

MEETING MINUTES

Meeting Location: 30 N. Mills Street/ Virtual

Project/No: Design Review Board – July 2023

Date/Time: 07/18/23 – 9:00am

Re: DRB Meeting Minutes

Notes By: Aaron Williams, UW-Madison
FP&M, CPLA

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MEETINGS\07-18-23 MTG\

NOTES:

Committee Attendees:

Heidi Natura
Mary Czyszczak-Lyne
Kevin Firchow
~~Rafeeq Asad~~ (excused)
Terry Steelman (Agenda item #3 only)
Lindsey Stoddard Cameron
Ex Officio: Aaron Williams
Ex Officio: Peter Schlecht

Cindy Torstveit
Brent Lloyd
Gabe Mendez
Holly O'Higgins
Lexie Baslington

Agenda (in-person) 30 N. Mills Street:

- 9:00-9:45am: UW Health D2 Module – Mike McKay
- 9:45-10:30am: CALS Master Plan Study – CALS + Flad Architects
- 10:30-11:15am: Engineering Academic/Research Building #21L3J – DRB #2 – CoE + SmithGroup

DRB #1 – UW Health D2 Module Addition – Mike McKay

Attendees:

Mike McKay: UW Health Director of Planning Design construction & Real Estate
Mike Premo: Findorff

Presenter Presentation Comments:

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- University Hospital = Clinical Sciences Center (CSC)
- ⊖ This addition will accommodate the renovation of rooms to meet current need in the existing hospital. The existing original personal rooms were cutting edge at their creation, but as we renovate the new rooms are larger to accommodate single occupancy acute care equipment necessary for types of patients typically seen here. As the hospital grows to meet room type needs the bed count will fluctuate and ultimately ending up with 48 new beds. Floors 4,5 and 6 are patient room floors.
- Only levels 3, 4, 5, 6 and penthouse visible above grade
- CSC built in the early 70's with a unique wayfinding and MEP system. Intend to maintain that system.
- Impacts to the Hilary Grave Healing Roof Garden which will be restored.
- 16 in-patient beds on each floor with corresponding nursing stations/staging
- Configuration of inpatient rooms and bathroom locations drive much of the exterior façade fenestration. Three options presented. Further development by the A/E team is required.
- Existing ribbon windows in CSC are too low for modern beds which elevate the patients higher off the floor.
- Insulated metal façade panel to match existing, but with today's technology advances.
- Material used here is anticipated to help inform future recladding of the existing CSC
- Delivery Construction Manager at risk model.
- Proposed construction start - Summer 2024. Construction duration anticipated to be 24 months.

Committee Comments:

- Mary
 - Fritted glass will be on this building?
 - McKay: Yes, as was implemented with the transplant clinic.
 - Construction routing?
 - Premo: U-Bay Drive from University Ave will be the primary route. Considering a temporary road south of the Children's hospital turnaround since the drop-off for Children's Hospital is over structure and cannot support some of the heavier loading anticipated with construction and material delivery.
 - What will the new color be?
 - McKay: Something warmer, color picking up on the Children's Hospital. Matching curtain wall on the Medical Foundation Centennial Building (MFCB).
 - Construction may be more panelized to clean up the construction process. 'Just-in time' delivery.
- Heidi
 - Is LEED certification a goal?

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- McKay: LEED 4.1 for healthcare (LEED Gold) – probably land at silver and will certify. May explore solar, green roofs is not being considered due to views and access.
 - Natura: Consider the roof simply for stormwater management.
- Kevin
 - No major concerns from planning or zoning perspective
- Lindsey
 - Keystone House (Max Kate Institute former use) – glad to see it being maintained.
 - Daylighting space for patients and families is beneficial. Views of vegetation are important.
- Peter
 - How does this project set the stage from upgrading the patient rooms?
 - McKay: D2 is the first step. Substantial growth will occur at the East Park facility adding 150-200 beds. CSC is delivering more acute care which requires more space.
 - McKay: density will decrease here over time. Moving general care patients at Meriter and East Park.
 - McKay: big in the EBD process. Evidence based design. This will allow for better line of site.
- Aaron
 - Project was identified in the 2015 Campus Master Plan and resides in the Village of Shorewood Hills. Zoning and Planning approval will be per VOSH.

Recommendations:

- Adhere to City bird collision mitigation
- Appreciate the house is to remain.
- Consider impacts from construction traffic and neighborhood routes.
- Light and views for patients as beneficial.
- Plan for emergency vehicle impacts and vehicular movements.
- Color of the building and relating to Am Fam Children's which are more warm tones is preferred direction.
- How and what is this building doing related to sustainability on such a limited site.
- Project should consider solar and also innovative methods for stormwater capture.

