

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 2, 2009
TITLE: 717 West Johnson Street - PUD (GDP-SIP) Replacement of Gordon Commons Including Recreation/Open Space Along with the Expansion of the East Campus Mall. 8th Ald. Dist. (16732)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 2, 2009	ID NUMBER:

Members present were: Bruce Woods, Richard Wagner, Jay Ferm, Richard Slayton, John Harrington, Marsha Rummel, Dawn Weber, Ron Luskin and Mark Smith*.

*Smith arrived during discussion of this item.

SUMMARY:

At its meeting of December 2, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) located at 717 West Johnson Street. Appearing on behalf of the project were Dough Hursh, Ron Locast, and Bill Patek, representing the State of Wisconsin, Gary Brown, representing UW-Madison; Nathan Novak, and Mike Kinderman, representing University Housing. The project involves part of a PUD(GDP-SIP) provides for the construction of a new facility to replace the existing Gordon Commons Eatery and food production kitchens. The first phase of construction will be to build the new Gordon Commons on vacant land immediately south of the existing facility north of Dayton Street and east of the East Campus Mall and west of Lake Street. The second phase will include deconstruction of the existing Gordon Commons and development of this area as a greenspace. The new facility is designed to be equivalent to a LEED silver certification. Following review of the plans the Commission noted the following:

- Do shadow study to extend use of space of outdoor eating area as located.
- The ramp down to the loading space not as pretty as the rest of the building; look at adding windows.
- Place a green roof over the ramp structure.
- Bring and study bringing down architectural elements and plantings to the street plane.
- Make ramp structure as transparent as possible to visually connect to greenspace.
- Problem with open space and where it's at. Question the usability in relationship with adjoining sites and buildings where the open lawn space brings into question on how it will be utilized.
- Provide large canopy trees on Dayton Street, not ornamentals.
- Why not increase the efficiency of use of the site by providing for a dormitory on top of the building? Additional stories would be comfortable and economical.
- Replicate large canopy trees along West Johnson Street edge to screen the street and hold down the edge of the street, use double or triple rows of trees to create a nice outdoor room. On Dayton Street side provide a seat wall and planter to break up the building's façade.

- Question the door to the ramp loading area at the sidewalk; push in if it can't make doors more transparent.
- Consider plant wall and green screen on the walls of the structure; if not a green roof give some kind of roof form to be part of the building.
- Consider loading more into the building.
- Question programming for performance space in lawn area, provide details.
- Make sidewalk wider along Johnson Street and provide a double row of trees that interconnect with curving tree arc forms within the open space.
- Consider providing a triple row of trees to interconnect with curving arch tree features creating a lower tier or block of trees.
- On the building like several different colors of stone, make sure they have significant contrast to stand out.

ACTION:

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

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 717 West Johnson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	5	7	6	-	-	5	7	-
	6	7	-	-	-	5	5	6
	7	7	7	7	-	9	8	8

General Comments:

- Great design but is the site context appropriate for it?
- Very interesting start. Work on great lawn and Bosque of trees along Johnson. Look at Dayton façades.



City of Madison

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Madison, WI 53703
www.cityofmadison.com

Meeting Minutes JOINT SOUTHEAST CAMPUS AREA COMMITTEE

Monday, January 25, 2010

6:00 PM

210 Martin Luther King Jr. Blvd.
Parks Conf Rm 108 (City County Building)

I. CALL TO ORDER / ROLL CALL

Mary Berryman Agard chaired the meeting.

Present: 14 -

Allen A. Arntsen; Michael E. Verveer; Bryon A. Eagon; Mary Berryman Agard; Sandra J. Torkildson; Charles W. Strawser III; Dawn B. Crim; Alan Fish; Rob Kennedy; Mark Guthier; John D. Chadima; Mike Kinderman; Larry J. Warman and Joseph F. Klosterman

Excused: 6 -

Julia S. Kerr; Laura J. Gutknecht; James C. Bolt; Margaret Bergamini; Norma E. Saldivar and Scott J. Resnick

II. APPROVAL OF September 28, 2009 MINUTES

A motion was made by Arntsen, seconded by Guthier, to Approve the Minutes of the September 28, 2009 meeting. The motion passed by voice vote/other.

III. PUBLIC COMMENT

There were no public comments.

IV. Review of Plans and recommendation on Gordon Commons Redevelopment

Gary Brown, UW Facilities Planning & Management, presented maps and a PowerPoint slide show of the current proposed redevelopment plans for Gordon Commons, describing several modifications from the plans seen earlier. He noted that the project is a rezoning from the R6 General Residence and PUD(SIP) Planned Unit Development (Specific Implementation Plan) zoning districts to the R6 district, and would be reviewed as a conditional use. College or university buildings over three stories or forty feet in height are a conditional use in the R6 district. Construction was expected to begin late this year.

Committee members asked questions about the timing of the project, grade changes on the site, the amount of permeable groundcover and paving, and details regarding building materials. There was extended discussion of the south façade of the building, which many considered "uninviting." Gary Brown noted that the concerns expressed by the Committee were similar to comments also made by the Campus Design Review Board, the Urban Design Commission and City Planning staff. Information provided by UW staff during the discussion included:

- The amount of green space is about double the area provided with the existing facility, and extensive buffering along the Johnson Street frontage would create a more passive green space compared to the other recreation-oriented outdoor facilities in the area.

