

BLOCK 100 FOUNDATION



GENERAL PROJECT INFORMATION

Project Sponsor and Owner: Block 100 Foundation

Architect: Potter Lawson

Landscape Architect: Reed Hilderbrand

Builder: J.H. Findorff and Son

Project Manager: AVA Civic Enterprises

Location: 100 block of North Fairchild and State Streets in downtown Madison

Construction Budget: \$10 million. Project entirely privately funded, no City assistance.

Total Site Area: 13,468 square feet; 0.31 acres

Project Size: 37,779 gross square feet, in 2 and 4 story buildings

Property Assessed Value: Currently \$3.85 million. Property to remain on the tax roll.

Jobs: 75 construction jobs and 125 employees working in the buildings

VISION

Reinvest

- Preserve and enhance State Street
- Rehabilitate and preserve the Castle & Doyle Building
- Give the properties another 100 year life

Transform

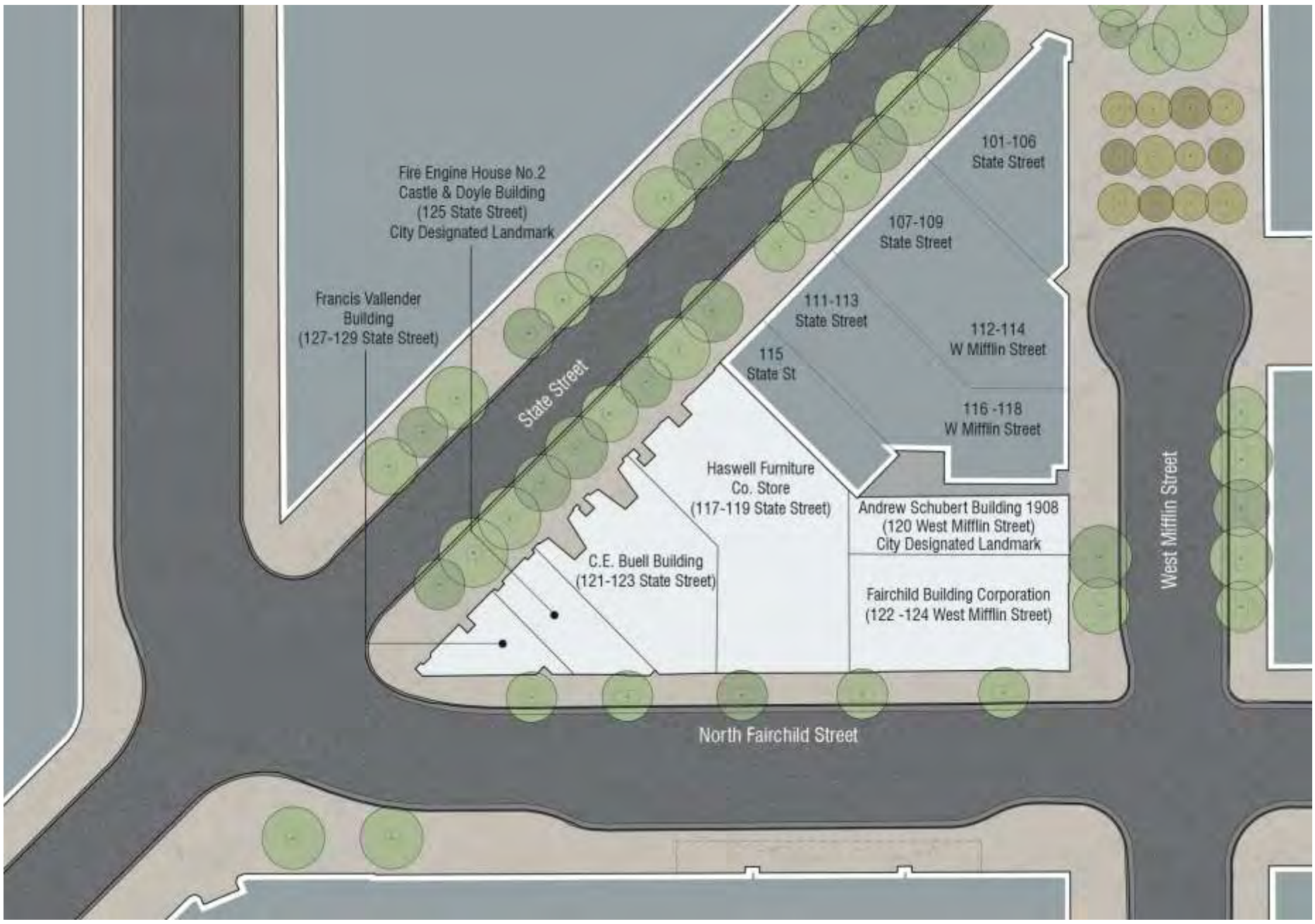
- Energize and enliven N. Fairchild Street
- Create a pedestrian friendly environment
- Create an attractive urban environment for residents and visitors

Support

- Investment in our community and downtown - without city funding or TIF
- Increase the City tax base and create jobs
- Provide permanently gifted support to Overture Center for the Arts



Context



Fire Engine House No. 2
Castle & Doyle Building
(125 State Street)
City Designated Landmark

Francis Vallender
Building
(127-129 State Street)

State Street

111-113
State Street

115
State St

101-106
State Street

107-109
State Street

112-114
W Mifflin Street

116-118
W Mifflin Street

Haswell Furniture
Co. Store
(117-119 State Street)

Andrew Schubert Building 1908
(120 West Mifflin Street)
City Designated Landmark

C.E. Buell Building
(121-123 State Street)

Fairchild Building Corporation
(122 -124 West Mifflin Street)

