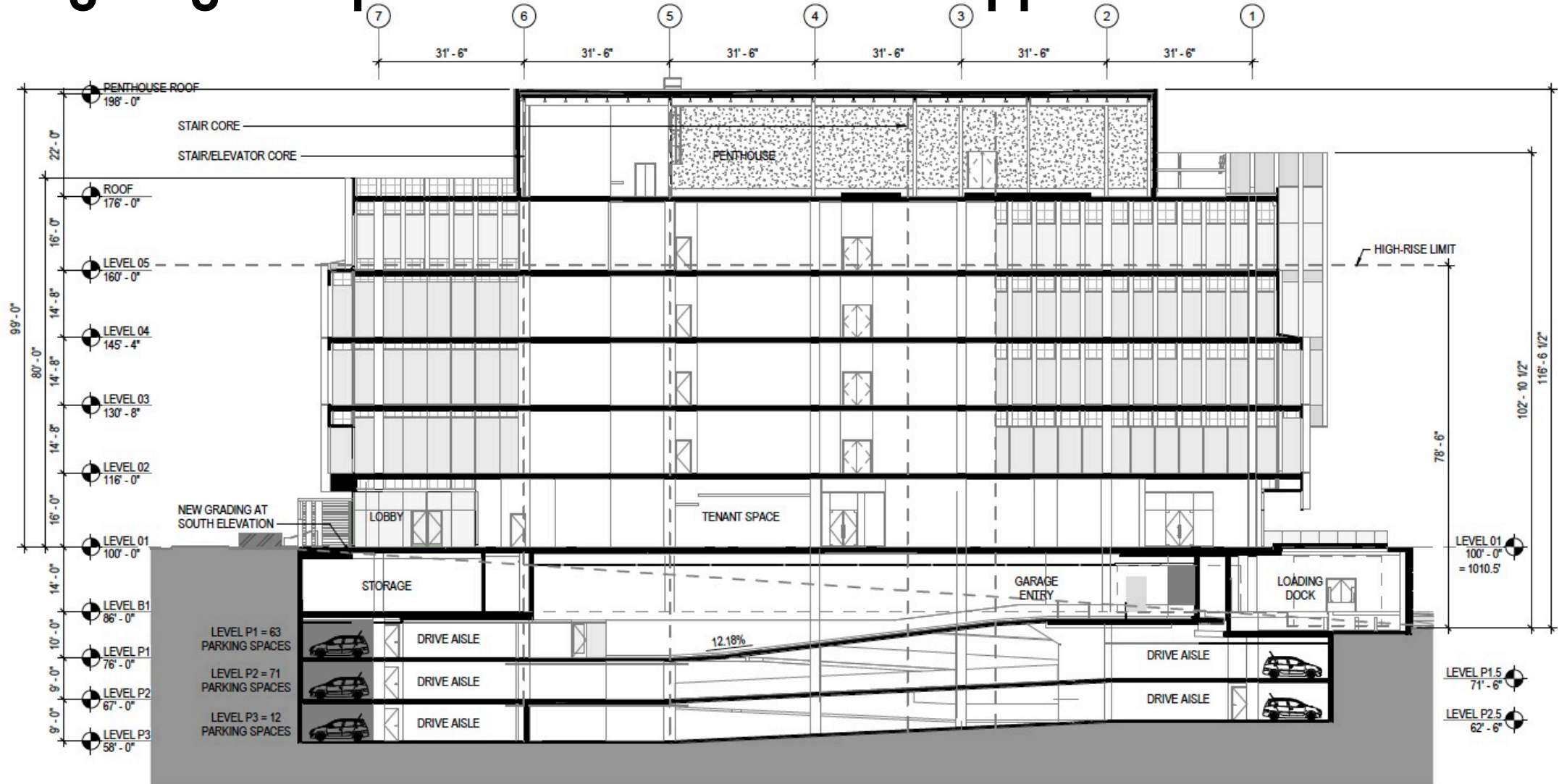
# Shared parking allows surface parking to be minimized