- Street trees and perimeter trees would be large, but smaller varieties probably would be used along the interior walkways.
- The site will include two full basketball courts.

There were also questions about the project schedule and potential disruption and reduced access due to construction. Gary Brown noted that the construction fence probably will extend across the sidewalk, and that the west side of Lake Street in particular could be an issue since loading for existing Gordon Commons would be impacted. Rob Kennedy, UW Transportation Services, noted that a complete Traffic Control Plan for the project will be submitted to the City.

Mary Berryman Agard asked if changes were expected in the pattern of usage compared to the current facilities. UW representatives responded that the trend was to be open more often, and that they anticipated that students not living in the dormitories may use the facility more than presently. Alan Fish noted that it was still expected that freshman and sophomores would be the predominant users. In response to a question about bicycle parking improvements, he also noted that the primary change might be providing more Moped parking. Final bicycle parking and access patterns are still being configured.

Ald. Verveer asked whether the project would be returning to the Urban Design Commission. Gary Brown responded that since City Planning staff recommended submitting the project as a conditional use, rather than as a PUD, the Urban Design Commission wouldn't necessarily see it again. He noted that it was currently scheduled for Plan Commission consideration on March 8th.

Several committee members again noted their concerns with pedestrian access and the appearance of the relatively blank south and east facades. Mark Kinderman, UW Housing Division, noted that the interior layout of the building placed refrigeration units and other facilities along the south wall that precluded fenestration. Allen Arntsen suggested that then the interior layout should be looked at also. Mary Berryman Agard suggested that a continuous stepped planting bed instead of separate planters along the south wall might make it more interesting. She also suggested that maybe murals, or even electronic murals, could add interest. Alan Fish noted that he wouldn't want to get into anything electronic but that other ideas could be considered.

Alan Fish, Gary Brown, and Mike Kinderman all agreed that the south façade needs work. Everything faces this wall--the SERF, Kohl Center, Dayton Street--and it can't feel like a "back side." The east façade has similar issues. Alan Fish also noted that he doesn't like fenced landscaping--that he wants it to "feel" like an open courtyard, not like a fenced-off compound.

In response to a follow-up question by Ald. Verveer about going back to the Urban Design Commission, Alan Fish noted again that the Campus Design Review Board also wants to see changes, and that everybody is motivated to improve the design. He would prefer not to commit to returning to the UDC, but could bring revised plans back to the Joint Southeast Campus Area Committee. Ald. Verveer noted that JSCAC wasn't scheduled to meet again before the Plan Commission meeting. Alan Fish suggested that perhaps there could be an extra JSCAC meeting just to look at revised plans and/or also invite the JSCAC to the Design Review Board meeting.

A motion was made by Verveer, seconded by Arntsen, to approve the Gordon Commons redevelopment plans as presented, contingent upon improvements to the design of the West Dayton Street and North Lake Street elevations to increase attractiveness and pedestrian interest. The motion passed by voice vote/other.

V. UW Projects update, Southeast Campus Area

Alan Fish provided a brief status overview of projects in the Southeast Campus area:

- Chazen Museum is on schedule. Anticipated completion in summer of 2011.
- The addition to Education should be completed in June or July, with move in this fall. It was noted that improvements to the building had been proposed since 1910.

- East Campus Utility Project. Intersection disruptions will occur at Park Street/Observatory Drive and Park Street/Langdon Street. The east end of Observatory Drive will be closed all summer.
- Memorial Union. Doing some roof and cornice work. The Theater remodeling is a three-phase project-starting with the center portion. One goal is to make everything accessible. An architect will be selected this summer.
- Institutes for Discovery. Expect to move in in October/November.
- South Campus Union. Due to open in March 2011. A big event is booked for March, so it has to be open by then.
- Physical Plant Building. Operational next fall.
- Hockey Addition. Design is underway. Could start this summer if funds are raised. Construction to take about 18 months, to fall 2012.
- Art Facilities. The art lofts have been a real success; puts formerly scattered art studios at one location where they create synergies. They're in the process of preliminary design for a new art building near the Kohl Center to consolidate the rest of the undergraduate arts program. Project in the 2013-15 budget. The project will include a parking ramp, and may include some land exchange with Madison Metropolitan School District.

- In response to a question about progress on Music Hall, Alan Fish said that Brothers accepted a jurisdictional offer for the property, but was suing the UW over the relocation offer. The UW considers their offer fair. A trial is expected in April with a quick decision. This would be followed by UW acquisition of the property, but Brothers would remain open. Fund raising is currently underway, with about \$20 million committed. Money could be raised more easily if the UW owned the property, but they expect the effort to be successful. The UW will always give Brothers at least a one-year notice before they must vacate, so there will be at least that much minimum lead time on a building project.

VI. Schedule of Meetings for 2010

March 15, May 17, July 19, September 20, and November 15.

VII. ADJOURNMENT

The meeting was adjourned at 7:25 PM.