

# 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

107-109  
State Street

101-106  
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)

West Mifflin Street

North Fairchild Street



























# State Street







Proposed



Existing



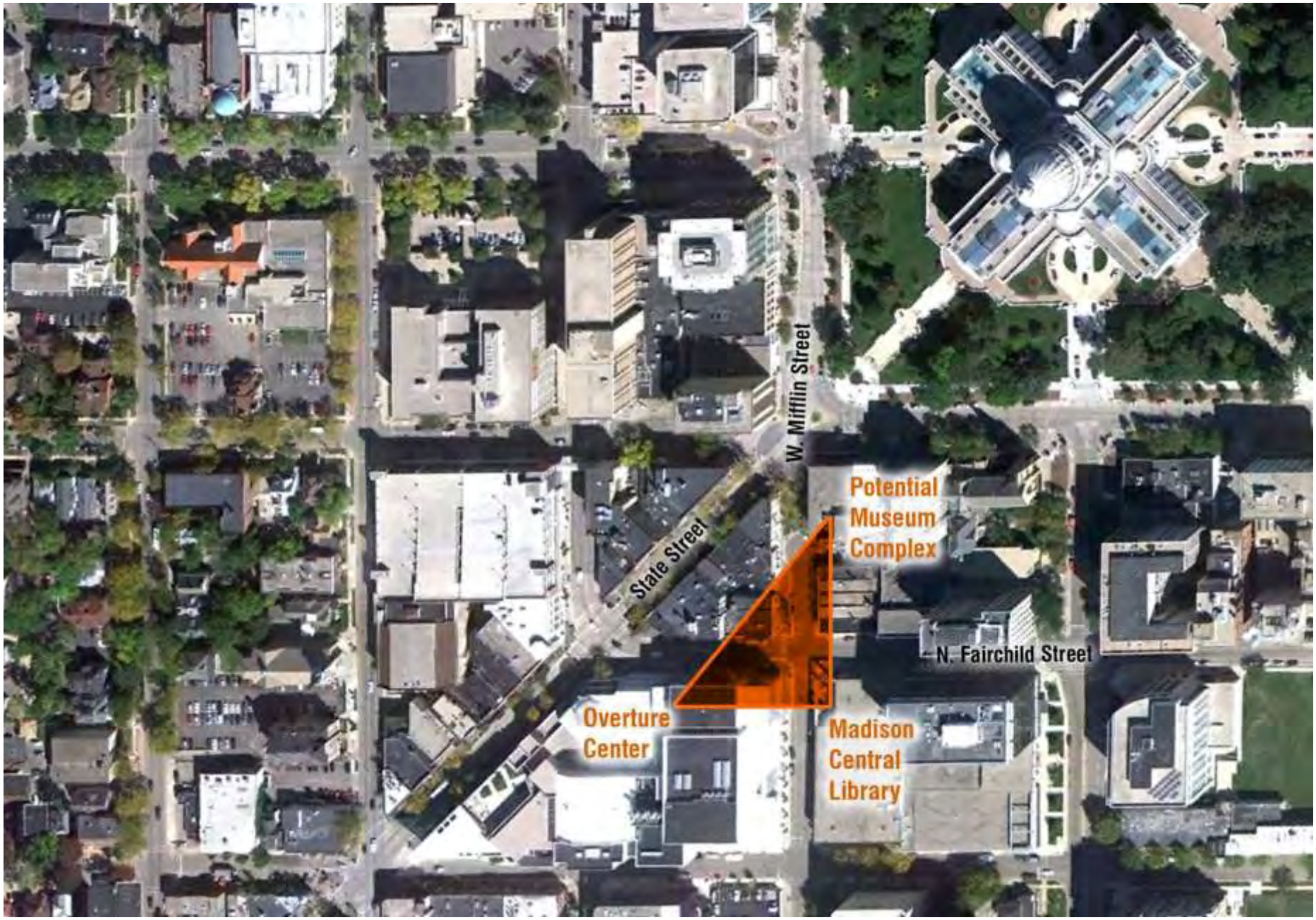
Existing



