

Letter of Intent / Project Description

Introduction

This project will construct a new Gordon Commons dining facility, food production and events facility on the site of the old Ogg Hall. The first phase will include the construction of the approximately 98,000 square foot building which will replace the existing Gordon Commons. Phase Two will demolish the existing Gordon Commons and will construct a green space in its place. The surface of the East Campus Mall from West Johnson Street to West Dayton Street will also be completed, and 2 basketball courts and a smaller green space will be constructed on the west side of the East Campus Mall. The existing bridge across North Lake Street will be removed.

The new building will allow the University to construct a facility which better reflects the needs of the residents living in the southeast area of campus. The traditional servery concept will be replaced with a new “marketplace”. The first floor will house the marketplace, dining spaces, a coffee and ice cream counter and a grab-and-go convenience store. The basement level, which is partially exposed at the east end of the building, will contain the food service commissary, an internal dock and receiving area, and offices. Utilities for the new building will come from the new utility tunnel under the East Campus Mall. Considerations were made during the planning of the tunnel project to allow the construction of a building on the Ogg Hall site. The building will consist of the basement level and two stories above grade. The second level will house 2 large meeting rooms, the larger room will hold up to 720 in banquet configuration and the smaller room will hold up to 300 in banquet configuration.

Green Space

After the first phase of construction is complete and occupied, the existing Gordon Commons will be demolished. The site will become a large, open green space. The green space will be used for outdoor dining, recreation, picnics, grilling out, receptions, live music, ice cream socials, outdoor movies and outdoor events with speakers.

It is intended that the new Gordon Commons will have outdoor tables and seating for use during good weather with the ability to provide seating for up to 150 people. Larger events may also be hosted in the north plaza area as well as out on the Great Lawn supporting the Housing facilities and other departments on campus. Events may include gatherings during the fall UW Welcome Week, outdoor movie nights, outdoor music venues, picnics, games night, etc primarily for the on-campus Housing residents but could also support other departments and units on campus. Tent space for events accommodating up to 400 people would be provided in the Great Lawn space.

Existing Pedestrian Bridge

The existing pedestrian bridge crossing North Lake Street to Witte Hall will be demolished. The bridge is difficult to maintain, is non-accessible, has steep exterior steps that prove problematic in the winter, and the bridge is nearing the end of its useful life. The new design provides students with an accessible route to the new Gordon Commons from Witte Hall by crossing North Lake Street at the corner cross walk and then traversing an accessible path through the green space to the building.

Pedestrian Mall

As part of this project, the East Campus Mall from West Johnson Street to West Dayton Street will be completed. The design will follow that established and built from Regent to West Dayton Street as part of the Park Street Redevelopment project. The area southeast of Sellery Hall will also be completed at this time (it will be used during construction as a staging area). The area will become an active recreation area which will include 2 basketball courts and a small green space.

City of Madison Land Planning

The project requires a change from the existing PUD/GDP/SIP zoning back to R6, which is the underlying zoning designation. The project also requires a Demolition Permit, for the removal of the existing Gordon Commons. The south half of the block and the west basketball courts and greenspace were originally part of the PUD/SIP for the new Ogg Hall project, (835 West Dayton Street). The project will be a Conditional Use within an R6 zone.

The project will require easements on to public property for the reconstruction of sidewalks on West Johnson Street and North Lake Street.

Background

Gordon Commons is a 74,700 ASF/93,760 GSF two-story building built in 1965 to serve as the dining facility for over 3,000 residents of the southeast area of campus. The commissary or central kitchen for the entire University Housing Food Service program is also located in this building. At the time of Gordon Commons design and construction, the Housing Food Service program was a traditional, all-you-can-eat, single-line cafeteria operation where three meals per day were served each for an hour to an hour and a half period. This type of food service required six dining rooms and servery lines in order to feed the 3,000 plus residents who would come to eat for these short periods of time.



Today, the 3,000 plus residents of the southeast area may eat at Gordon Commons or any of the other University Housing Food Service locations across campus with food service available from 7:00 a.m. to 1:00 a.m. Monday through Friday and from 10:00 a.m. to 1:00 a.m. on Saturday and Sunday. Currently two dining rooms are utilized for daily food service in Gordon Commons, and the other former cafeteria seating spaces are being used for special events, meetings, and student activities. Gordon Commons serves approximately 40,000 meals per week.

The University Housing commissary occupies about one-third of the ground floor of Gordon Commons and still prepares much of the food that is served in the various University Housing Food Service Units across campus. Among the items prepared in the commissary and then trucked to other units are pastries, desserts, casseroles, salads and deli items.

Over the past 40 years the seating areas for Pop's Club Dining Room and Ed's Express Carryout have been refurbished and refinished several times, but the serveries are basically the same as they were in 1965. The kitchen areas for Gordon Commons have been changed very little in the past 40 years.

Analysis of Need

Throughout its history, University Housing Food Service has had the goal of providing high quality food at reasonable prices. Over the years, meeting this goal has required many changes and adaptations to menus, staffing, and usage of facilities. However, the serving and food preparation areas in Gordon Commons are basically the same and occupy the same structural space as they did 40 years ago when the program was very traditional.

