

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** December 2, 2009

TITLE: 717 West Johnson Street - PUD (GDP-SIP) **REFERRED:**
Replacement of Gordon Commons **REREFERRED:**
Including Recreation/Open Space Along
with the Expansion of the East Campus **REPORTED BACK:**
Mall. 8th Ald. Dist. (16732)

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.