North Fairchild Street

West Mifflin Street























State Street







Proposed



Existing



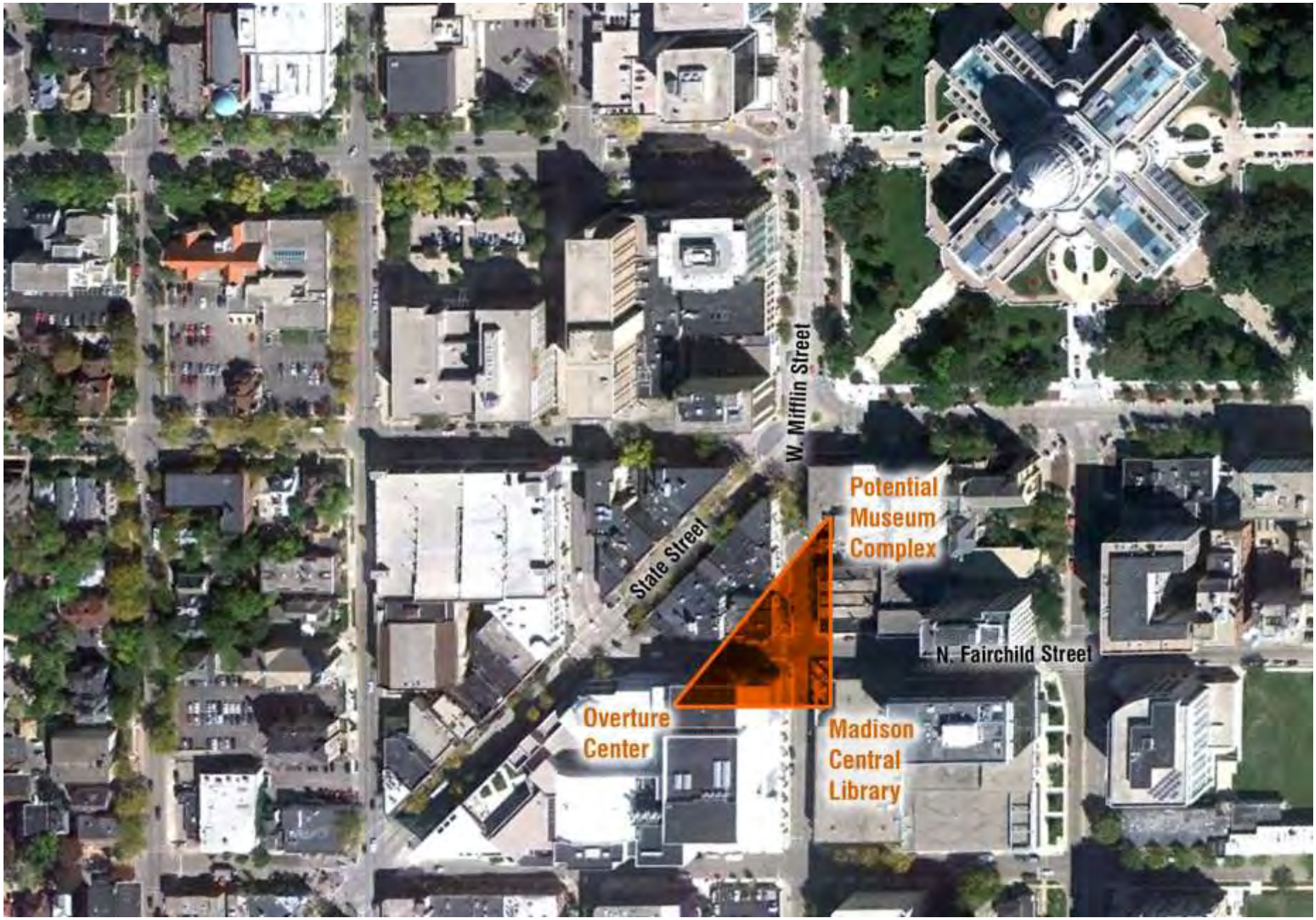
Existing



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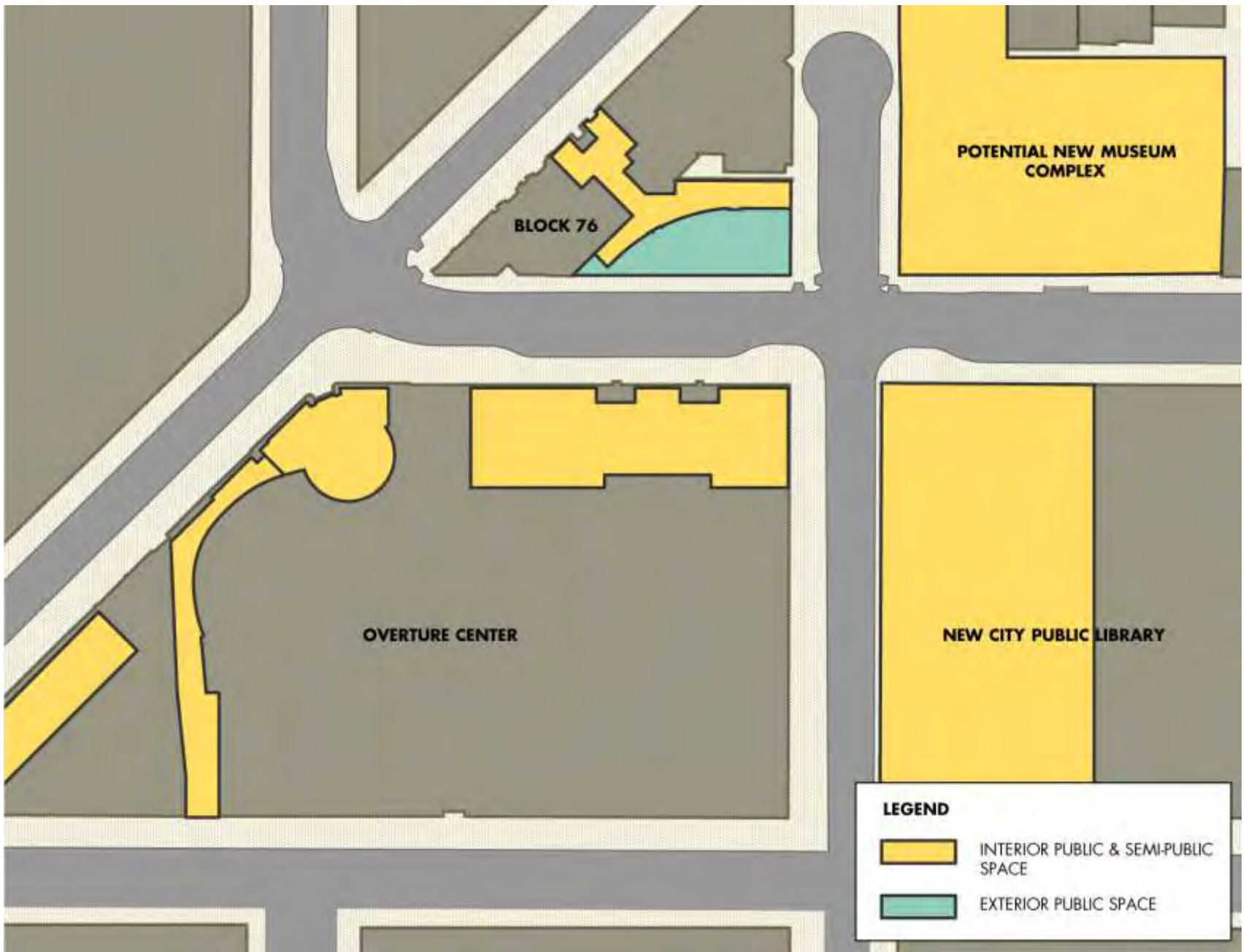
CIVIC NODE