# Building height requires a Conditional Use approval







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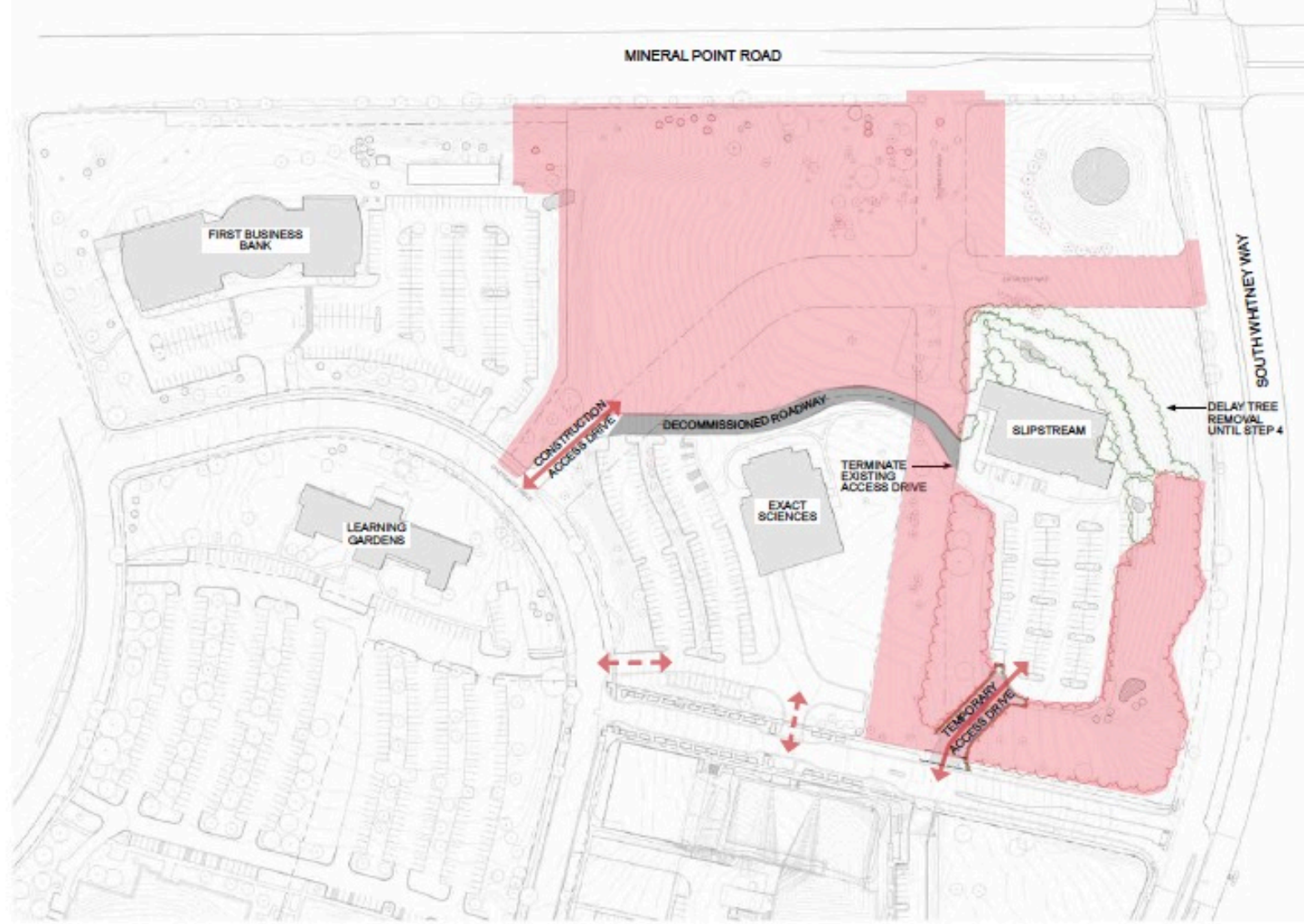
**Infrastructure Update**

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# Site Infrastructure Work Beginning – Phase 1



## Step 1

### Begin Site Preparation Q2 2021

- Erosion Control, Clearing and Grubbing / Tree Removal
- Temporary Access Driveway to Slipstream Constructed
- Existing Slipstream Access Drive Decommissioned
- South access use only available on 441 Site
- Identify and protect healthy noble trees that can and should survive construction. Remove all other plant material, especially invasive. Grade and seed.

