

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 2, 2009
TITLE: Consideration of a Demolition Permit and Conditional Use to Allow Two Buildings to be Demolished and an Addition to the UW School of Human Ecology to be Constructed at 1300 Linden Drive. 8 <sup>th</sup> Ald. Dist. (15586)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 2, 2009	<b>ID NUMBER:</b>

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

### **SUMMARY:**

At its meeting of September 2, 2009, the Urban Design Commission **RECOMMENDED APPROVAL WITH RECOMMENDATIONS TO THE PLAN COMMISSION** for the School of Human Ecology (SoHE) located at 1300 Linden Drive. Appearing on behalf of the project were Gary Brown, Robin Douthilt, Angela Pakes Ahlman, Daniel Koli, Alan Fish, Kirsten Krystofiak, Jill Riley, Mollie Lamers, Roberto Pengel and Dawn Crim, all representing UW-Madison; Ken Saiki, representing Ken Saiki Design; Rick Gabriel and Diana Dorschner, representing Dorschner Associates, Inc.; Sam Calvin, representing Wisconsin Division of State Facilities; Michael May, City Attorney; Rose Barroillet, Jillian Clemens, Lauren Papp, Shep Zeldin, Moira Kelley, Mary Braucht, Jeanan Yasiri, Julie Anderson, Katie Lindemann, Maureen Maddox, Judy Ederer, Michele Mickelson, Jayme Mitchell, Stieyda Sindalht, Todd Lamberty, Cathryn Pierce, Virginia Boyd, Bobette F. Heller, Javon Alyasiri, Jennifer Skolaski, Bruce Hellmich, Linda Zwicker, Wendy L. Way, Doris Green, Jerry O'Brien and Angela Badura. Registered in opposition to the project were Janet Gilmore, Gene Devitt and Jason Tish. Staff informed the Commission that the demolition of the Preschool Laboratory and Human Development/Family Studies house and SoHE addition was referred for comment to the Urban Design Commission by the Plan Commission at its meeting of August 17, 2009. Discussion at the Plan Commission centered around issues with the construction of the SoHE addition's effect on the "cultural landscape" prevalent within the Observatory Drive and Linden Drive area of the campus, as well as the project as a whole. Luskin, Weber and Harrington announced their intent to abstain and recuse themselves from consideration of this item. Harrington provided a brief explanation as to his basis for non-participation. Gary Brown then proceeded with a review on the scope of the project involving the demolition of the Preschool Laboratory and Human Development/Family Studies house, including an option for the home's potential relocation. Saiki provided a detailed overview of the site/landscape plan in context with modifications to the existing "cultural landscape" located adjacent to the development site and neighboring Agricultural Hall. Saiki provided details on the original master plan by O.C. Simonds developed between 1903-1905 for the area, which provided for the creation of an aesthetic between buildings and the landscape itself within the Linden/Observatory Drive vicinity of the UW Campus. Saiki noted that the modifications necessary to construct the addition to the School of Human Ecology does affect the existing cultural landscape of the area, where necessary alterations to provide for the programming associated with the development of the facility required modification to be done in sensitivity to the area's character. Diane

Dorschner provided a detailed overview of the new addition and remodeling to the existing facility. Testimony from those in favor of the project centered around the planning process involved with the demolition of the existing facilities, the new addition and modifications to the existing SoHE building, in addition to the need to provide for a more modern and updated facility to provide services, the campus community, the community as a whole as well as the entire state where four departments, Consumer Science, Design Studies, Human Development and Family Studies and Non-Profit Studies underlie the programming of the School of Human Ecology. Statements of support were provided by Robin A. Doughitt, Carolyn Martin; Chancellor and Julie Poehlmann, Associate Professor Department of Human Development and Studies. A consistent theme of the testimony in favor emphasized the extensive planning process associated with the project. Janet Gilmore, speaking in opposition, Assistant Professor Folklore and Department of Landscape Architecture noted several correspondences within the Commission's packet from Arnold R. Alanen, Professor Emeritus, Evelyn A. Howe, Professor and Chair Department of Landscape Architecture, along with a statement referenced and written by Gilmore relevant to the loss of the cultural landscape mostly with redevelopment, inconsistencies with the adopted master plan for the University of Wisconsin, and overall negative effect of the redevelopment on the Linden Drive/Observatory Drive area of the campus.

