

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 6, 2019	
TITLE: 601 W. Dayton Street – UW-Madison Kohl Center Addition and Renovation. 8 th Ald. Dist. (57889)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Janine Glaeser, Secretary	ADOPTED:	POF:
DATED: November 6, 2019	ID NUMBER:	

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Jessica Klehr, Craig Weisensel, Shane Bernau, Rafeeq Asad and Syed Abas.

SUMMARY:

At its meeting of November 6, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for an addition and renovation to the UW-Madison Kohl Center located at 601 W. Dayton Street. Registered and speaking in support were Gary A. Brown, representing UW-Madison; and Steve Srubas, representing Berners-Schober, Inc. Registered in support and available to answer questions were Jason King and Aaron Williams, both representing UW-Madison; and Brandon Braithwaite.

Brown presented a site plan aerial view of the proposed 42,000 square foot addition to the southwest side of the Kohl Center built over the loading dock. They plan to submit an official application in January 2020. This has been presented several times to the Joint Campus Committee and the UW Design Review Board. The original study looked at the southeast corner, but from an interior perspective it worked better for flow and gives the opportunity to cover up the loading dock space. Srubas reviewed the site context, adjacent nearby buildings, including the newly approved UW Campus Hotel. The addition will include strength and conditioning spaces (double volume), sports medicine, coaching and staffing rooms, as well as academic spaces. Interior renovations will include new locker rooms, a dining area, and courtside medicine. The existing loading dock will remain as a loading dock. They are intending fully enclosed rooftop mechanical units. The addition has a more urban feel presenting to the bike path and East Campus Mall. They are pulling architecture from the existing building and plan to match those building materials.

The Commission discussed the following:

- It's a great addition to this part of campus and the experience on the bike path. I like how it's articulated. Is there any space between the railroad right-of-way and this project?
 - There's an easement for the gas company in that greenspace, we're coming within inches of it.
 - The small amount of greenspace there isn't really usable but we'll see if we can bolster it. Site planning will continue to evolve, we have to work on the exiting of students from the building.
- Where is the next UW crest located in this area?

- From a schematic perspective we've been showing and thinking about the crest on that stair shaft. To your point, there is a crest right down the way on the Johnson Pavilion.
- It's on the southwest corner of the LaBahn building.
- We are starting to hear comments about the crest appearing everywhere so we're looking at other ways to brand this. This will no longer just be the back of the building, there's an opportunity for branding on that surface, but it's not completely dialed in just yet. It will likely be a graphic, simple and subtle.
- The suggestion looks nice, I just want to be conscious of not putting it right next to another one.
- Overall well done on fitting a program into a multi-phase project that doesn't look like an addition.
- It really doesn't look like an addition, really good job. Are these shadows or a material change on the bottom?
 - There is a change of materials in the base of the building.
- I'd try to keep that datum. It jumps for no reason, it should just be continuous.
 - We were trying to stretch the proportions as it interacts with the rest of the building. We were also subtly playing with those datums to be able to bring that into the context of our own sense of scale on the back corner, but we can certainly take a look at it.
- I really like it. Is the stairwell facing the railroad tracks, is that egress only or is there an opportunity to add light and make it something where people will want to be?
 - It is very specifically egress. We're over a loading dock and we don't necessarily want people trucking down there. Those are a work in progress.
- When the hotel was proposed we talked about whether their outdoor café would be on the northeast or northwest, and it ended up on the northeast. Is there a connection to the path?
- Not with the railroad there.
 - We proposed a connection but the railroad does not support it.
- Given the UW's stated commitment towards sustainability, you have quite a bit of south facing glass, it seems like a good opportunity for some solar shading on that façade. I don't see any green roof there, it seems like a great opportunity for some green roof, especially if you're upstairs looking down from the hotel.
 - What you're suggesting is in some of the smaller areas.
- It's not just the visual, it's the commitment to sustainability.
 - There's a DOA standard that you can't have green roofs unless you are actually looking at them and can maintain them.
 - It's the DOA's "level 2 commissioning."
- What we have in our standards now is old LEED stuff, it's antiquated and going away. We're working on our new sustainable guidelines. There's new leadership in our state and they are much more open to green initiatives, so I wouldn't write it off.
 - We can look at it, I think it likely will be a cost issue for us. There is no increase in stormwater, we're trying to do more regional than project-by-project.
 - Our mechanical engineers are addressing that south facing glass and the interior programming as an opportunity.
- Passive systems are often keeping the sun out of there.

ACTION:

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