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# CIVIC NODE



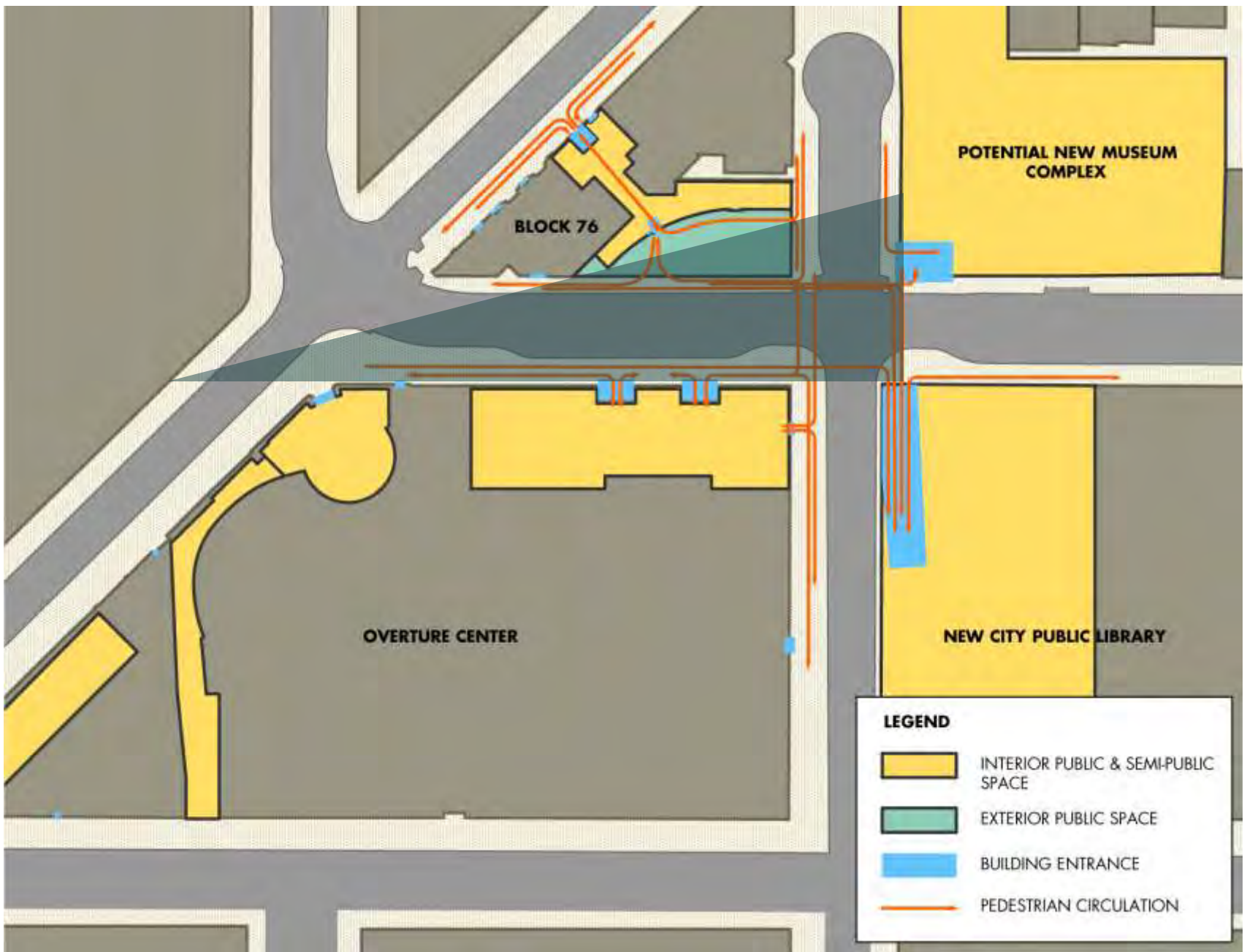






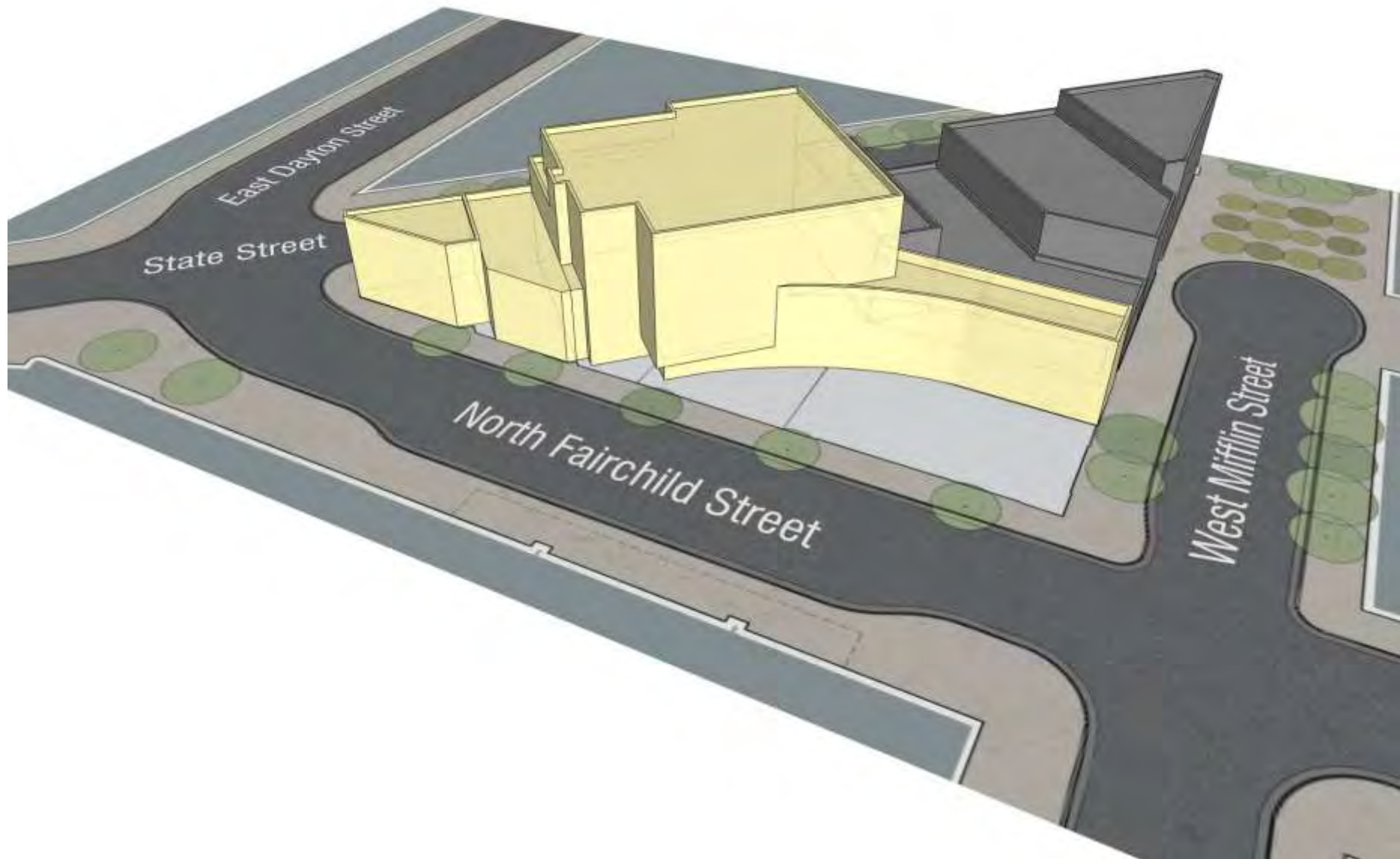














