

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 21, 2007
TITLE: 611 Langdon Street – PUD(GDP-SIP), New Hillel Building. 8 th Ald. Dist. (05946)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 21, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer and Michael Barrett.

SUMMARY:

At its meeting of March 21, 2007, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) for the new Hillel building located at 611 Langdon Street. Appearing on behalf of the project was Paul Cuta, architect. The project provides for the demolition of the existing University of Wisconsin Hillel building in order to construct a new 40,000 square foot four levels above grade facility on the site, including a below grade parking level. The new facility will feature at grade elevated outdoor terraces along its Langdon Street frontage. The plans as presented provide for various options to access lower level parking yet to be determined, in addition to elevated terraces on one or more of the upper floors to provide for gathering places, along with a recreation court at the fourth floor level. It is anticipated that the new structure will pursue the silver certification requirements established for the LEED program. The building materials range from stone, brick, coated copper and glass. Following the presentation, the Commission noted the following:

- The building is programmatically excellent with rich architecture.
- Concern with wall on Langdon Street separating the outdoor terrace from the sidewalk. Should connect to the sidewalk.
- The high terrace corner off of the northwesterly corner of the site should incorporate an intermediate step with landscaping amenities provided.
- Prefer the shared entry to lower level parking with that of the adjacent hotel over the rear access option.
- Like front terrace but concerned with the wall at the sidewalk issue; need to consider stepping down.

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 4, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 611 Langdon Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	-	6	-	7	7	6
	9	7	-	-	-	5	6	6
	4	4	4	-	-	-	4	4

General Comments:

- Architecture looks good. The terrace is a great amenity, but it should flow better with the topography rather than fighting it.
- Good start. Good work on considering all the site conditions, just need to work on making front plaza more inviting from street. Go for shared parking access with hotel. Why not put parking under front plaza, especially if hotel shares the parking.
- Very rich programmatically, and the architecture reflects that liveliness very well. Integrates very well with a touch (functionally) urban context. Main challenge seems to be the terrace connection to the sidewalk, which needs design attention yet.
- Like the addition of the 2 stories and the terrace open space area. Parking access to the rear is favorable. Roof terrace is very desirable also. Step the terrace corner back where it gets above 3’ higher than the adjacent walk, soften with greenery.
- Good start. Keep drive/garage door off of Langdon.