

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: January 11, 2006
TITLE: 975 University Avenue – Planned Unit Development, Revised Building Plans for Grainger Hall. 8 th Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: January 11, 2006	ID NUMBER:

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

SUMMARY:

At its meeting of January 11, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of revised building plans for Grainger Hall. Appearing on behalf of the project were Douglas Barnes and Gary Brown. The premise for the revisions to the previously approved plans were in reaction to the project's bids being well over the allocated budget, necessitating the revisions as proposed. Barnes provided an overview of revised building elevations, and perspective renderings and site plan details.

- The overall footprint of the Grainger Hall addition remains the same, with the main building entrance moved to the circular rotunda at the corner of Johnson and Park Streets. The rotunda has been redesigned to provide for an enhanced focal point of the building, as well as a centrally located entry.
- The addition is now planned to be four-stories.
- Landscaped planters along University Avenue have been eliminated due to structural issues with the underlying ramp and costs, and replaced with a combination seating areas/seasonal planters.
- The previously proposed location of HVAC equipment on the upper level is now designated for the basement level or enclosed within a smaller penthouse structure.
- Enclosure of a south facing courtyard along the addition's Johnson Street frontage has been eliminated in favor of an open look with enhanced landscaping within the courtyard as extended around the corner of Johnson and South Park Streets.

ACTION:

On a motion by Barnett, seconded by Host-Jablonski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Ald. Radomski abstaining.

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 7, 7, 7, 7.5, 8, 8.5 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 975 University Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	8	7	8	7	-	8	8	7.5
	6	6	7	-	-	7	7	7
	8	9	8	8	-	5	7	7
	-	9	8	-	-	8	9	8.5
	-	8	-	-	-	-	9	8.5
	-	-	-	-	-	-	-	7

General Comments:

- Nicer corner entry.
- Very good.
- Beautiful building – very civic! The only problem is the lengthy door-less elevation along Park Street.
- New main entrance a great improvement.
- Excellent – even better than the previous, 5-story version.
- Improvements to existing landscape with structural soil and expanded grates is commendable! Courtyard creates an excellent entrance experience.