**Project Area:**

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



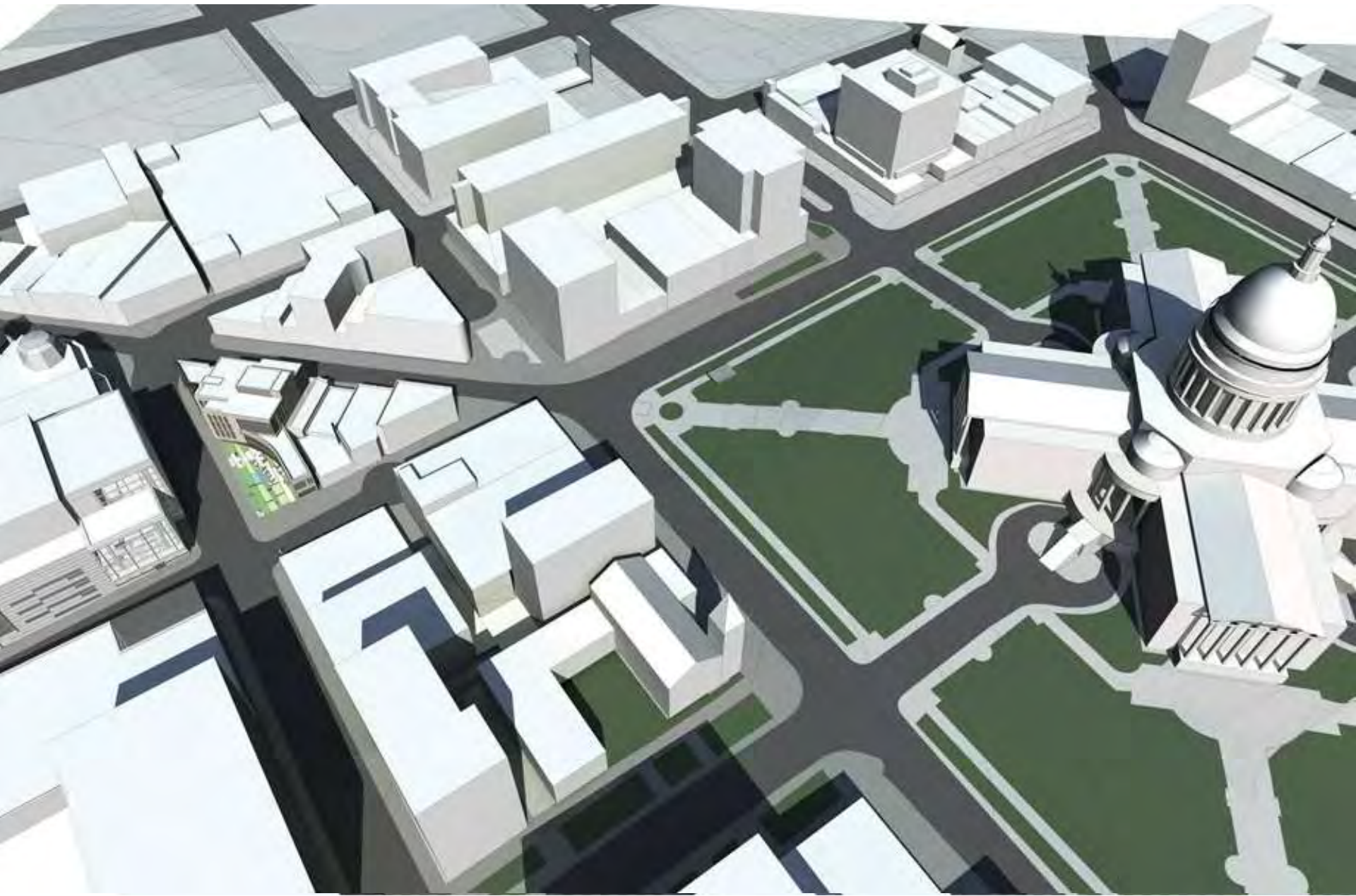
Proposed



Proposed