Master Site Plan:  
Phasing Sequence

0 100' 200'

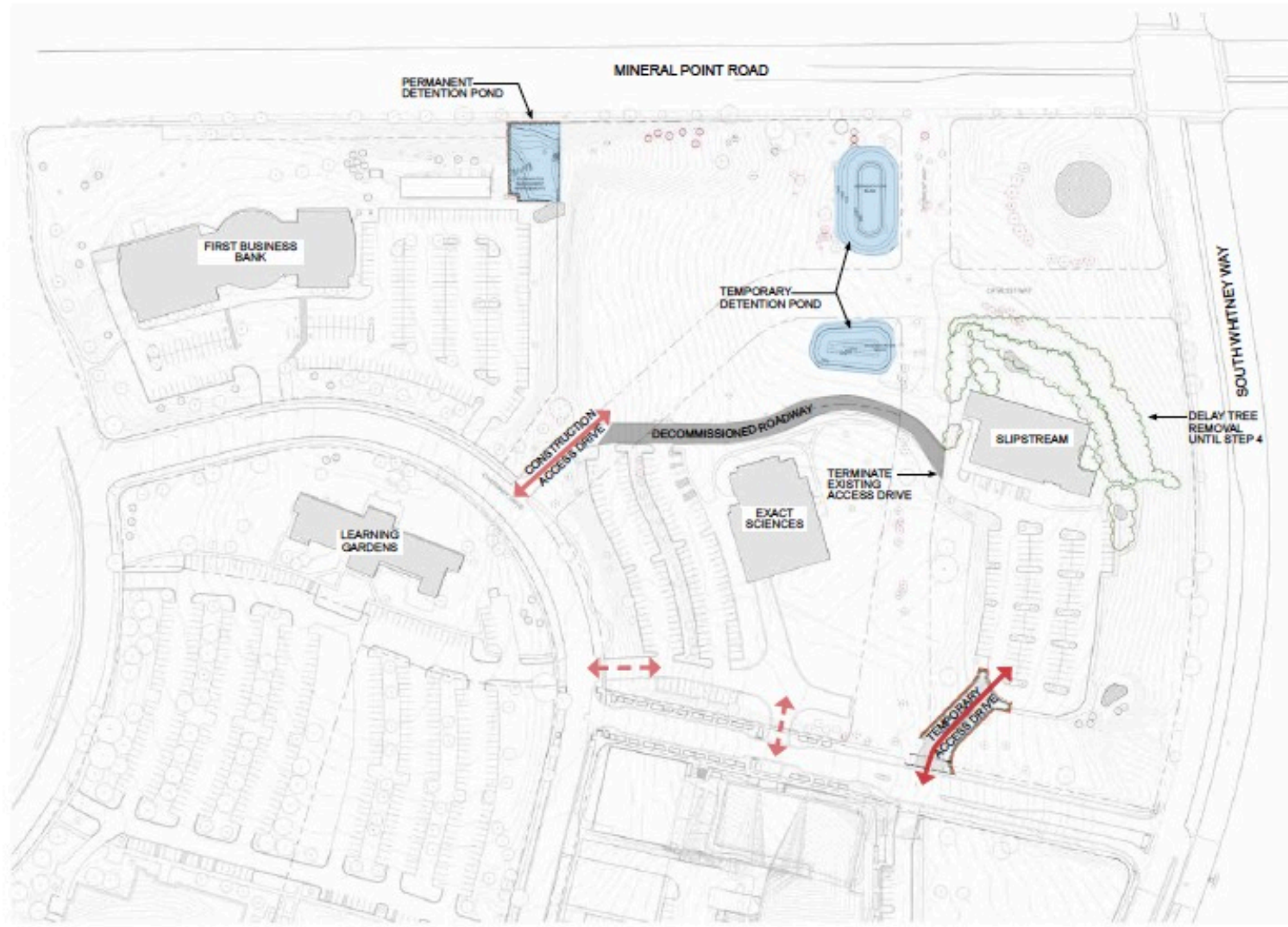
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# Phase 2: Temporary Stormwater



## Step 2 Temporary Storm Water Management Plan Q2 2021

- New Detention Pond on First Business Bank Site
- Temporary Detention Ponds on Mandel Site and Future Hotel Site
- No work on Slipstream or 441 Charmany Sites

Master Site Plan:  
Phasing Sequence

0 100' 200'

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# Phase 3: Mass Grading



## Step 3

### Mass Grading Q3 2021

- Mass Grading on Mandel Site
- Mass Grading for access roads (Catalyst Way and North Element)
- No mass-grading on Lab Site
- No work on Slipstream or 441 Charmany Sites

Master Site Plan:  
Phasing Sequence

0 100' 200'

