

## **Design Review Board**

**February 15, 2011**

Present: Pete Anderson, Art Hove, Susan Weiler, Dan Okoli

Staff: Gary Brown, Dorothy Steele, Pat Richards, Yemi Falomo

### **Project Review: Badger Performance Center**

DSF Project Manager: Tim Luttrell

UW System Administration: Jeff Kosloske

FP&M Project Manager: Ann Hayes

Client Representative: John Chadima, Barry Fox

A/E Firm: VOA, BSA, SportsPlan Studio – Bill Ketcham, Mike Siegel, Joe Dettlaff, Joel Leider

Landscape Architecture Firm: JJR – Brian Peterson

The consultants discussed the project in the context of the campus master plan and reviewed alternatives that are being studied. The master plan showed a possible building site to the west of Engineering Hall and east of Lot 76. The project was originally envisioned as one building with separate floors housing functions related to Athletics, Engineering and IT. Additional study has removed the IT component and suggests separate blocks for Engineering and Athletics would best meet the needs of both groups. The Badger Performance Center includes weight training, practice facilities, locker rooms, sports medicine clinic. The AE reviewed the challenges associated with the site and 4 alternative schemes which include projects in the McClain Center, Camp Randall and along Badger Way.

- Pedestrian safety issues include vehicle/pedestrian conflicts (particularly with service deliveries), danger of ice falling from McClain Center roof, game day issues, moped/bike access.
- Service delivery – Engineering Hall has multiple service delivery locations on the west side of their building with trucks accessing the site from Engineering Drive to the north and from south (along the northern border of Camp Randall Memorial Park or thru the Camp Randall Arch). Access for fire/emergency vehicles is required.
- Game day – progression of the band, students, and visitors needs to be enhanced. Currently there is no entry focal point from the north, and the Engineering service areas can be unsightly.
- Alternative A: new building west of Engineering for Badger Performance with a separate building attached to northwest side of Engineering Hall for engineering functions. Re-roof and install new turf in McClain.
- Alternative B: includes building for Engineering in same location as Alt. A, with separate smaller building for Badger Performance. McClain roof is raised with additional functions included in McClain (increases height to 80 ft. +/- ) and Camp Randall Stadium. This scheme enhances the student/parent experience for athletes and consolidates space for celebratory events.

- Alternative C: Stacks all functions on the McClain site and rebuilds McClain. Engineering functions are in a separate addition to Engineering Hall (either at the northwest or southwest corner of the building).
- Alternative D: Involves acquiring the Shell from Recreation Sports and requires that it and McClain be demolished and rebuilt into a single structure running north-south. This presents a lower public front to Camp Randall Memorial Park and expands programs along the north side of the stadium.

#### Design Review Board Discussion:

- Increasing the height of McClain to 80' has the potential to negatively impact Camp Randall Memorial Park.
- Service requirements need to be clearly understood.
- The space between Engineering Hall and Lot 76 is not going to be great green space. The A/E suggested the parking structure could be faced with a green wall; Weiler noted that green walls are rarely successful in this climate. Envisioning the space as a paved plaza/multi functional space would be more appropriate.
- Anderson asked which alternative best meets the needs and is attainable. Chadima indicated that from Athletics perspective, including the Shell in the project is not feasible. Cost and square footage are most important to Athletics but they would also like to address maintenance and safety issues related to the McClain Center.

#### Design Review Board Summary:

- A/E needs to take a wider view of scope and context – including the neighborhood, vehicular, pedestrian circulation. A simple block model would be useful in considering massing, relationships and impact on the Camp Randall Memorial Park.
- Service issues must be solved and the pedestrian experience (and safety) enhanced.
- Open space should be usable and more of a plaza than greenspace to accommodate heavy pedestrian use, especially on game days.
- Sense of celebration and progression should be created for game days and for the entire university community. The new Union South will change the dynamics of how the space is entered and used. The ceremonial entrance of the band thru the Camp Randall Arch is important but the entire pedestrian experience along the south side of Engineering needs to be improved.
- Demolition and rebuilding of McClain may be the best answer, but height is a concern. A/E should study whether a rebuilt McClain could have additional levels underground.
- One large building running north-south and replacing the Shell and McClain would be a more desirable design but any solution should ensure that the space is shared between athletes and the student body.
- The DRB needs more programmatic information, at least an executive summary, that identifies what is included and the various advantages and disadvantages of the schemes.

## **Project Review: Lakeshore Residence Hall: Phase II**

FP&M project manager: Stu LaRose

Client Representative: Paul Evans

A/E Firm: Epstein Uhen Architects – Bob Cooper, Brad Nygaard

Landscape Architecture Firm: Ken Saiki Design – Ken Saiki, Jon Wanta

The architect and landscape architect reviewed the scope of the project and the site context. The project is currently being programmed as a 4-5 story building with 154 or 155 beds. This is Phase II of the overall Lakeshore Housing Development which is adding approximately 400 beds northeast of the Natatorium in its first phase. Lakeshore I will include food service facilities for this area of the residence halls, eliminating the food service functions from Holt Commons. This project connects to Holt Commons which will be used for common/community program space for this and other halls in the area. The site is currently a surface parking lot. The neighborhood includes the historic character of Adams Hall with red tile roofs and rusticated limestone walls and the more recent smooth limestone walls and flat roofs of Kronshage Hall and Holt Commons.