East Dayton Street

State Street

West Mifflin Street

North Fairchild Street















Proposed



Existing



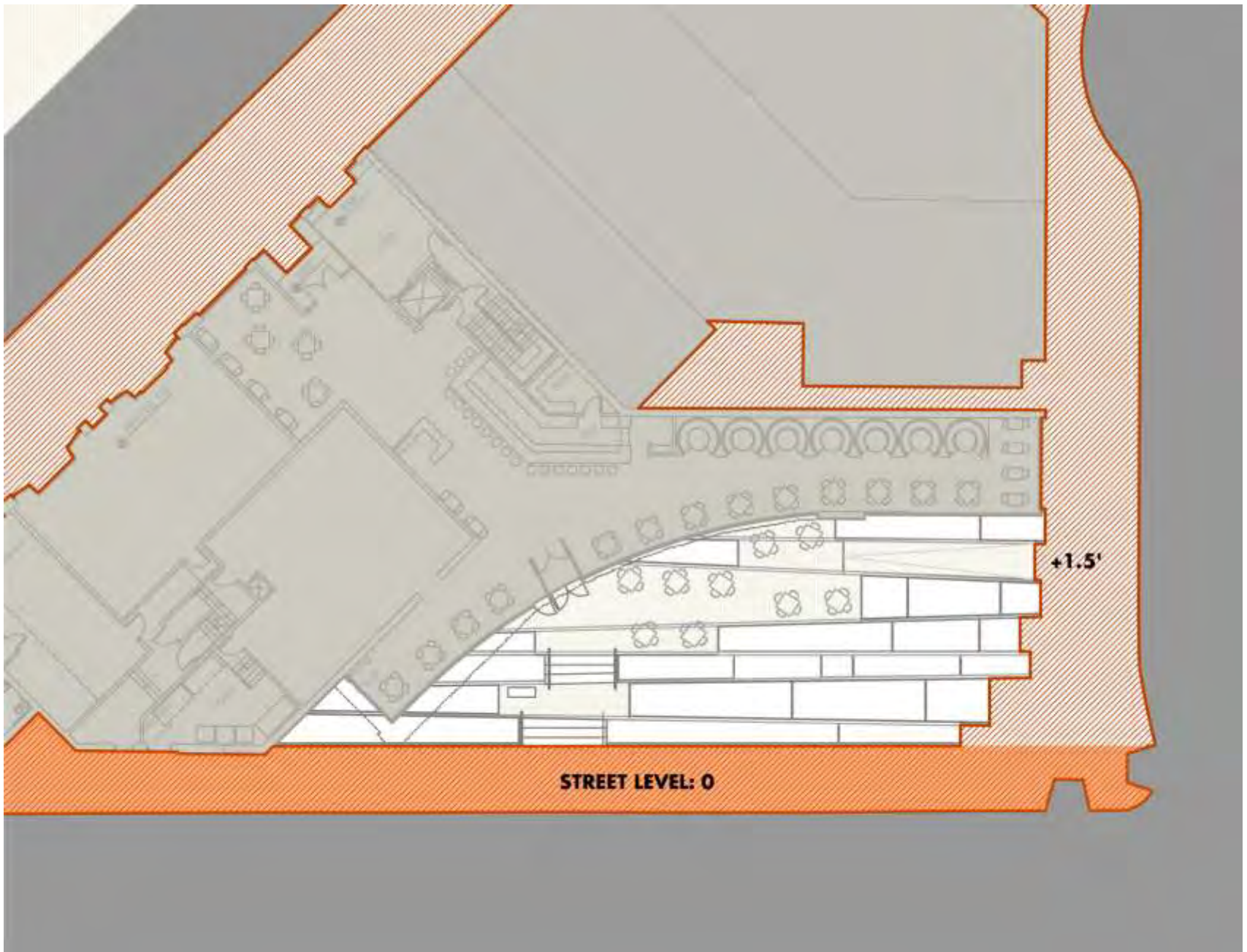