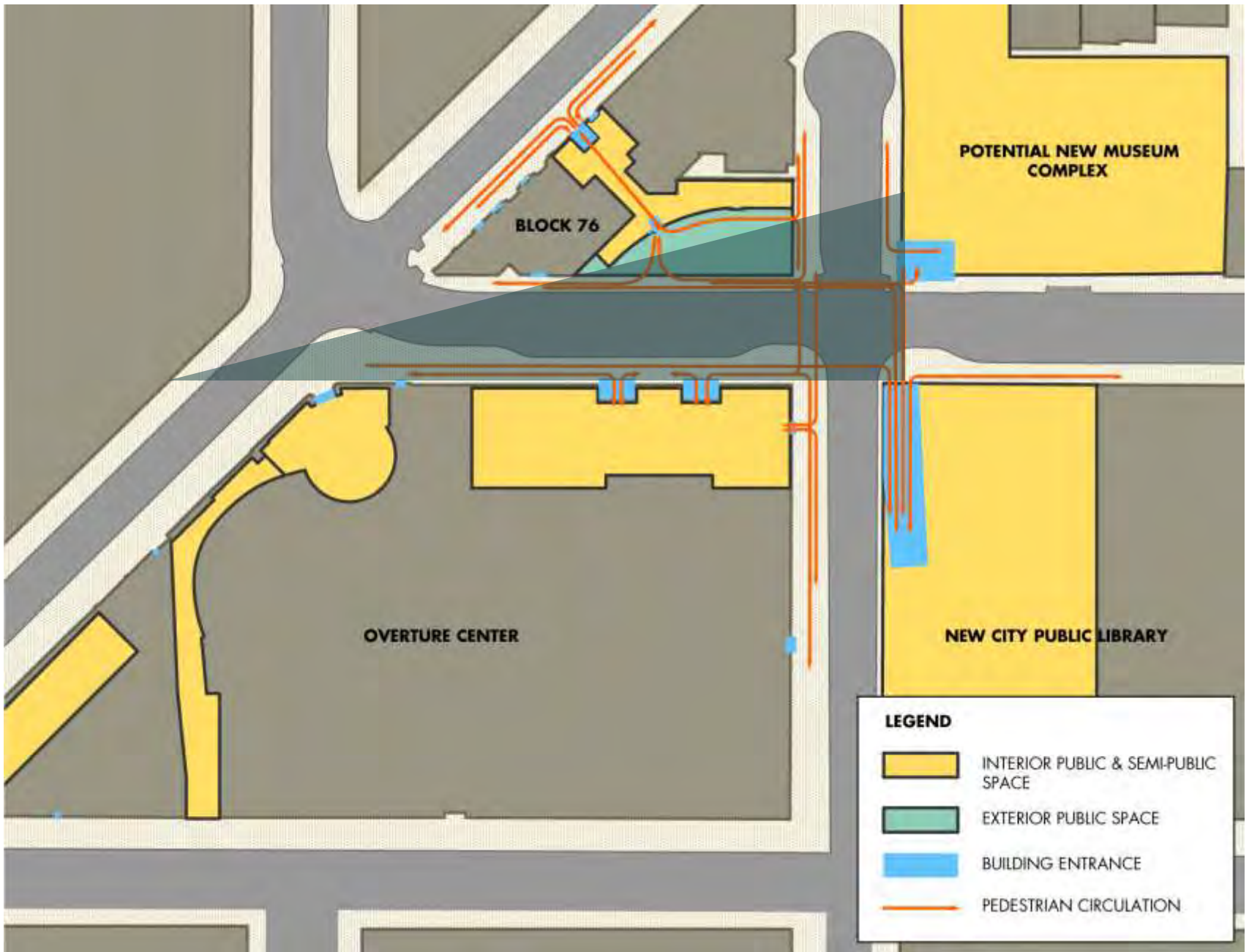






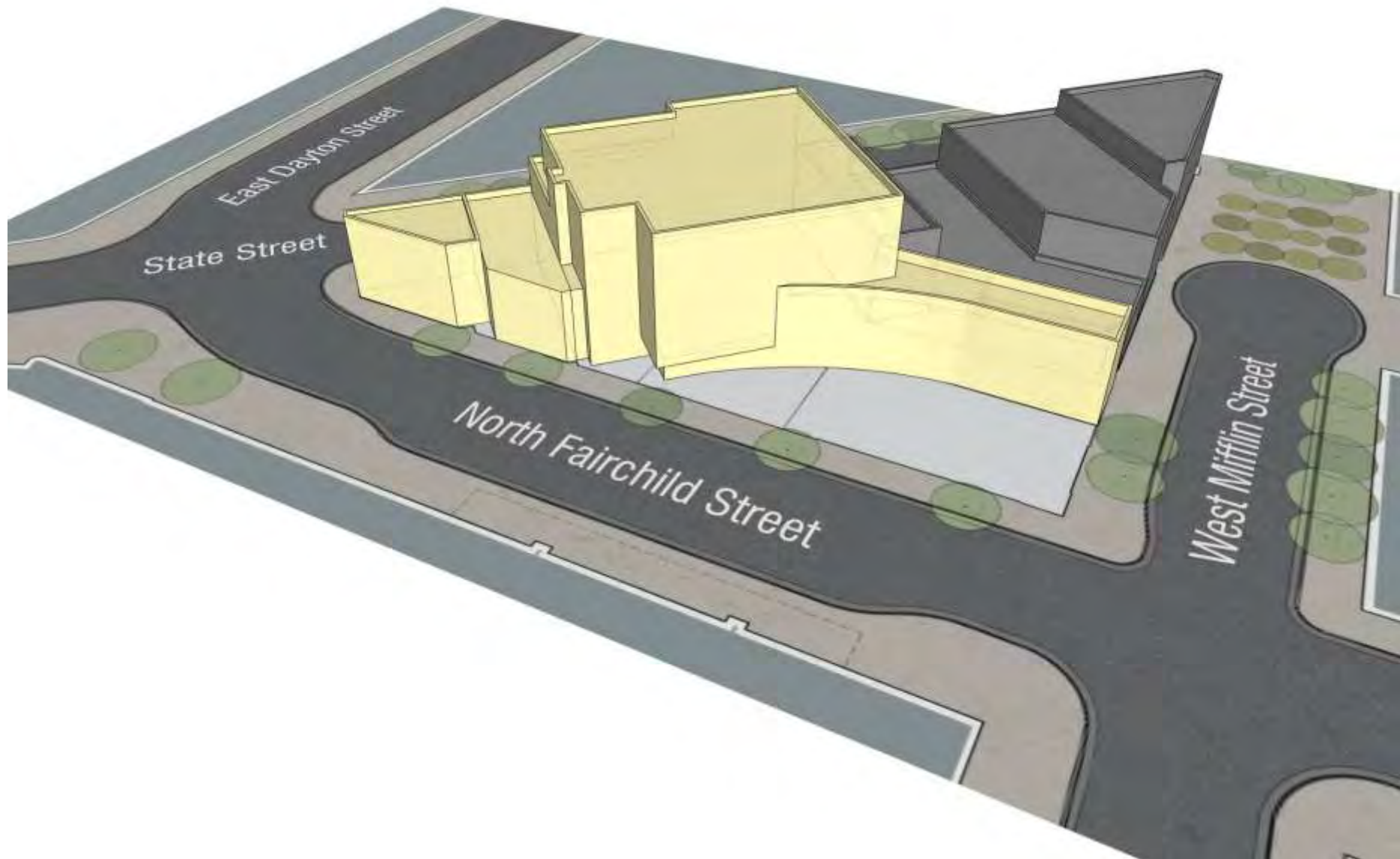














Project Area:

Existing Properties	49,550 GSF
Proposed	<u>37,779 GSF</u>
Difference	11,771 GSF

6,036 GSF of this reduction is Basement area

5,735 GSF of building reduction is above grade

Fairchild Building above grade is 5,764 GSF



Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing

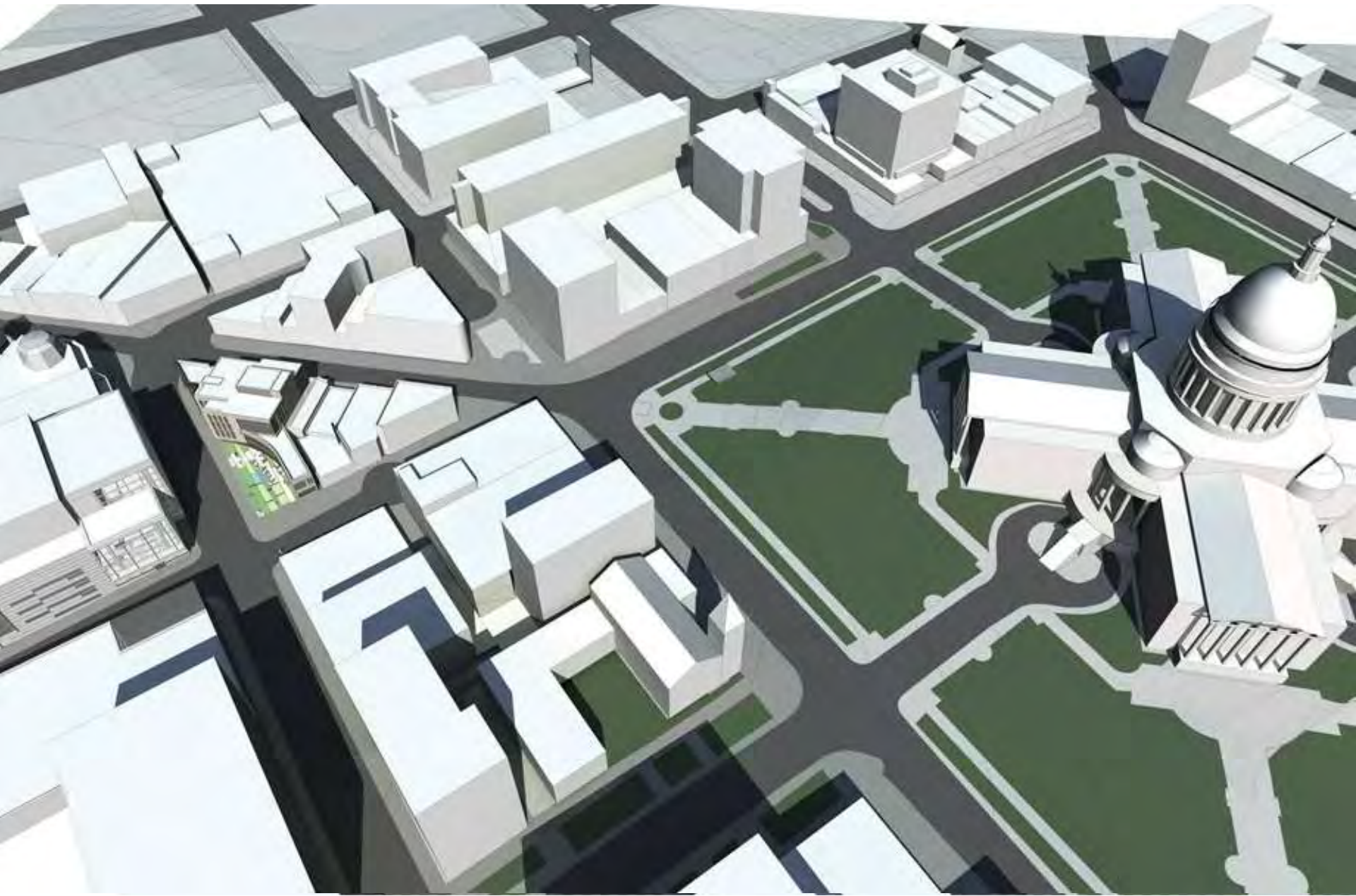


Proposed



Proposed









East Dayton Street

State Street

West Mifflin Street

North Fairchild Street



East Dayton Street