- Pedestrian circulation and activity now and in the future is a critical aspect of the project. The main entrance to the building will be to the southeast which is the direction of travel for classes. Students will also flow to the west for food service facilities.
- Vehicle, bicycle, moped circulation is important. Vehicles will enter the site from the north with fire access on the east side of the building.
- The site is adjacent to the lakeshore. Designers are studying ways to bring the lakeshore to the site, visually and through physical connections.
- The western entrance to Holt will be upgraded and better defined. The new building will connect to Holt at the lower two floors. Access to Holt will also be required from other residence halls, so the covered entrance needs to be accessible.
- The site has an 8' difference in grade which will work well with the building, presenting 4 stories from the east and 5 stories from the west. Given the greater floor to floor height of modern buildings, this structure is approximately ½ story higher than the older residence halls.
- Challenges to the site include service areas, trash handling, transformer locations, fire access, utility locations and service access to the residence halls and to Allen Centennial Gardens.
- The new building will create a courtyard that may be programmable space, stormwater management space, or bike parking.

### **Design Review Board Discussion:**

- The sense of the lake needs to be drawn into the site. The lakefront is a common feature that needs to be tied to campus, even if the lake isn't visible from all points.
- The Allen Centennial Gardens also need to be drawn into the site.
- This building provides an opportunity to shape space. The site is bigger than is currently being taken advantage of. Designers need to consider what happens to 'left over' space.

- The program works in a four story building. Much taller is not a friendly building and is not conducive to community. There will be about 40 students on each floor with double rooms circled around bathrooms. This arrangement allows for mixing genders on the floor.

Design Review Board Summary:

- This was a good presentation.
- The larger context has to be considered. The programmatic issues have been resolved, now the landscape architect needs to take the lead to help determine how to marry the building to the site, and shape desirable open spaces.
- A mini-master plan of the area may be helpful in creating a more holistic solution. More north-south movement has to be introduced here, as it does across campus.
- Consider ways to make the Allen Gardens more of a front yard for the project. That and connecting to the lake in some sense is needed to make this project successful.
- Now that the A/E knows how the building will function they need to work with the landscape architects to integrate spaces and landscape.

## **Project Review: School of Nursing**

DSF project manager: Tim Luttrell

FP&M project manager: Julie Grove

Client Representative: Katharyn May, Mark VanderWoude

A/E Firm: Kahler Slater – Chris Ludwig

Landscape Architecture Firm: Ken Saiki Design – Ken Saiki

This is the third presentation of the project to the Board. The A/E reviewed site development, massing, and development of the building. Changes have been made to create a single route from HSLC to this building. This has resulted in a single crossing of Highland Ave and simplified the entry to the School of Nursing.

- The site includes limited visitor parking, loading and unloading areas, as well as bike and moped parking. There is a net reduction in impervious surface. Additional work will be done on stormwater management to reduce overall runoff from the site.
- The open space now has one single spine running from east to west between Pharmacy and Nursing. Pavement is poured in place but deeply scored in 5' x 5' diagonal pattern to break up the scale and create a plaza-like feel. Special pavement will be used at plazas and entrances.
- There is a slight topographic change on the site. Topo changes will also be used to direct pedestrian traffic.
- The character of the Lakeshore Path will be drawn into the site thru the use of canopy trees and more naturalized lawn plantings.
- Patio space is included adjacent to the building on the north/south wing. On Observatory Drive planters are used to transition between the street landscape and seating areas at the building. A medicinal plant garden is planned at the entrance to Pharmacy. This will incorporate donor pavers from the existing patio.
- The building decreased in size and is currently a 5-story bar with penthouse running east west and a north south bar that is 2 stories. This will allow more light into the building. The auditorium is integrated into the building with prefunction space on the interior and exterior.
- The elevations have been quieted down. Colors are within the range of the neighborhood buildings with brick and stone as the primary materials. The brick is a buff blend of smooth and textured surfaces. Stone will be the Kasota stone used in the neighborhood. Metal will be champagne pearl. Stone will be used on the 2-story block on the south face of the building, and on the auditorium on the north.
- An outdoor patio is planned for the 3<sup>rd</sup> floor on top of the two story north wing with a potential for exterior seating and a green roof to be included. An additional outdoor terrace is being suggested for the 5<sup>th</sup> floor. Metal at the eyebrow on the 5<sup>th</sup> level helps to articulate the brim of the building.
- The first two floors will have concentrated student activity: active learning, study areas and atria. Upper floors will include offices, research and administrative space. The 5<sup>th</sup> floor will be open with greater glass.