Additional testimony from the public was noted as follows:

- Dawn Crim of the Chancellor's Office provided a detailed report on the dialog and planning process around redevelopment of the facility.
- Jason Tish of the Madison Trust for Historic Preservation spoke in opposition in support of maintaining and preserving the area around Agriculture Hall including the cultural landscape.
- Gene Devitt spoke in opposition noting that the addition did not relate well to the existing facility, the entry pathway looked like an add-on, extending the existing stairs on the existing School of Human Ecology building should be looked at as an alternative. It was further noted to provide for more complementary upper elevational roof treatment on the new addition to mesh better with that of the existing.

Fish's testimony noted that the building's programming required parking accessibility, a drop-off, playground area, along with other amenities that conflict with portions of the cultural landscape. He remarked on the University's intent to provide for protection of remaining open space areas within the Linden Drive/Observatory Drive area, including recent improvements to landscape open space at the rear of Agriculture Hall.

Following testimony comments by the Commission noted the following:

- The plan as modified is a departure from the original plan's softer lawn and tree forms.
- Use of retaining walls at drive out of character, need to bridge with small trees and shrubs above underground parking facility to eliminate the overlook.
- Need to challenge drive aisle width with Fire including relocating underground drive more westerly to allow for more landscaping east in a less formal arrangement.
- The garage entry to underground parking is a "hole in the landscape." It conflicts with pedestrian movement. Also concerned with extensive drive and surface parking between the Agriculture building and the new addition.
- Surface parking and loading on the west side of the new addition kills aesthetically the east end of Agricultural Hall, especially with the removal of existing landscape, the new building squishes older building with loss of green.
- Extend and bleed out vegetation in drive between the Agricultural Building and the children's play area. Look at reducing the height of the wall surround.

- Difficult for the UDC to provide input at the end of a comprehensive planning process.
- The following is a list of items of things that need to be addressed with project:
  - Architecture appropriate.
  - Consider the elimination of the new stair entry between the existing building and proposed addition in order to lessen and provide for maintenance of existing landscaped open space; where the existing access is maintained in its current form. As an alternative to eliminating the drive way and new entry stair, modify the pavement that extends to the street, to provide a terminus to the stairway and to be different from the adjoining driveway entry such as a plaza with seating amenities; benches, etc.
  - The bike parking located above the entry to the underground parking shall be relocated in order to provide for extension of landscape treatment across the overlook above the ramp entry, combined with pushing the driveway to the lower parking level west to provide for more and less formal landscaping.
  - Consideration for eliminating the new staired access to the addition and existing buildings, in favor of the stair's relocation to the east of the driveway entry to the underground parking.
  - Favor relocation of the house as an alternative to its demolition.
  - Provide more plantings around curbs of drive aisle abutting Linden Drive with landscaping featuring a less formal edge.
  - Provide more visual screening of the drive if stairs maintained within the location as proposed need to be more monumental.
- Eliminate new stair extension and replace with stair adjacent to underground parking entrance drive and create a continuum of landscaped greenspace between Linden Drive and the curvilinear drive aisle.
- Consult with Fire Department to attempt to reduce the extent and width of the drive aisle pavement necessary for Fire access. If the new stair access is maintained in its proposed location, it must be much more monumental or use smaller scaled stairways at alternative locations to work more effectively and functionally with both the existing and proposed circulation pattern.
- If bike parking is relocated above the entry to the underground parking entrance relocate elsewhere.
- Provide a wider grand stair with consideration for coloring and patterning of the drive aisle to deemphasize its appearance for automobile circulation in favor of it as a pedestrian amenity, with the entry stair redesigned as an event not the driveway entry.
- Redesign to make new stair access more prominent at Linden Drive with the fire lane or drive aisle designed as a secondary function.

## **ACTION:**

On a motion by Wagner, seconded by Slayton, the Urban Design Commission **RECOMMENDED APPROVAL WITH RECOMMENDATIONS TO THE PLAN COMMISSION**. The Urban Design Commission recommended the Plan Commission proceed with the approval of the demolition and conditional use with the suggestions as provided along with the following:

- Urge the University of Wisconsin to move and preserve the existing house, consider providing a green median strip within the driveway pavement to reduce the amount of impervious surface, along with providing alternative materials to standard concrete for the driveway surface.

The motion was passed on a vote of (9-0).

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 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1300 Linden Drive**

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

**General Comments:**

- Unfortunately, we got this at the 11<sup>th</sup> hour, difficult to add a lot of value this late. Important project in important historic setting.
- Way too big of an issue to be brought at this last moment.
- Simonds historic landscape needs better/enhanced representation in proposal.
- Why are we reviewing this project that is already finished?
- Lots of suggestions for change. It should have been here earlier.