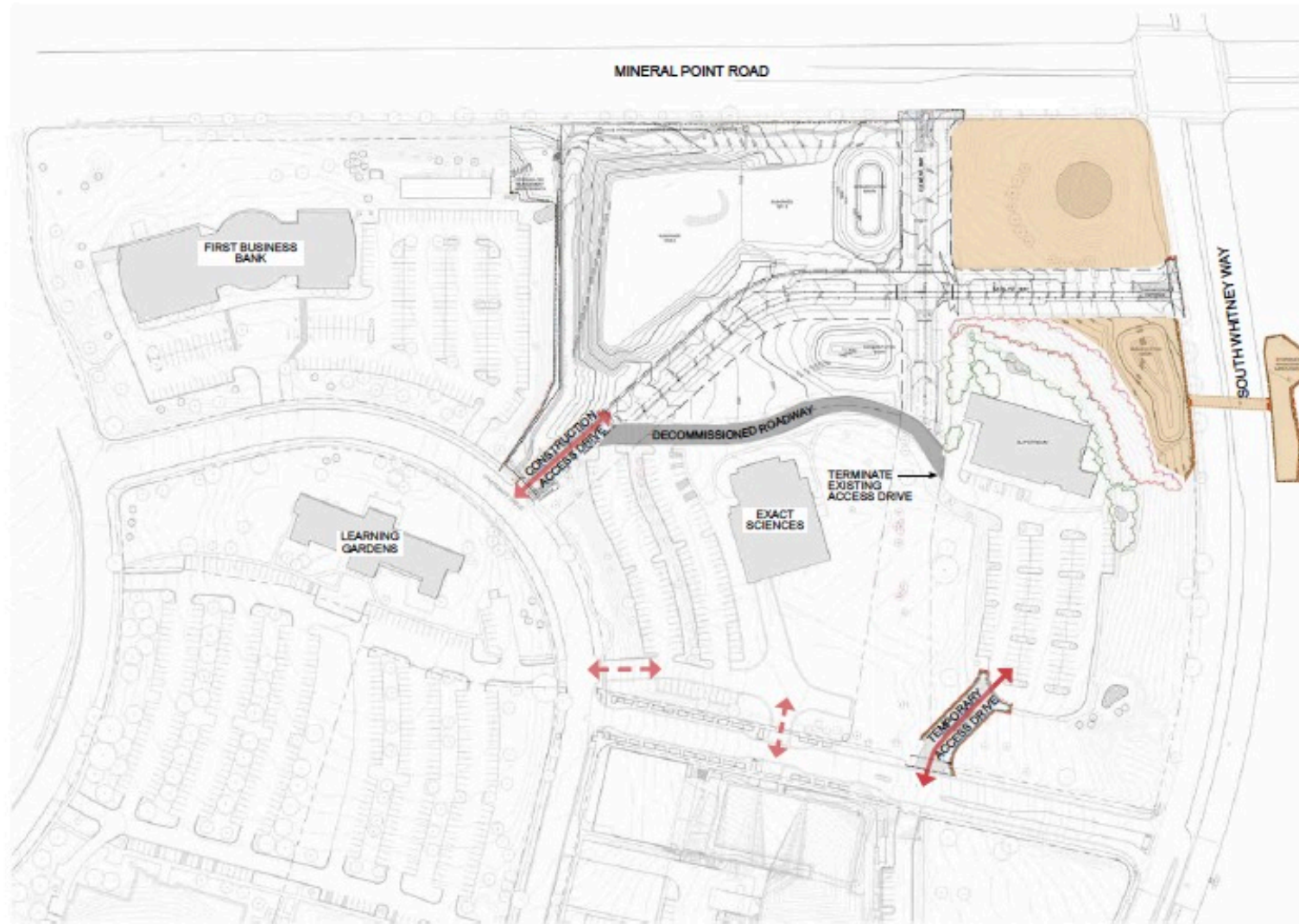
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# Phase 4: New Stormwater Pond



## Step 4

### New Slipstream Pond Q3 2021

- Complete Mass Grading
- Clear and Grub Northeast corner of Slipstream Property
- New Detention Pond and Landscaping at Northeast Corner of Slipstream Property
- Clear and Grub Stonehenge when Element Lab approval starts

Master Site Plan:  
Phasing Sequence

0 100' 200'