#### Design Review Board Discussion:

- The Board acknowledged that progress has been made and the project is definitely on the right track.
- Anderson noted that there is still too much going on in the design. Simplification is still needed.
- The overhanging element at the east end of the building is unresolved. This would be strengthened if there were a vertical element at the end.
- The building plan is currently expressed as 2 slight arcs. This would be stronger if only the upper mass arced and the two story section (on the south) was straight. One or the other component should be arched, not both.
- The punched window pattern is better than the ribbon expression.
- The entrance seems a little tight in plan. In elevation the expression may be better if the roof element of the entrance tied to the upper clerestory.
- Every activity happening on the inside does not need to be expressed on the outside.
- Weiler noted that stone is used in an important way so it needs to be protected in the budget. The brick and stone choices seem too homogenous but this may be a factor of the samples and interior lighting. Coursing and mortar joints will impact the appearance as well.
- The building needs to be integrated into the ground. The Kasota stone should terminate at something other than at the ground to protect it from damage and salt penetration.
- Weiler suggested that the central sidewalk spine be simplified, perhaps with a reverse S and fewer side paths bifurcating the space. The suggestion of using a smaller scoring pattern seems correct but shouldn't be placed on the diagonal which pedestrians find disorienting.

#### Design Review Board Summary:

- This project is moving in a good direction. The majority of the comments focus on greater simplification to make the design stronger and more elegant.
- Landscapes need to be further refined, integrated and simplified.
- How the building meets the ground is of concern, particularly at the stone which will be a maintenance problem if it is not terminated above the ground.
- The south elevation includes a slot. This cancels out the expression of the arc. This should be one uninterrupted plane.
- The overhang at the east end is weak without a vertical element/terminus.
- Fenestration needs to be consistent and simplified. The alternating of window sizes on upper floors is too nervous. The punched openings on the 2-story stone faced block are better. The heights of other window spaces need to be aligned on the south face.
- The addition of louvers to the sun shade is an improvement.
- The consultants should follow up with the Board through contact with University staff as the site and elevations develop. Additional meetings of the full board are not required.

## **Project Review: Memorial Union**

DSF project manager: Sam Calvin

FP&M project manager: Julie Grove, Angela Pakes Ahlman

Client Representative: Hank Walter, Paul Davidsaver, Wendy Von Below

A/E Firm: Moody Nolan, Uihlein Wilson – Del Wilson, Nat Stein, Curt Moody, Rex Hagerling, Bob Larrimer

Landscape Architecture Firm: JJR - Bill Patek, Ed Freer, Nate Novak

The intent is to design the entire Memorial Union renovation project and then decide priorities based on the \$52M available. The architects and landscape architect reviewed the current circulation patterns and future changes.

- Pedestrians approach from all directions. There is no ‘back door’ to the Union, which will be even more evident once Alumni Park is developed.
- Service needs result in a requirement for 5 loading docks to serve approximately 365 trucks per week. Including this function above grade would destroy the ‘park’ feeling of Alumni Park. A below grade option would need to include a turntable for large trucks, parking for catering trucks, access to Memorial Union, the Red Gym and Pyle Center. Programmable underground space may also be included south of the service area.
- Theatre loading dock will need to stay on Park Street. Options are being considered for the design of the dock and treatment of that section of Park St. The street could either remain as a street with a pull out for truck deliveries or could be treated as a motor court with shared space for pedestrians and vehicles. As a motor court, significant negotiations will be necessary with the City of Madison as they own the right-of-way.
- A new connection will be built between the original Union and the Theatre wing.
- The Play Circle will be re-configured into more usable theatre space.
- Additions of prefunction space to the theatre wing are being studied. Sun studies were completed for two locations – one to the north and one to the east. Either location would be considered an adverse impact by the Wisconsin Historical Society which will require some form of mitigation. The north addition doesn’t affect the sense of place on the main terrace, while the east addition does. The north addition would read as a separate pavilion and would gain usable terrace on the east side.
- The center connection would provide a new entrance for the theatre wing. The Wisconsin Historical Society has concerns about the existing south wall of this section of the Union, which may require that a new wall match the original expression.
- The existing Hoofers area will be remodeled and expanded.

### **Design Review Board Discussion and Summary:**

- Concern about the underground loading is that the entrance will create a huge gash into the park and visually destroy the façade of the Red Gym. A curved entrance would be better. The consultants indicated that major utilities in the area prevent this. The consultants provided photos of vehicular access openings

into parks, however, Weiler noted that the truck traffic at this location will require 14' clear height which translates into a much more significant opening.

- Theatre wing addition – either the north or east addition will have an impact. The most functional solution should be chosen.
- Campus needs to decide how to handle the loading dock. Surface loading would essentially mean no park, underground loading will impact the park as well.
- The corner at Langdon and Park Street should be lifted up to create a great civic corner. This corner needs to funnel students from Bascom Hill down and to the new entrance. The entrance needs to be intuitive and welcoming.
- Park Street – the motor court option, which allows for shared pedestrian and vehicular traffic, is preferred by the Board. This would be more attractive and useful for the theatre addition/pre-function space as well.
- Alumni Park shouldn't be considered as just having a north-south orientation. East-west movement is needed, especially along the lake front. Terraces could be included to increase seating capacity throughout and allow the grade changes to occur gracefully.