Gordon Commons has served primarily as a food service facility since its construction in 1965 in the southeast area of University Housing. In recent years, it has become increasingly clear that to meet the ever changing food service needs and wants of students, it would be necessary to undertake major renovations and/or expand existing food preparation and service areas within Gordon Commons. In addition, there is a great need to provide more space for residents in this area of University Housing to gather for both structured and unstructured living learning opportunities. The new facility will allow Gordon Commons to become a community center for the students living in the southeast area of campus.

Housing's goal is to have market place types of food preparation and serving areas that allow changing menu concepts easily and having the ability to do speed-scratch and made-to-order cooking or assembly at each location within the serving area.

Dining areas would provide flexible facilities for food and non-food-related meetings and activities to promote living learning opportunities for students living in the area.

In addition to the efficiency and functionality deficiencies of the existing building, mechanical systems are for the most part original with only two exceptions. The air conditioning chiller and the building refrigeration chiller/system have been replaced within the last 10 years. Most mechanical systems are well beyond what would be considered a normal life span and are in need of replacement.

The renovation of Gordon Commons was included in the Housing Master Plan and in the 2005 Campus Master Plan. However, as the proposal was developed, it became increasingly clear that undertaking a major renovation of the existing Gordon Commons while occupied would be extremely difficult, very expensive and would still result in a less than optimal building. Food Service would have to deal with multiple utility shut downs, maintain safe access for students, staff and deliveries through several different construction areas, and provide for the continuity of operations for the commissary. In order to avoid these disruptions, the option of constructing a new building on the site now occupied by old Ogg Hall emerged. The demolition of Ogg Hall provided a clean site for construction of a new building that can be programmed to meet Housing's current and future needs. Once the new building is constructed and the operations moved over, the existing Gordon Commons will be demolished and the site turned into a green space.

Site Area

The area of the site is 177,500 sf or 4.07 acres, this includes the main site, the pedestrian mall and the basketball courts to the west of the pedestrian mall.

Building Area

The building is approximately 98,000 SF of heated space on 3 levels with approximately 16,500 SF of internal loading space on the lowest level.

Types of Uses

Building: Student dining, food preparation and meeting facility
Green Space: outdoor recreation, dining, picnics, various planned events

Construction Staging and Temporary Loading

During phase one of construction the existing Gordon Commons will remain in operation. During this time the existing loading dock will be within the new construction footprint and will be inaccessible to the facility. It will be necessary during construction of phase one to relocate the off-loading of semi-trucks and box trucks to North Lake Street. This will temporarily eliminate the on street parallel parking that occurs on the west side of North Lake Street.



Number of Parking Stalls

The existing building has no vehicular parking stalls on site other than service vehicle stalls within the loading area. The new building will have 5 stalls for service vehicles and 3 loading berths that are located within the internal loading area.

Bike and moped parking needs have been assessed by University Transportation based on the existing site configuration and use. The existing Gordon Commons site provides 33 bike stalls and no moped parking which transportation feels is inadequate. Transportation's bike assessment revealed a need closer to 70 stalls. The proposed design accommodates 62 stalls within the East Campus Mall with another 60 stalls provided in a small coral mid-block just west of the mall. University Transportation also requested 30 moped stalls within the Gordon Commons site. The current design provides 45 stalls in a moped parking lot along Dayton St. which will have a dedicated curb apron for those users.

The following is a summary of the bicycle and moped parking on the Gordon Commons Site:

Existing Bicycle Stalls:	33	Existing Moped Stalls:	0
New Bicycle Stalls:	89	New Moped Stalls:	45
Total Bicycle Stalls:	122	Total Moped Stalls:	45

Development Schedule

Conditional Use Application:	January 20, 2010
Plan Commission Meeting:	March 22, 2010
Common Council Meeting:	April 13, 2010

Phase One

Construction Start	December 2010
Construction Complete	May 2012

Phase Two

Construction Start	September 2012
Construction Complete	June 2013

Sustainable Strategies

It is the intent of the design to be equivalent to a LEED Silver building. Some of the major sustainable strategies include:

1. Construction waste recycling,
 - a. including the recycling of demolition material from the existing building
2. Storm water management
 - a. the project includes an underground storage tank for storm water retention
3. Energy Efficiency
 - a. the building shell and mechanical systems are designed to be 30% more efficient than the energy code
 - b. High efficient construction insulation materials
 - c. Reduced food service grease exhaust air flow rates when cooking takes place and during periods of non-cooking
 - d. Lower lighting loads
 - e. Reclaiming waste heat from food service freezer coolers to preheat domestic hot water
 - f. Using vegetable oil boiler to preheat domestic hot water
 - g. Daylighting controls and shading of glazing
 - h. Energy recovery for air handling system
 - i. Possible use of solar panels for preheating of domestic hot water
4. Local materials
 - a. the building design team is researching local materials including stone, wood and furnishings
5. Reduction of water usage
 - a. Efficient water fixtures including waterless urinals
 - b. Efficient ware washing equipment

Hours of Operation

Dining hours are: 7:00am to 1:00am
Employee hours are: 5:00am to 2:00am

Number of Employees
Number of full time staff: 60
Number of part time staff: 525
Number of employees in the building at peak times: 90

Project Team

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