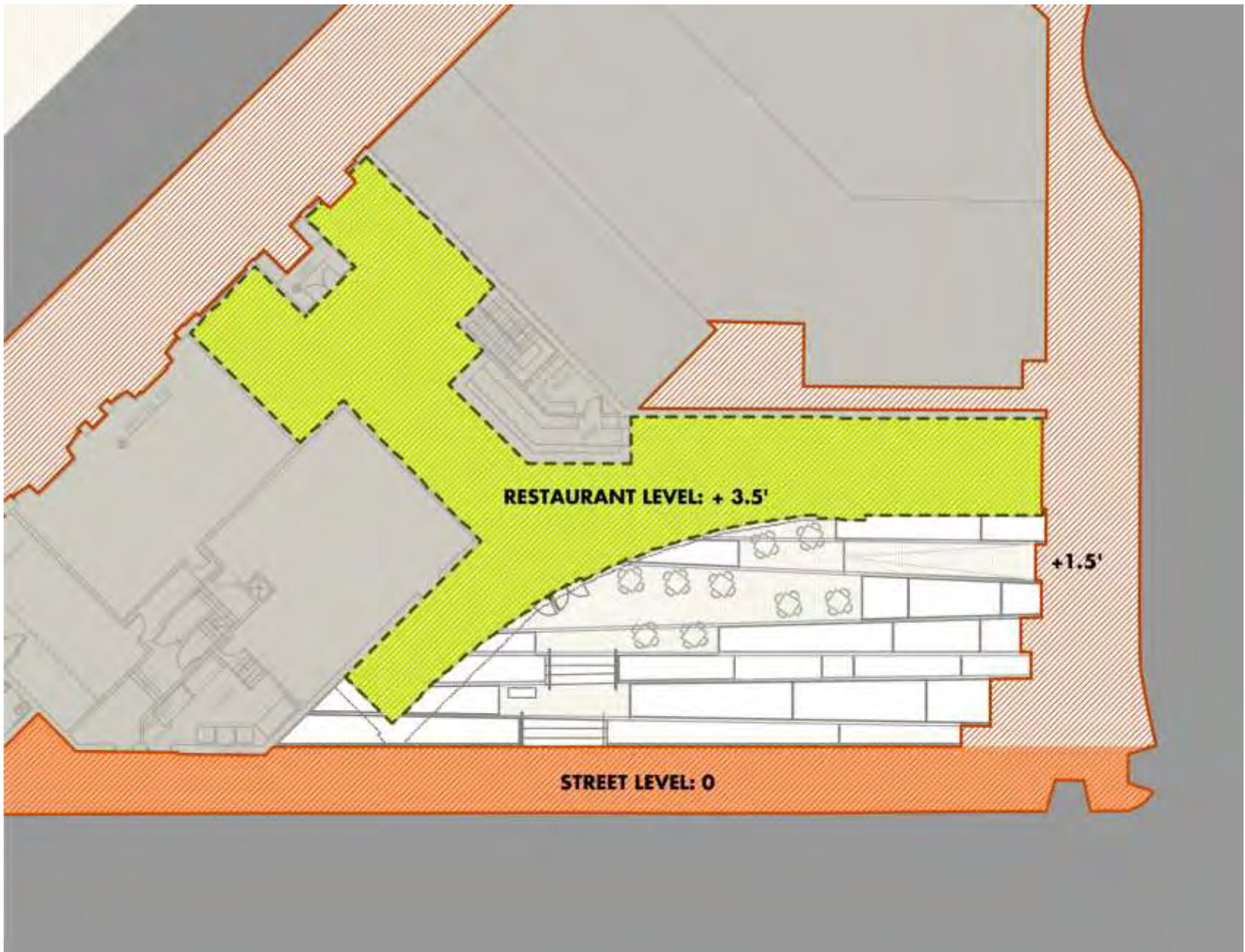
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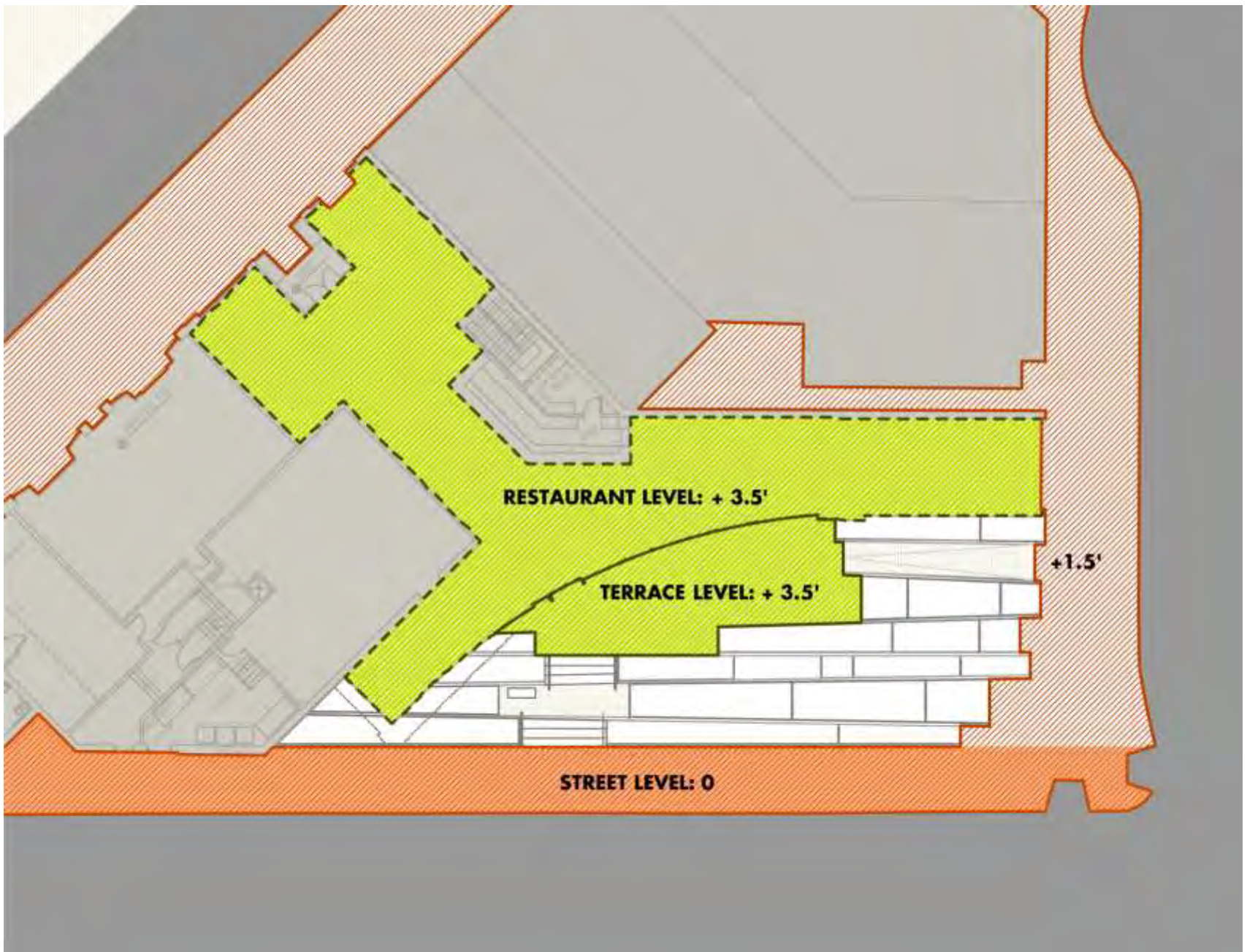
Existing