State Street

West Mifflin Street

North Fairchild Street



East Dayton Street

State Street

North Fairchild Street

West Mifflin Street













Proposed



Existing



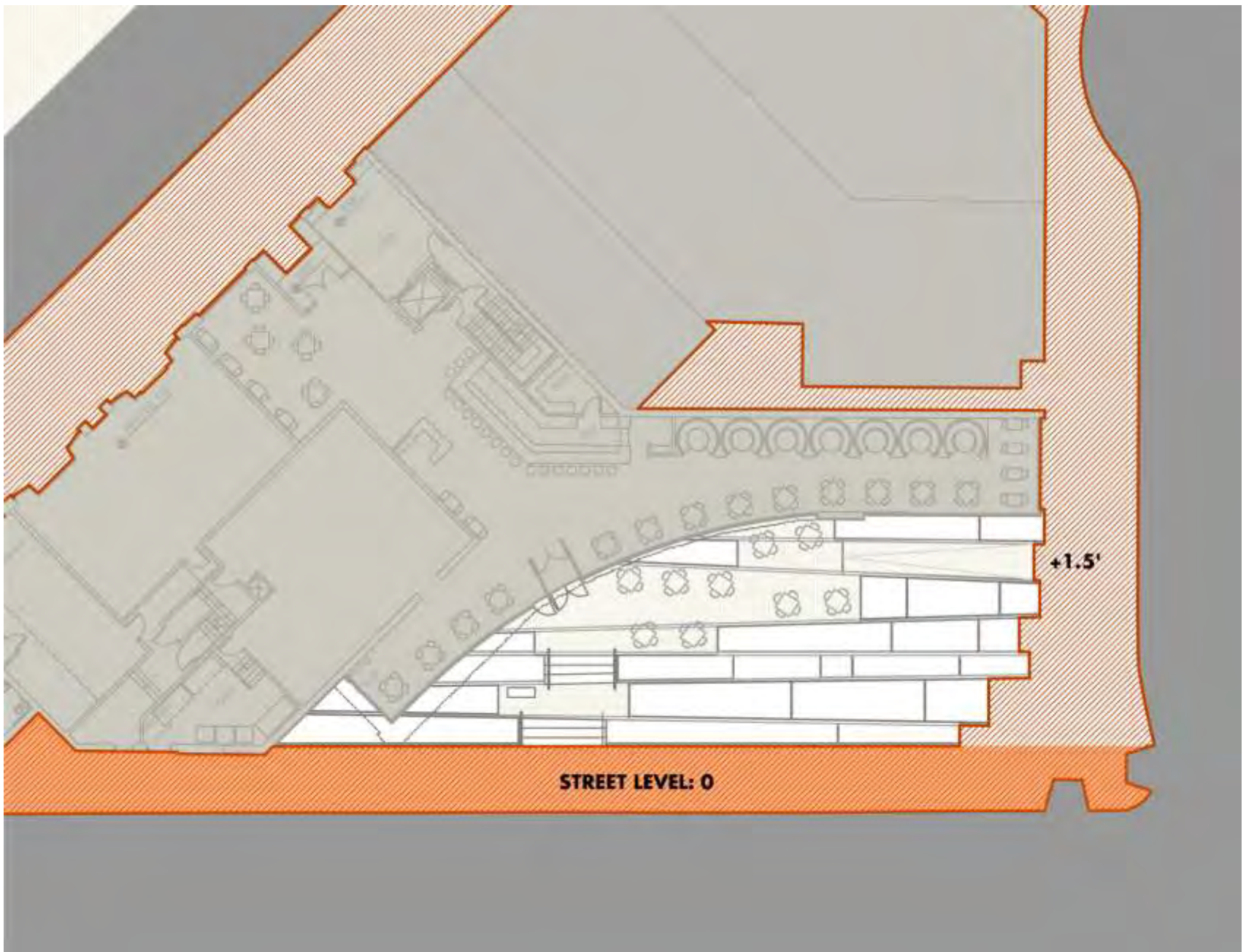


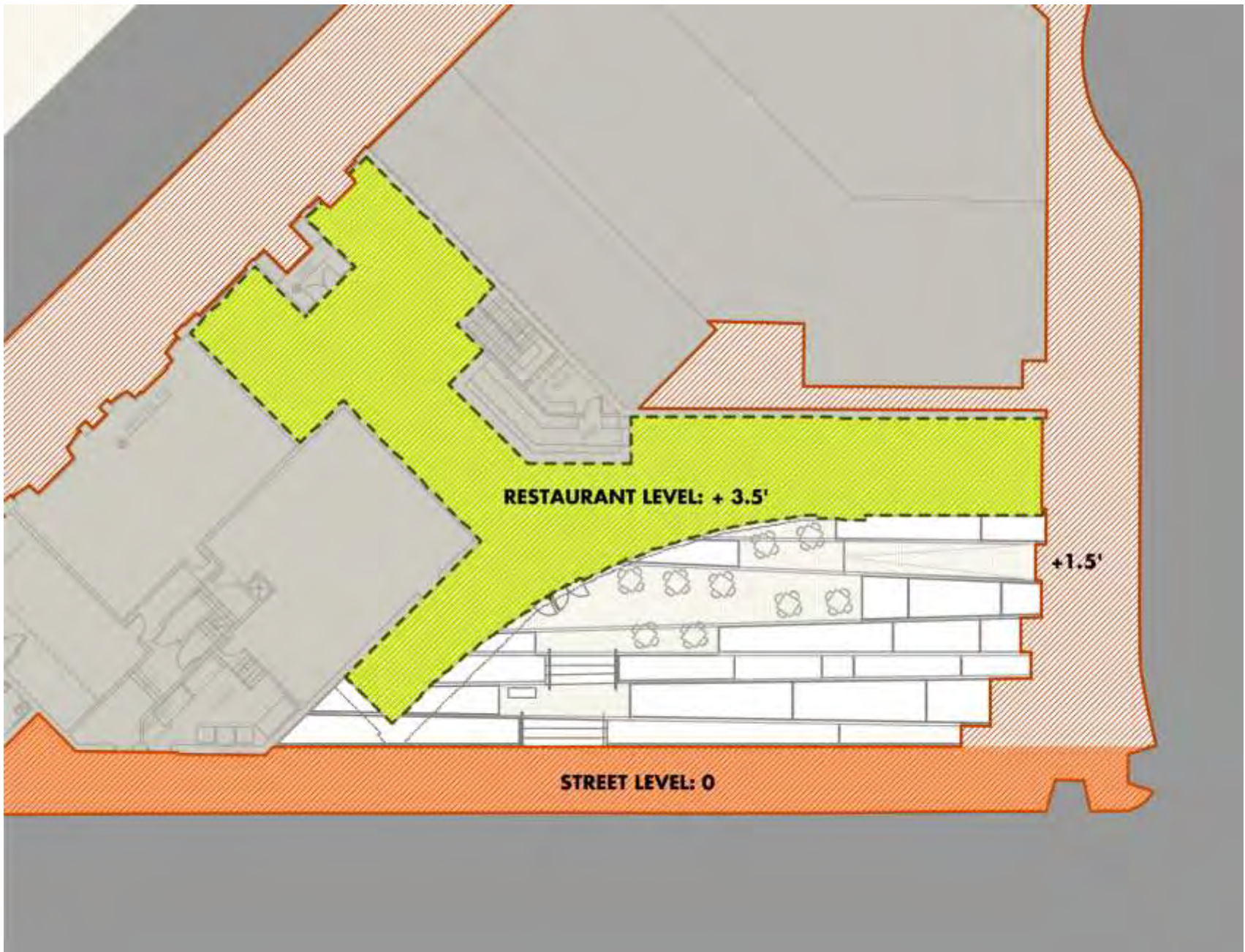
Proposed

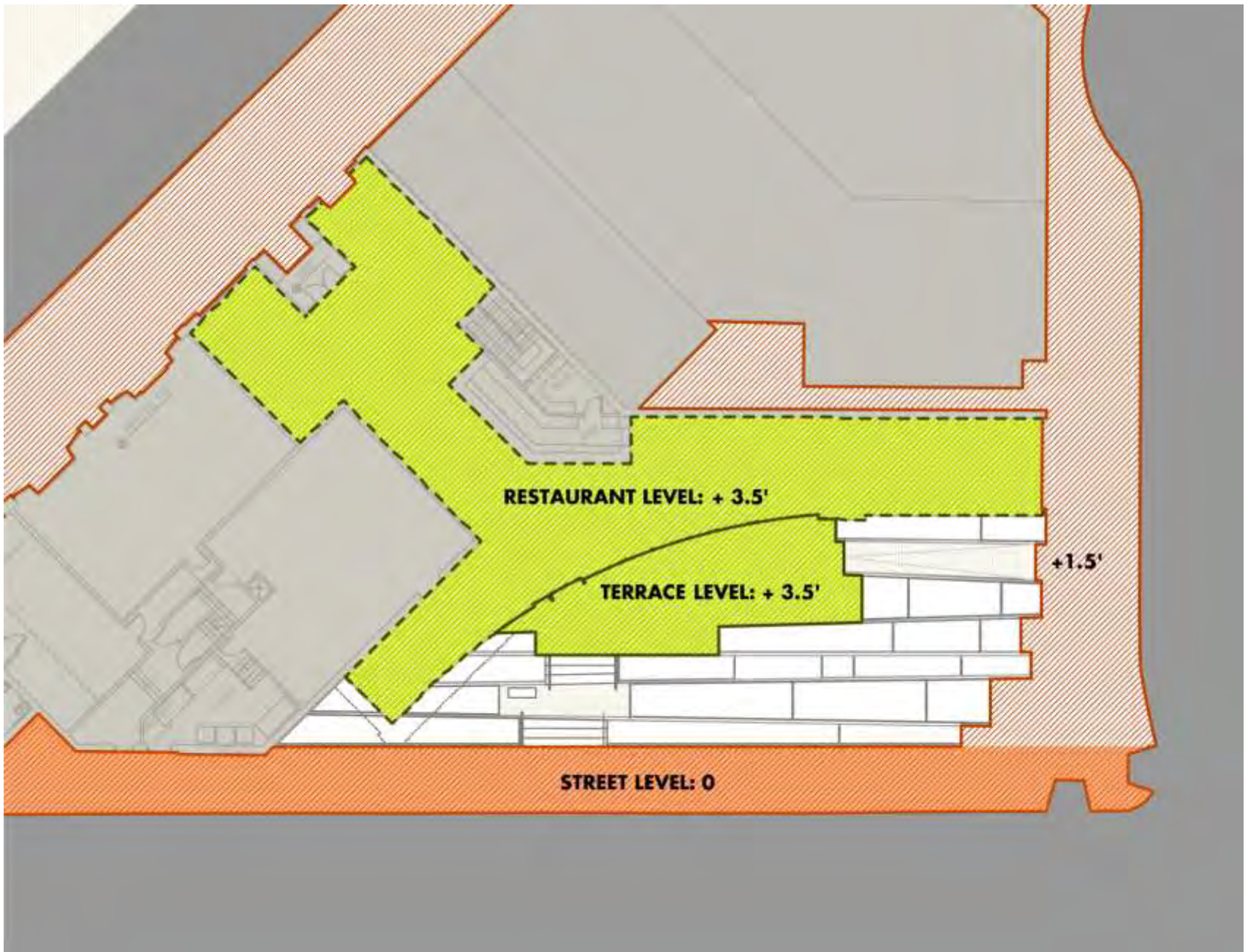


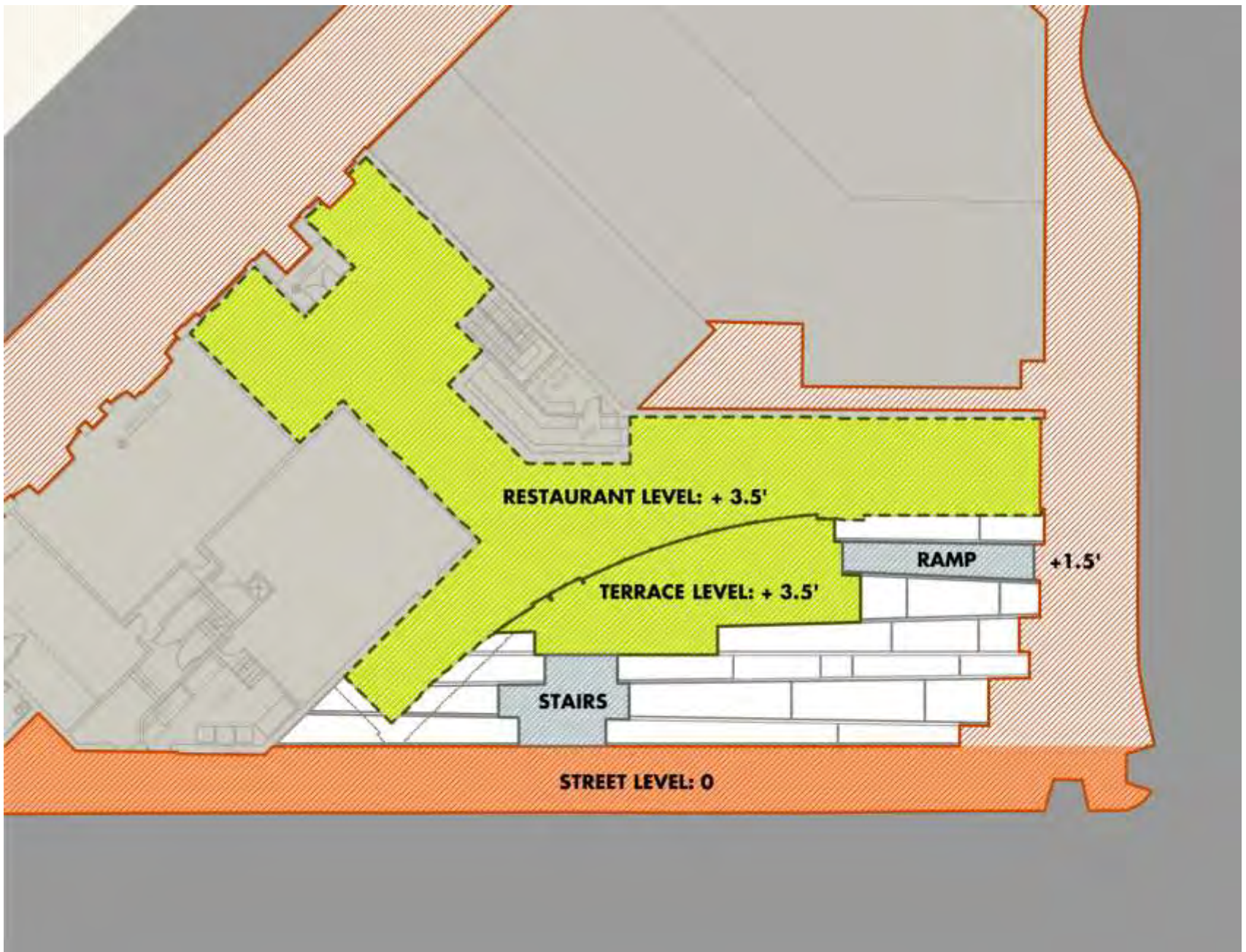
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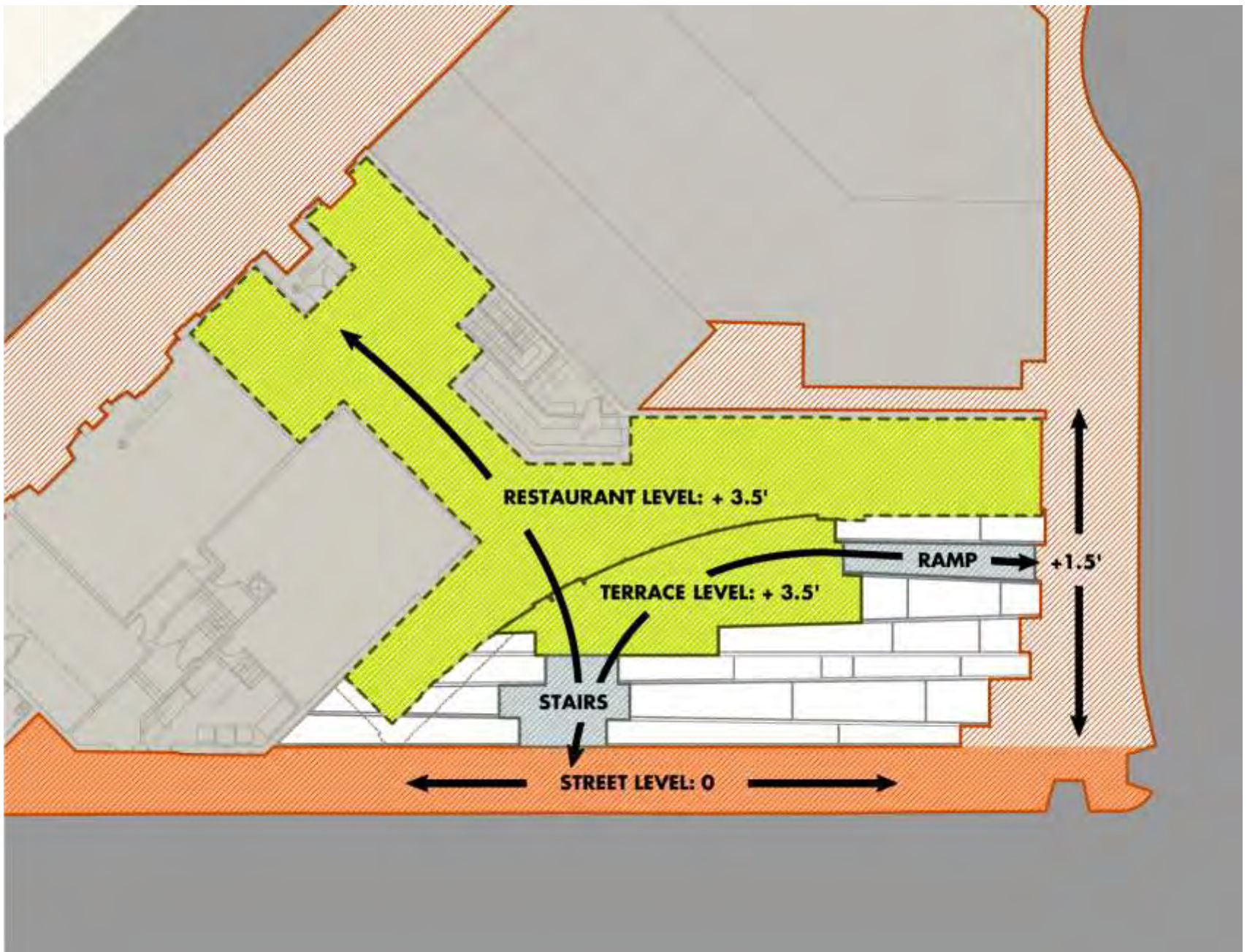
URBAN GARDEN





