

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 5, 2007
TITLE: 420/440 Henry Mall – Public Building, Biochemistry II. 8 th Ald. Dist. (07527)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 5, 2007	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Bruce Woods, Richard Wagner, Bonnie Cosgrove, Marsha Rummel, John Harrington, Richard Slayton and Todd Barnett.

SUMMARY:

At its meeting of December 5, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a public building located at 420/440 Henry Mall. Appearing on behalf of the project were Pete Heaslett and David Black, AIA, of the University of Wisconsin-Madison. In address of the Commission's previous comments on the project, Black noted the following:

- The Biochemistry mall and plaza have been provided with an accessible route, a necessity of actually going through the building.
- A barrier free access ramp across the south façade has been provided.
- Add a small exhaust mechanical penthouse to the non-exposed upper roofline of the existing Biochemistry building.
- Further detailing and articulation of mechanical penthouse level was provided.

Following the presentation the Commission noted the following relevant to landscaping:

- Pacific Sunset Maple; an underscale tree, not tall growing, need stronger and more trees of different species along University Avenue.
- Make the Cockspur Hawthorne and Crabapple plantings along the mall more dense, considerations for alternatives to the use of Crabapple.
- Provide an alternative to the use of Sugar Tyme Crabapple.
- Concern with the trees within the courtyard in regards to sufficiency of light. Provide a light study to ensure that light is sufficient to support the proposed planting; the use of the Carpinus species trees require a minimum of 6-7 hours of light.
- Vinca Minor as a base material under canopy plantings over used, add more aesthetic options.
- Concern with look of skywalk in regards to fit with other buildings.
- More unique ground cover such as Liriope (lilyturf).
- Make sure the lanon stone treatment of the plaza area textural; if concrete incorporate a nice scoring pattern.

- Building celebrates past with design but also celebrates the new.
- Appearance of the mechanical penthouse is a concern when compared with standards established for residential buildings.
- Add a corner treatment to the elevator over-run's façade as provided on the air exchangers.
- The contrast of the roof treatment on the existing Biochemistry building between existing and new needs to be reexamined.
- Concern with the coloration of the ceramic tile being too orange.
- The plaza should at least be finished off at the westerly crossing of University Avenue; too narrow in width.

ACTION:

On a motion by Rummel, seconded by Woods, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required address of the above stated requirements and the following:

- Enlarge the crosswalk/curb area at University Avenue to match the width of the adjoining plaza including address of all landscape comments within the report.
- Examine the coloration of tiles to be less orange and more consistent with the character of the adjoining existing Biochemistry building.
- Look at the elevator over-run and mechanical penthouse's design and detailing to provide less abrupt terminus of the upper building's elevations appearance.

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, 6, 6.5, 7, 7.5, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 420/440 Henry Mall

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	9
	6	7	6	6	-	7	7	6
	7	7	5	-	-	7	7	6.5
	6	5.5	6	-	-	-	7	6
	-	-	-	-	-	-	-	8
	7	8	7	-	-	-	-	7.5
	6	6	6	-	-	6	6	6
	7	8	6	-	-	6	7	7

General Comments:

- Liked the project before – like it more now; very happy to see the accessible route along the east-west court.
- Nice looking building.
- Although the architecture is the critical component, the site plan is quite exciting, particularly given past campus projects.
- Infill project that preserves historic buildings is appreciated, but not overwhelmed by architecture. Like plaza surrounding entrances. Address penthouse/elevator box and landscaping and curb at University Avenue.
- Excellent design. Terra cotta color must be a closer match to the surrounding buildings.