# URBAN GARDEN









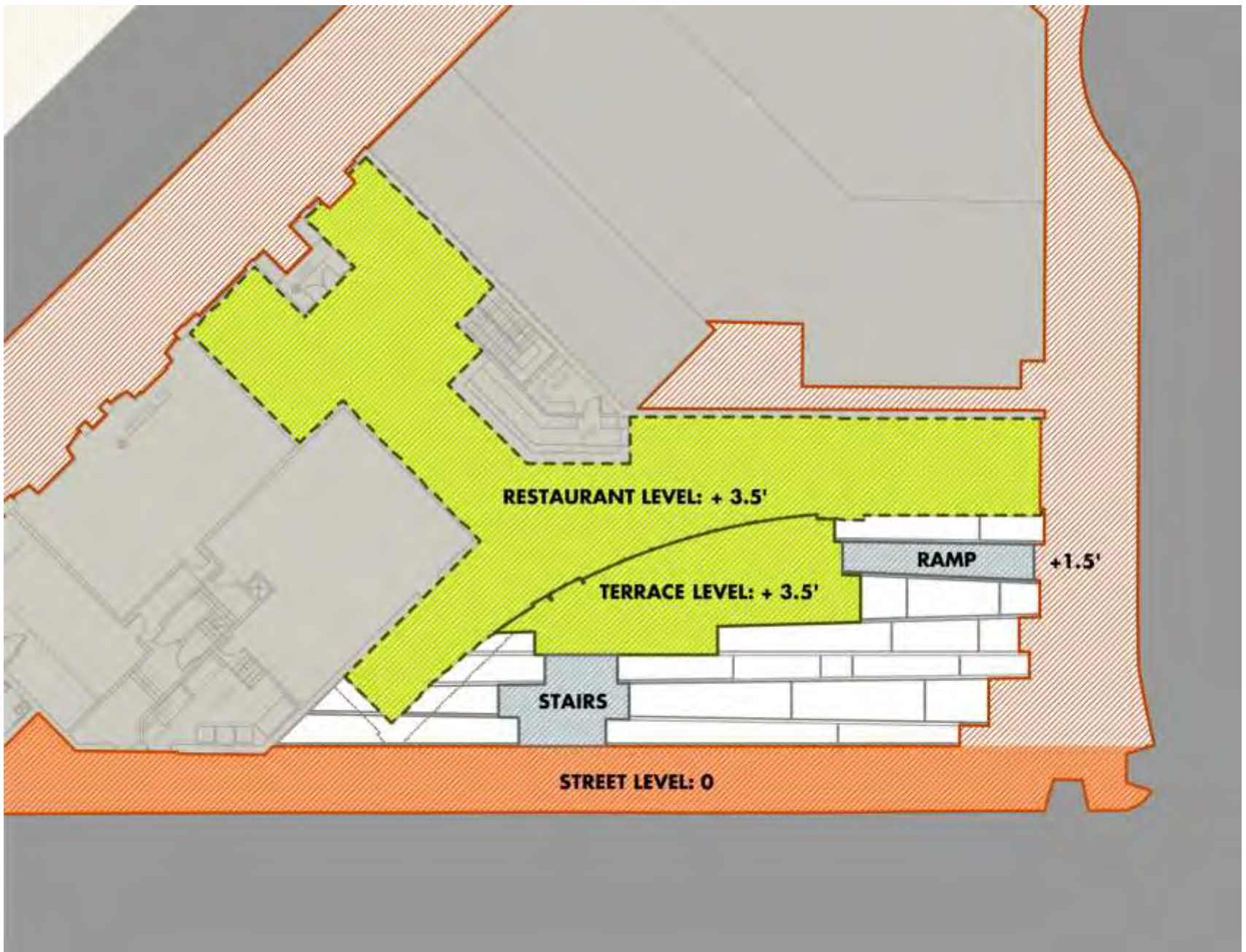


