

Note to Commission: Meriter Campus Master Plan

Meriter has submitted a PUD-GDP (Planned Unit Development – General Development Plan) development proposal for the Meriter Campus Plan. The campus includes the designated landmark, Longfellow School at 210 S Brooks Street.

Staff has included the Landmark Nomination for the Longfellow School Building in the Landmarks Commission Packet. The Longfellow School was designated a local landmark in 1993.

Potential new addition to Longfellow School:

The campus plan envisions a future addition to the Longfellow School, when it will be remodeled to become medical offices. The campus plan shows that the new addition could be up to five stories in height. As is typical of GDPs, the campus plan only shows the location, massing, height and size of the adjacent/connected building.

Once approved by the Common Council, PUD-GDP zoning provides some assurance that the general, location, scale and massing of the building addition is appropriate.

At this level of design development, staff believes that the new addition is consistent with the standards in section 33.19(5)(b)4 regarding landmark properties. However, the final plans and architectural designs must return to the Landmark Commission for a Certificate of Appropriateness when an SIP (Specific Implementation Plan) is proposed, as required by the Landmarks Ordinance. Staff recommends that the Commission recommends only conceptual approval of the addition to Longfellow School, in order to reserve judgment on the design details related to the location, scale and massing of the building when more finalized plans are available.

Potential Demolition of McConnell Hall

The PUD-GDP application also includes future plans to demolish McConnell Hall, a 1939 WPA built building, designed as a nurse's dormitory for the hospital. The building also has a 1969 addition. It is not a designated landmark. As is the case with the Longfellow School addition, the approval of this PUD-GDP, as written, provides some assurance that both the future demolition of the building, along with the scale, mass and future use of the site are appropriate.

Staff understands that the applicant will be providing additional information regarding the historic and architectural context of McConnell Hall to the Landmarks Commission.

Respectfully submitted,
Rebecca Cnare and Bill Fruhling
3/30/09