

RETHINKING THE PROCESS FOR DESIGNING THE NATURE EDUCATION CENTER

(Greg Rosenberg -- draft 2.0, 10/8/07)

GOALS

- ❖ Design a building that people love to spend time in and look at – and has room for, and is accessible to, everyone who is part of the Troy Gardens community.
- ❖ Design a building that sits lightly upon the land, in terms of
 - Blending well with greenspace areas and cohousing community,
 - Maximizes use of green-building practices, high efficiency design/construction, and utilizes renewable energy sources to the maximum extent possible
 - LEED certification
 - Getting as close to zero net energy as we possibly can – given the budget we have to work within (approx. \$125/sq foot)
- ❖ Utilize a design process that maximizes user participation, and helps build a deeper sense of community among all the people who live/work/gardens/recreate at Troy Gardens.

DEFINITIONS

- ❖ DEVELOPER: Madison Area Community Land Trust
- ❖ GROUP: Building users, in general referring to Friends of Troy Gardens and Troy Gardens Condo Association. In some cases, “group” may be defined more narrowly, or more broadly.

PUTTING GOALS INTO ACTION – USER PARTICIPATION

- **Empowerment Level 1** – Group has full authority to make decisions. Examples include (but are not limited to):
 - Building furnishing/decoration
 - Constraints:
 - Staying within project budget
 - Maximizing use of green materials
 - Incorporating universal design principles
 - [may incorporate group fundraising goal]
 - Playground equipment/location
 - Constraints:
 - Staying within project budget
 - Maximizing use of green materials
 - Incorporating universal design principles
 - [may incorporate group fundraising goal]
 - Design and site selection for Bike/Canoe/Equipment Storage Building
 - Constraints
 - Staying within project budget
 - Maximizing use of green materials
 - Incorporating universal design principles
 - Blending exterior design/materials with homes on site
 - Cannot use up more than 3 existing parking spaces (or else will violate City of Madison minimum parking space requirement).
 - Outdoor patio area
 - Constraints:
 - Staying within project budget
 - Maximizing use of green materials
 - Incorporating universal design principles
 - Landscaping around building
 - Constraints:
 - Staying within project budget
 - Maximizing use of green materials
 - Incorporating universal design principles
 - Must fit within approved grading and landscaping plan for the site, particularly as it relates to stormwater management

- **Empowerment Level 2:** Group is asked to recommend a course of action, but require Developer approval before implementation. Examples include (but are not limited to):
 - *Interior space* – layout and uses of rooms, windows, daylighting, circulation, lighting fixtures – with emphasis on accommodating diverse (and simultaneous) groups of users.
 - Constraints:
 - Staying within project budget
 - Maximizing use of green materials
 - Must meet LEED criteria
 - Incorporating universal design principles
- **Empowerment Level 3:** Developer reserves the right to make the final decision, subject to Group feedback/input. Examples include (but are not limited to):
 - *Exterior of building* – overall building appearance, building footprint (and location), choice of siding and roofing materials.
 - *Mechanical systems of building* – heating, cooling, renewable energy systems, water/sanitary, etc.
 - *Office space sufficient to house MACLT and FTG* – to be incorporated into a separate wing of the building, in a manner that fully separates the use of the community center areas from the office space – and where the set-backs from the nearest homes are kept consistent with the original site plan.
- **Empowerment Level 4:** Developer makes decision without consulting group, because (a) decision has already been made and cannot be undone without jeopardizing viability of project, (b) requirements under city/county/state/federal law, and (c) commitments made under pre-existing funding agreements. Examples include (but are not limited to):
 - *Universal Design principles* to be followed in all elements of building design – must be ADA compliant under federal and state law.
 - *LEED certification* with goal of near-zero net energy building.
 - *Must meet state building code* and comply with all applicable City of Madison codes/ordinances, including the PUD for Troy Gardens.