DRB STUDY –CALS Master Plan – CALS + Flad Architects

Attendees:

Scott Utter: UW PM
 Doug Sabatke
 Marc Walker
 Jamie Matthys

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Presenter Presentation Comments:

- Team: Flad, TEconomy Partners, American Design, Shive-Hattery, Charles Quagliana
- FQI 70 = Will cost approximately 70% of the current value of the building to renovate up to current standards.
- Presented CALS priorities for implementation.
- Divesting in building space to reintegrate green space for campus.
- Dairy Barn re-envisioned as a student classroom space.
- Reinforce the agricultural history and 'working landscape' of this part of campus.

Committee Comments:

- Mary
 - Allen Centennial Garden, considered?
 - Flad: no change to the character or access. Will be shown and highlighted more intentionally as part of CALS in the final document.
- Heidi
 - Ag Hall is very prominent, currently it's not very inviting...how do you invite the public and students to this facility. Is this part of the student success project?
 - Missing a gateway into the CALS campus. Where might some of those thresholds exist?
 - Flad: Logical intersections at Babcock/Linden, Observatory, and Elm Drive. Building character can reinforce as well as greenspace quality.
- Kevin
 - What was the time range on the parking structure? Unfortunate it is right next to an existing structure.
 - Flad: Structure would not be online until animal sciences is removed. Next to existing Lot 36, which may be at a point in it's life for reconsideration. Part of 2025 Campus Plan.
- Lindsey
 - Appreciate the West District Plan and relocating greenhouses to a central location. Could Biotron redevelopment be used as a model for CALS interdisciplinary research?
 - CALS will likely not have space in the Biotron facility.
 - Nice to see expansions of green space counter to what we've seen in the near past related to nibbling away at the detriment to the campus experience.
- Peter
 - CALS should be complimented for their deep research and right sizing their future needs.
- Cindy
 - Does the FQI also look at the capacity of the buildings that come back to campus in the context of utility infrastructure needs?
 - Flad: Yes as part of the building deep dives. Completed 7 buildings.

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Plant Sciences Hort. Moore, and Babcock looked specifically at capacity in the long-term. Soils King and Stock Pavilion will not be enduring long-term research use spaces.

- Infrastructure loading calcs are completed in the Utility Master Plan to understand what is proposed to come online and when to ensure adequate loading at the generation facilities.

Recommendations:

- ACG remains and is not impacted.
- Moving of the greenhouses is helpful to future campus.
- Questions about the Biotron site and their proposed interdisciplinary spaces.
- Alignment of West District Plan with CALS master plan is important.
- Injection and continuity of green space is important and appreciated.
- Parking location and quantity should continue to be studied based on need and options – 400 - 600 new people to this part of the plan. How do they get here and what can campus do to support alternative means beyond a single occupancy vehicle.
- Activate the facades along Observatory Drive to enhance the campus pedestrian experience.
- Ag Hall should become more inviting and welcoming.
- Gateway to CALS is an important consideration going forward. Potential opportunity at intersections and where new buildings are developed.
- Cindy's comment around utility infrastructure needs on repurposed and new buildings. Glad to share findings from this study.
- Well done blending of campus priorities.

DRB #2 –Engineering Academic/Research Building #21L3J – CoE + SmithGroup

Attendees:

Dennis Rodenberg: UW PM
Pete Nehmetz: CoE
Bob Barr – Continuum Architects
Andrew Mannion - SmithGroup
Tom Rodgers – SmithGroup
Veronica Miller - SmithGroup
Aaron Gibbs - SmithGroup
David Lang – SmithGroup

Presenter Presentation Comments:

- Growth and pressure of CoE and output students for industry is the major driver of the space size and location.
- Create safe flexible building to accommodate today's engineering needs as well as needs yet known. Interaction and innovation are tightly woven.
- Project budget \$338M
- CMAR selection process just completed and will not be hard bid.

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- Fountain update – know there is a need to relocate and between College and FP&M working to be a steward of the resource.
- Bike parking part of the master plan process.
- Heavy timber construction at South wing portion of the building
- Very much about how engineering students, faculty, staff will use and experience the building.
- Light buff and terra cotta being used in this part of campus.
- Weathered steel of Alumni Park, Chazen and other smaller site scale spaces on campus
- Red finish on brow

Committee Comments:

- Mary
 - Sound proofing for traffic, train, and vibration?
 - A/E: building will accommodate the vibration needs. Building designed for 2000 micro inches, in the basement can get down to 250 microinches. The train will be the issue. Triple glazing. 80' back from Campus Drive/University Ave.
 - Can floors be added in the future
 - No additional floors
 - Fritted glass
 - Combination – some bird glass, some other depending on the façade decisions
 - What is the difference in height to Union South?
 - Lighting for the plaza?
 - AE: Pole mounted to match standards, but not yet determined.
 - Greenroof
 - AE: extensive planted roof and an occupiable space. There will be some lighting, but not yet determined.
- Heidi
 - Railroad, shrubs in their R/W?
 - Current understanding is yes.
 - Any ability for street trees?
 - Push pull of plaza is getting better. Will there be enough space?
 - A/E team is continuing to stretch greenspace where possible
 - Reuse stormwater? LEED building certifications? Other Sustainability considerations?
 - Can Stormwater collection be considered for Irrigation purposes?
- Kevin
 - Movement of the ground floor is good, lack of movement in the upper bar.
 - AE: needs to be a flat façade because of the truss. the modulated base works really well with the tight upper.
- Terry

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- 390-400' length of the trunk.
- Needs to see a model of this building within the scale of campus. 50% taller than engineering Hall and larger than
- Concerned with the scale of the building and the rest of campus.
- Understand this in sectional stance
- Relentless nature of the north façade – 400' long, 140' tall with a sheer wall. Appears to turn it's back on campus. All of the engineering is focused on CoE
- Catalog of materials doesn't relate to the context. Arbitrary change of materials along the north façade.
- Stepping the penthouse back and putting the brow helps neutralize the scale – the color then makes it appear heavy again.
- It doesn't appear the scale is appropriate.
- Master Plan update complete ahead of this building having a DRB recommendation.
 - 6-8 weeks. To get it approved. Complete plan in 5 months.
 - End of year master plan begin amendment approval process.
 - Bigger and taller
 - Base and top work well
 - How to screen and reduce size of penthouse
- Lindsey
 - Node to Henry Mall and glazing is appreciated.
 - If Engineering Hall goes away at least this is a demonstration of skill and interest.
 - AE we could probably do a better job of showing the inside to out view.
 - Henry Mall original buildings – DeLuca building is much larger and visually disruptive.
- Peter
 - Appreciative of all the constraints. Looking at the former comments from the DRB those comments have tried to be integrated. Increasing visibility through the trunk is important. The building is large. WID is of a similar length.
 - AE: brow is envisioned to be a red clay tile
 - CALS master plan was also creating a center and the edges.
 - How will people experience this building?
 - This is one of the more challenging and difficult projects.
- Aaron
 - Henry Mall Historic District is locally significant for its Beaux Arts design incorporating principles of balance, symmetry, and axial arrangements.
 - Is a view from this district considered important and how a terminus is created.
 - 1908 plan clearly envisions the terminus of Henry Mall across University Ave.
- Cindy
 - What is the material? Should relate.
 - AE: terra cotta on trunk that is cream city brick color.

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Recommendations:

- Vibrations of the building – needs consideration for program capabilities.
- Setback and step back need to be confirmed in the context of the existing buildings.
- Building not designed for more floors.
- 400' trunk façade confirmed.
- Fritted glass will be incorporated per MGO.
- Bring model to the committee next time with context. Pictures to be send to DRB as provided by SmithGroup.
- Building is out of scale to the current neighborhood – how can it be resolved and lessened?
- North façade is turning its back on the campus.
- Need to articulate materiality.
- Brow was looking heavy with color but appreciates the scale modulation of its use.
- Base and transparency is appreciated – trunk and terminus of Henry Mall is still chunky and not respecting of the view from the Mall.
- How is the Henry Mall terminus being honored or referenced?
- Make sure the master plan amendment process is begun by end of year. 10-12 weeks.
- Departure from Henry Mall and how do those contextual ques come through or carry across University Ave.
- Proportions of the base and trunk appear to be successful.
- Can the long views be broken down or modulated somehow.
- Railroad vegetation – is it even allowed? Campus to help set up meeting with Railroad
- There is currently no setback from the railroad – a barrier may be needed to prevent trespass.
- Increase street trees around building.
- Plaza proportions and use shall continue to be considered together. Provide sectional studies for understanding.
- Indicate overhangs better and ensure anything under them (landscape, shaded seating, materials) are set up for success.
- How can stored water be reused?
- How are current students and faculty being engaged to inform he building process or program?
- Place dials in the lobby – engineering requirements for the future – how will students and live and learn from this building. Showcase sustainability
- Building is being envisioned as 3 moves (base, trunk, top), could the top be the piece that is celebrated or more relational to Henry Mall/campus?
- Modularity and texture and relational to campus.

NEXT MEETING August 15, 2023 – Virtual

- DRB #2: Lakeshore Path Pedestrian/Bicycle Bridge
- West District Master Plan Update

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