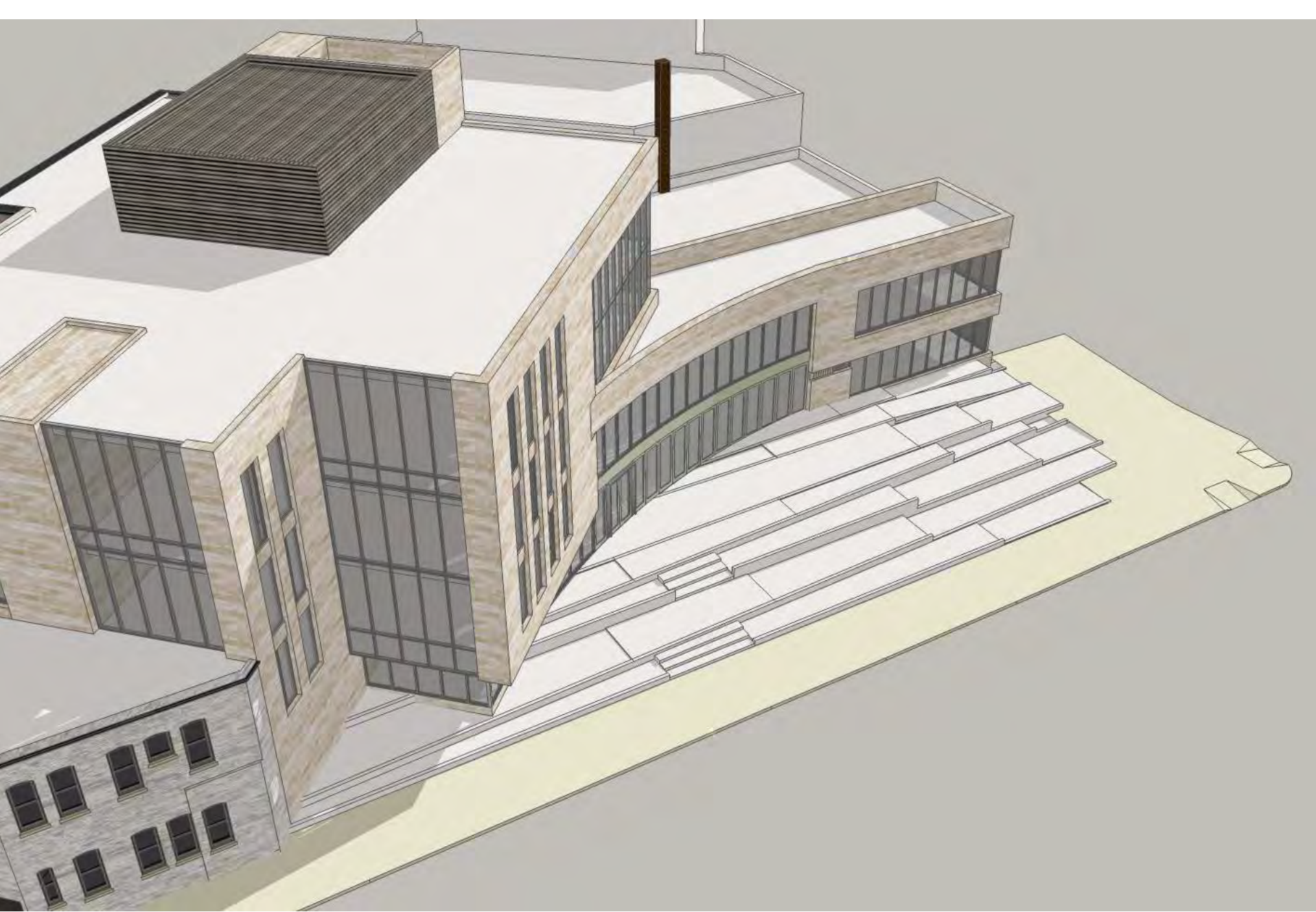


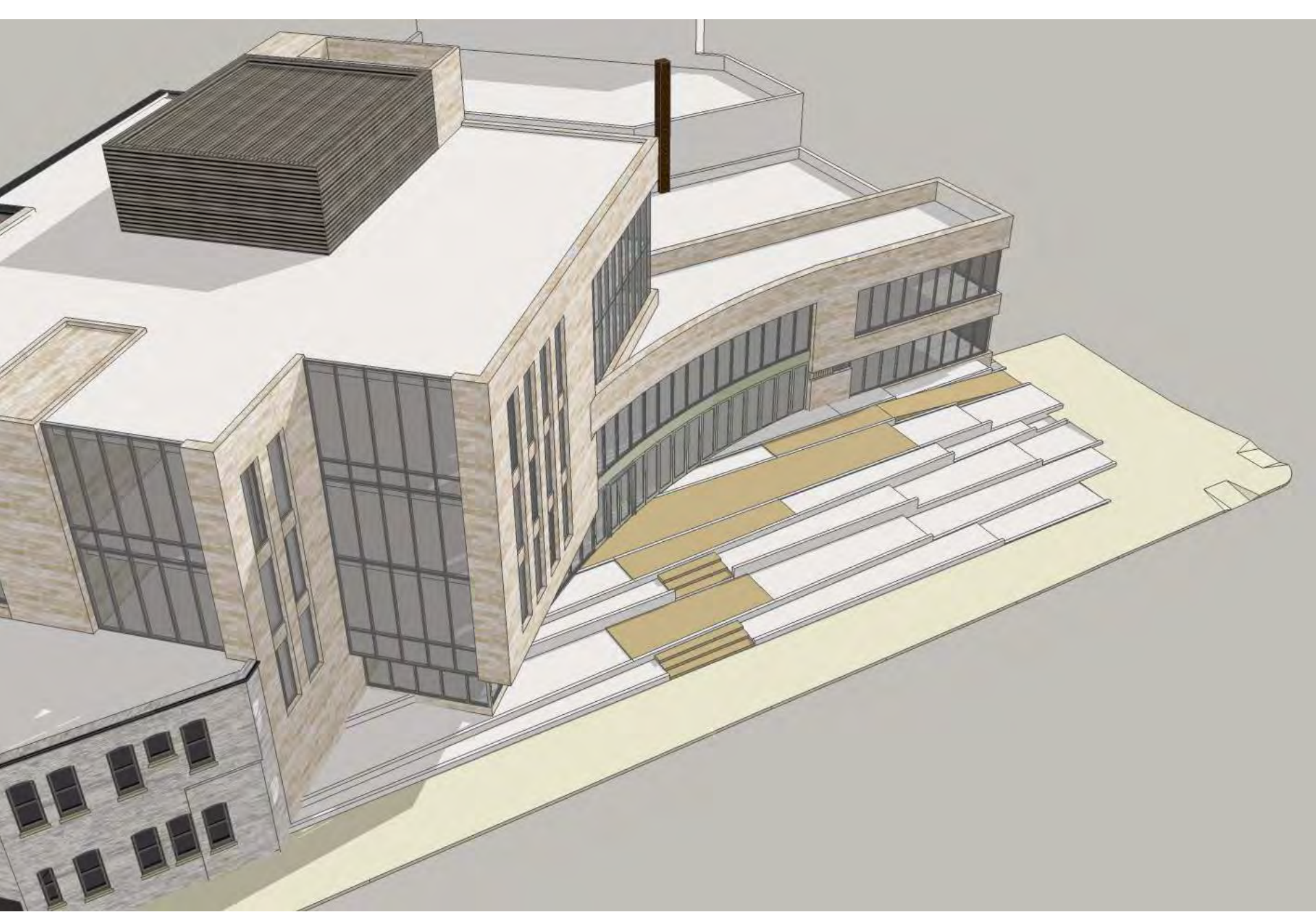


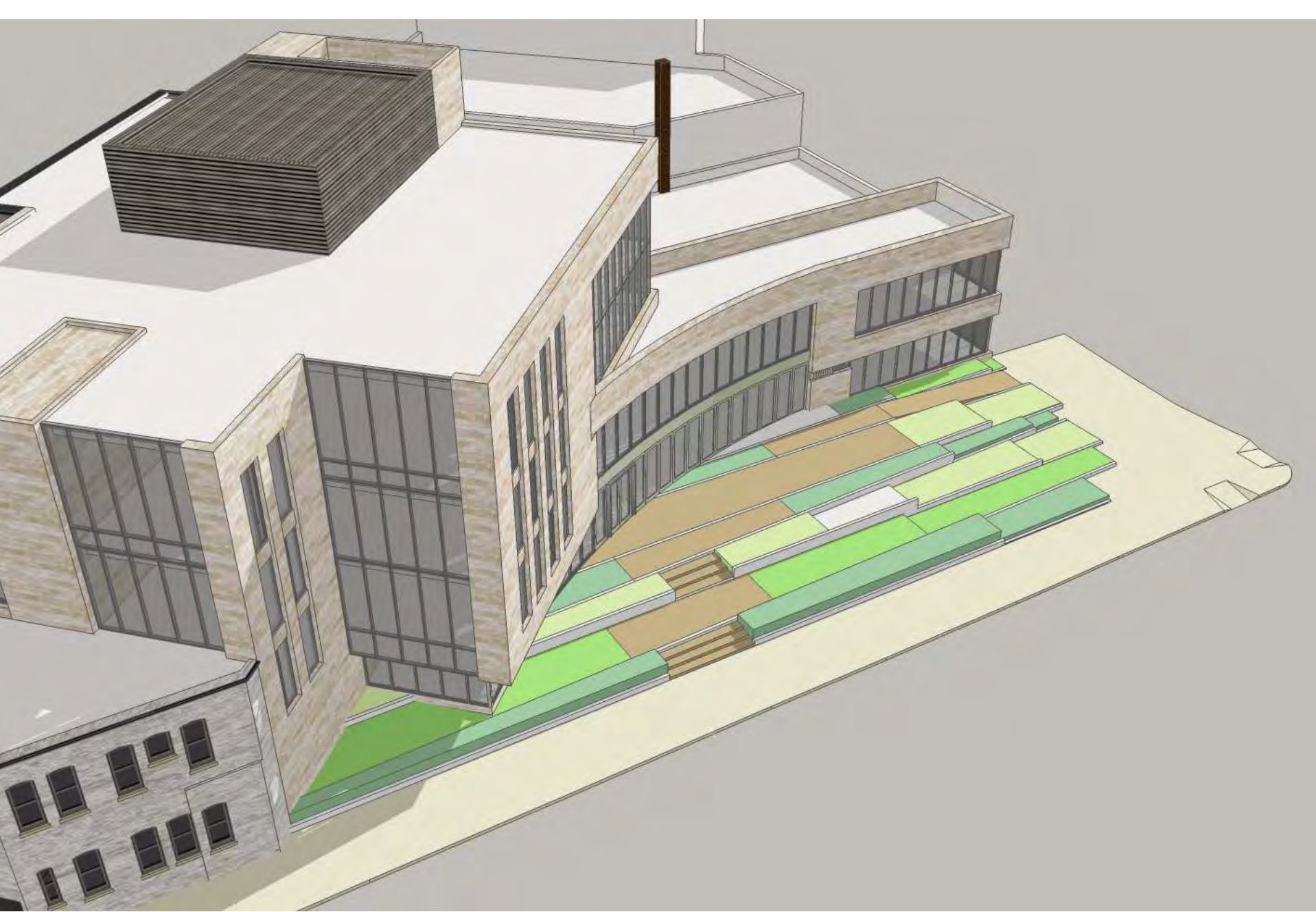


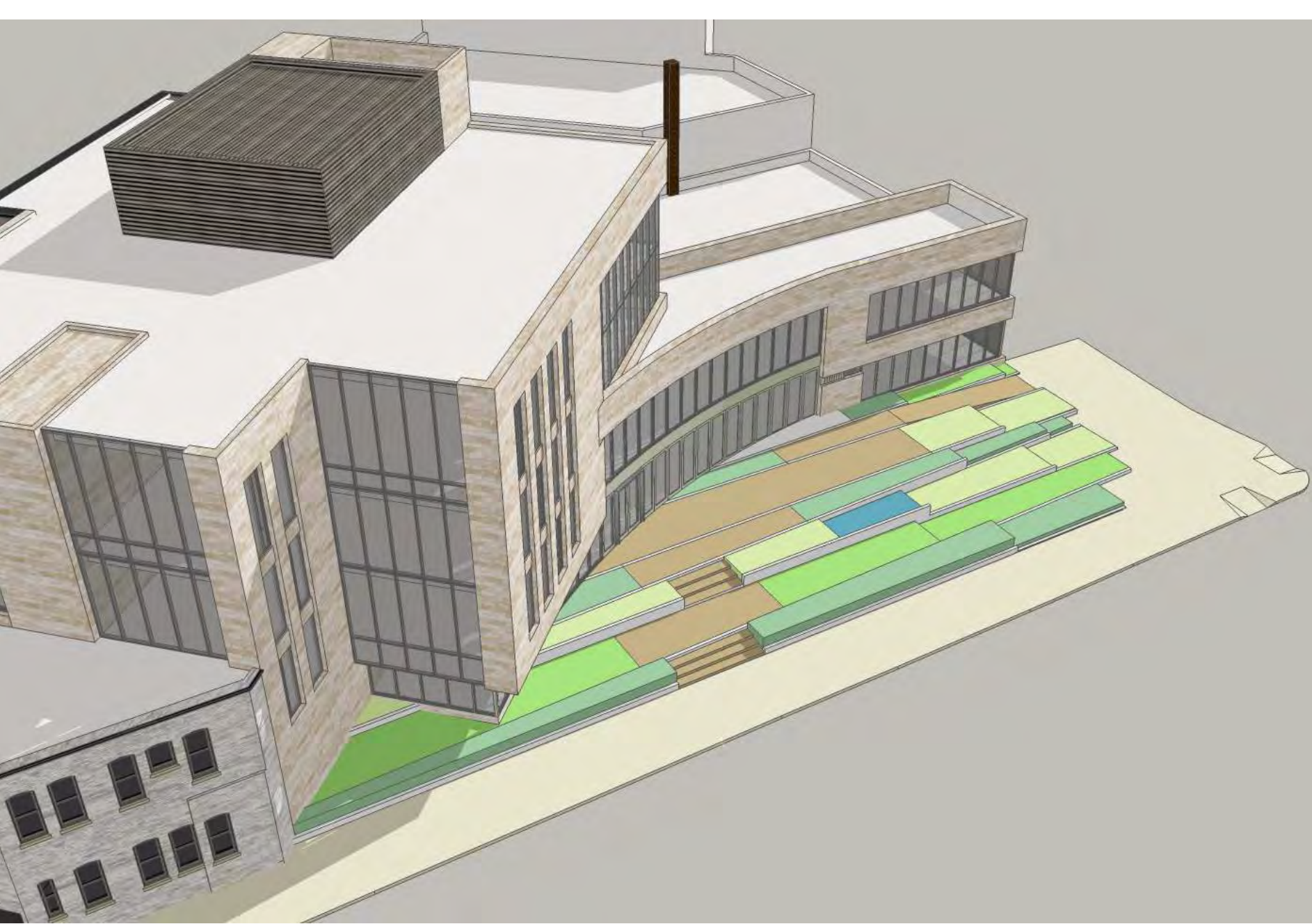


















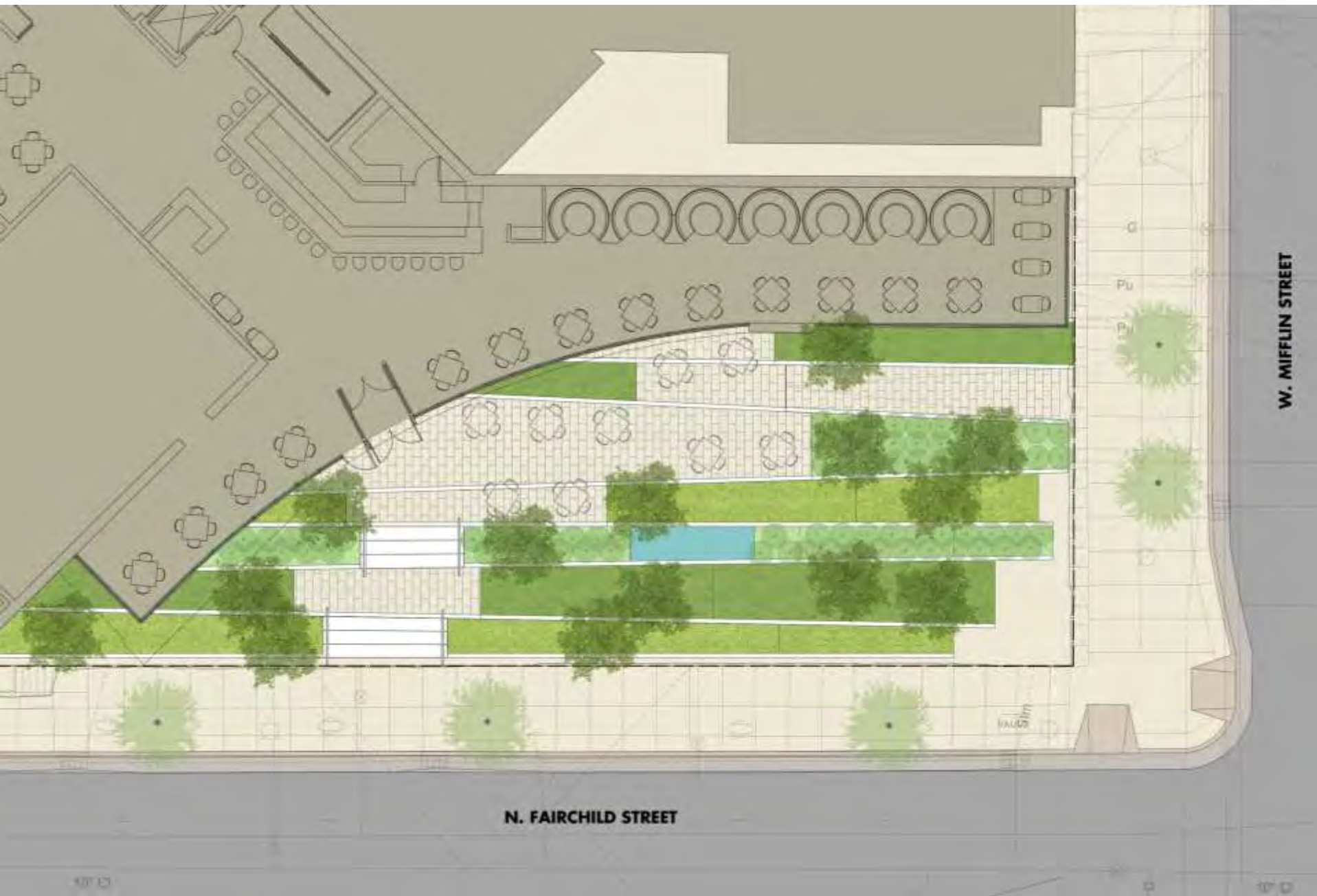






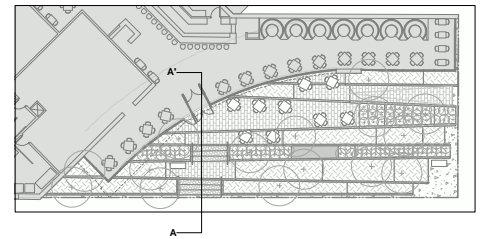


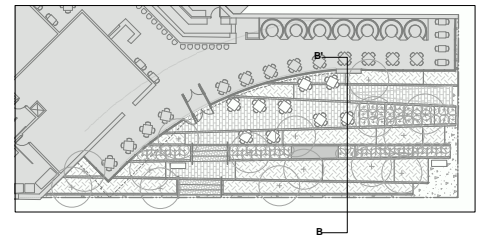




N. FAIRCHILD STREET

W. MIFFLIN STREET