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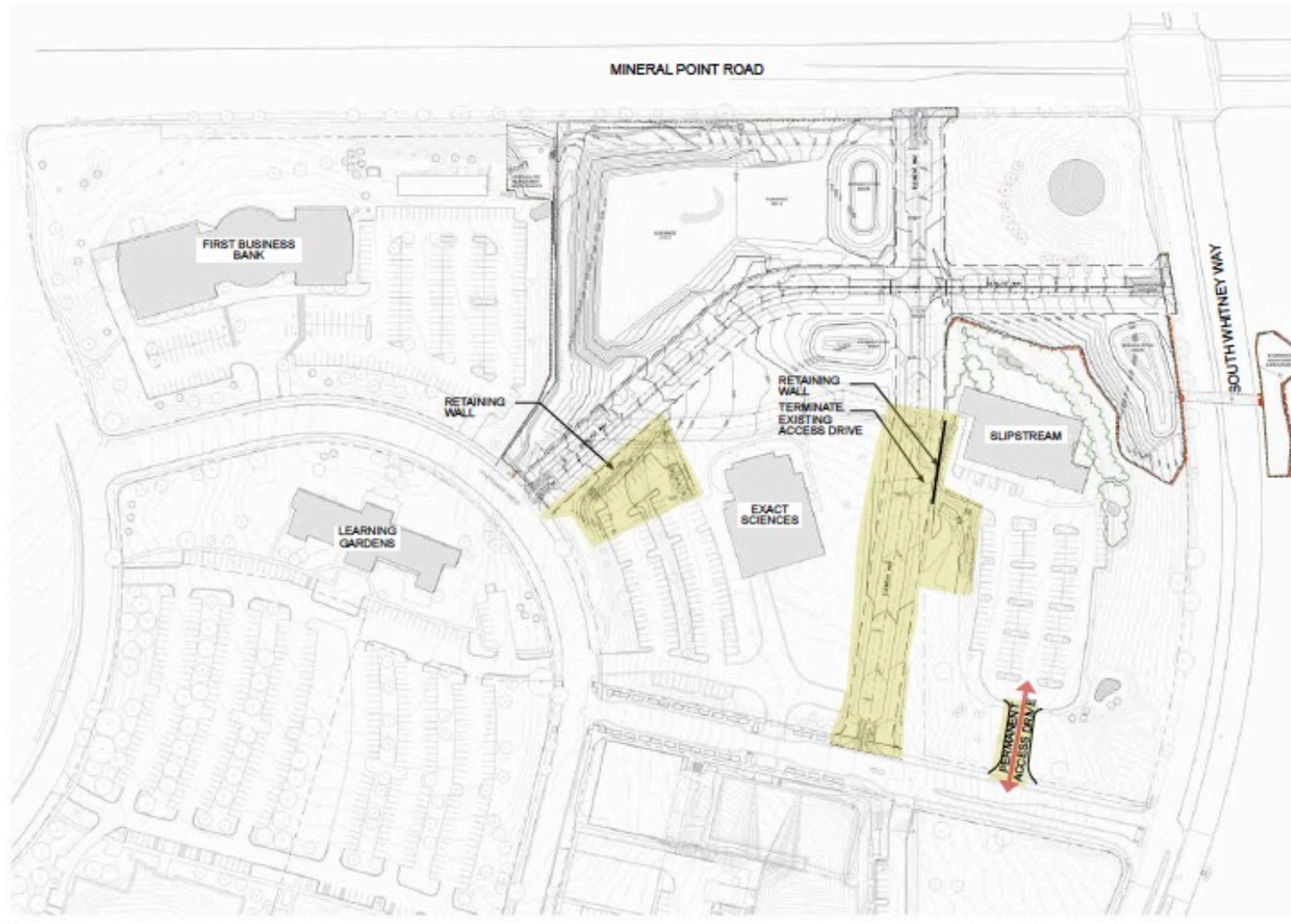
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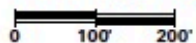
# Step 5: Permanent Access



## Step 5 Complete Permanent Access Q2-Q3 2022

- Clear and Construct Element Way South
- Construct Retaining Wall and Reconfigure 441 Parking Lot
- Construct Catalyst Way
- Build Permanent Slipstream Access Drive and Decommission Temporary Drive
- Construct Retaining Wall at Slipstream Property
- Build Permanent Pedestrian Paths between Element and Slipstream
- Permanent Landscaping of Slipstream including streetscapes former woods (invasive areas)

Master Site Plan:  
Phasing Sequence



## ELEMENT DISTRICT

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**Open Discussion & Comments/Questions Welcome**