REED HILDEBRAND

TREES

ASPEN



BIRCH(WHITE or YELLOW)



HONEY LOCUST



SASAFRAS



SHRUBS

BOXWOOD



BLUE PRINCE HOLLY



TOR BIRCHLEAF SPIREA



YELLOW TWIG DOGWOOD



GRASS

SWITCHGRASS



CREeping VELVET GRASS



FOUNTAIN GRASS



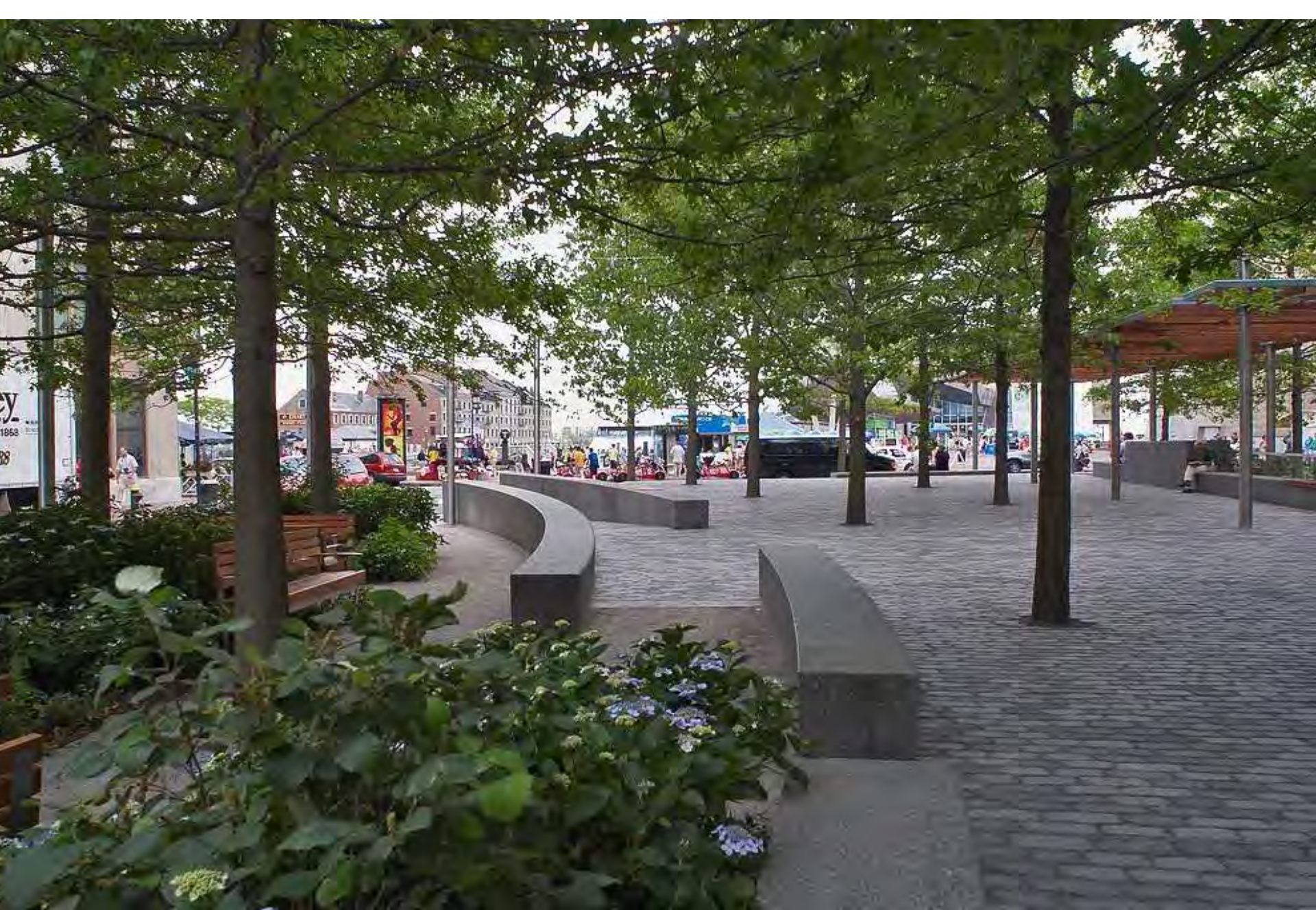
URBAN GARDEN PRECEDENTS

They all...

- **privately owned**
- **open to the Public 24/7**
- **are urban and create a sense of place**
- **provide a refuge within the urban core**
- **use vegetation to delineate urban edges**
- **have increased adjacent property values**
- **improved the environment; reduced storm water, heat island effect, light pollution,**









The Mary Baker Eddy Library, Boston(MA)



The Mary Baker Eddy Library, Boston(MA)