Diagram: Site Elevation/ Access

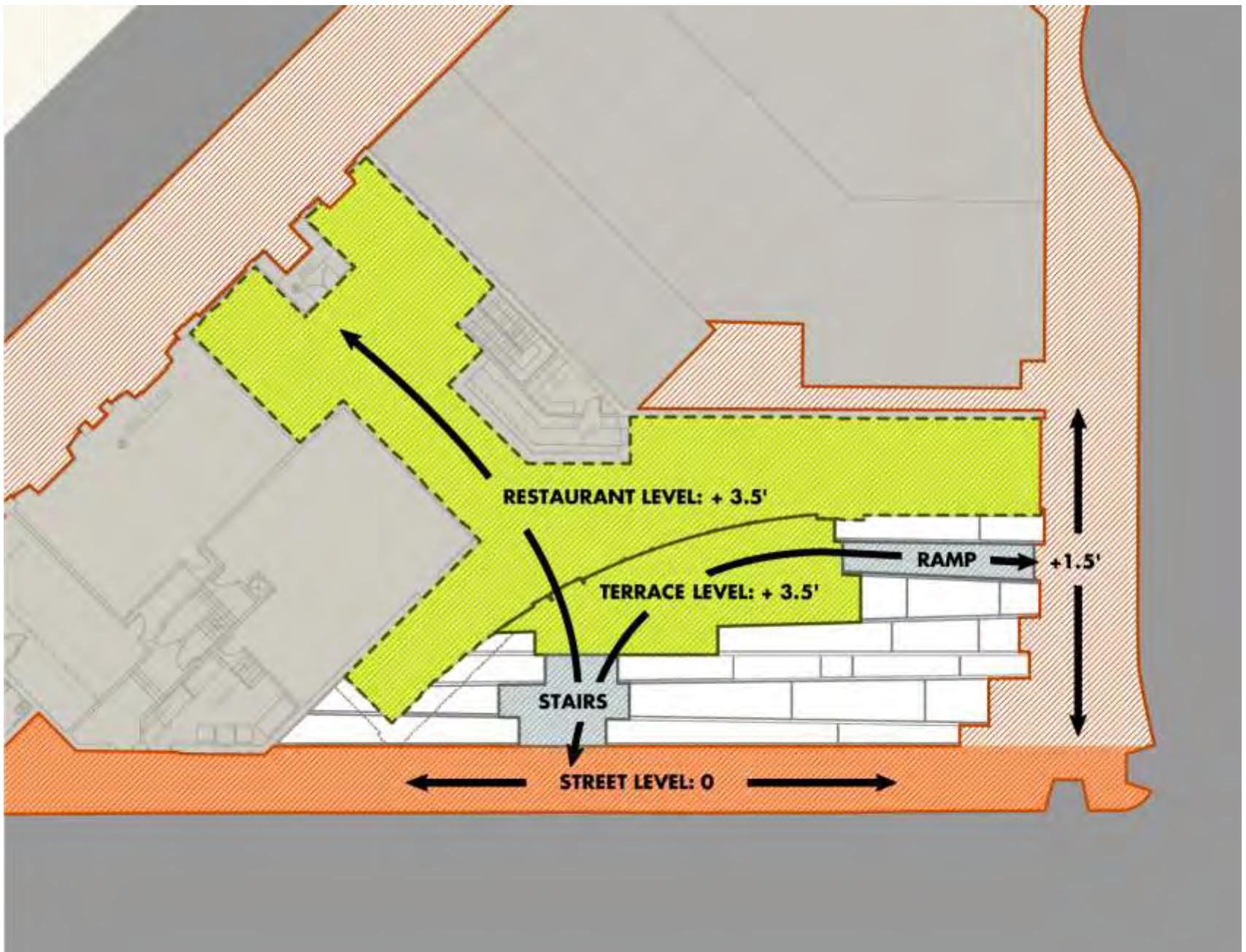
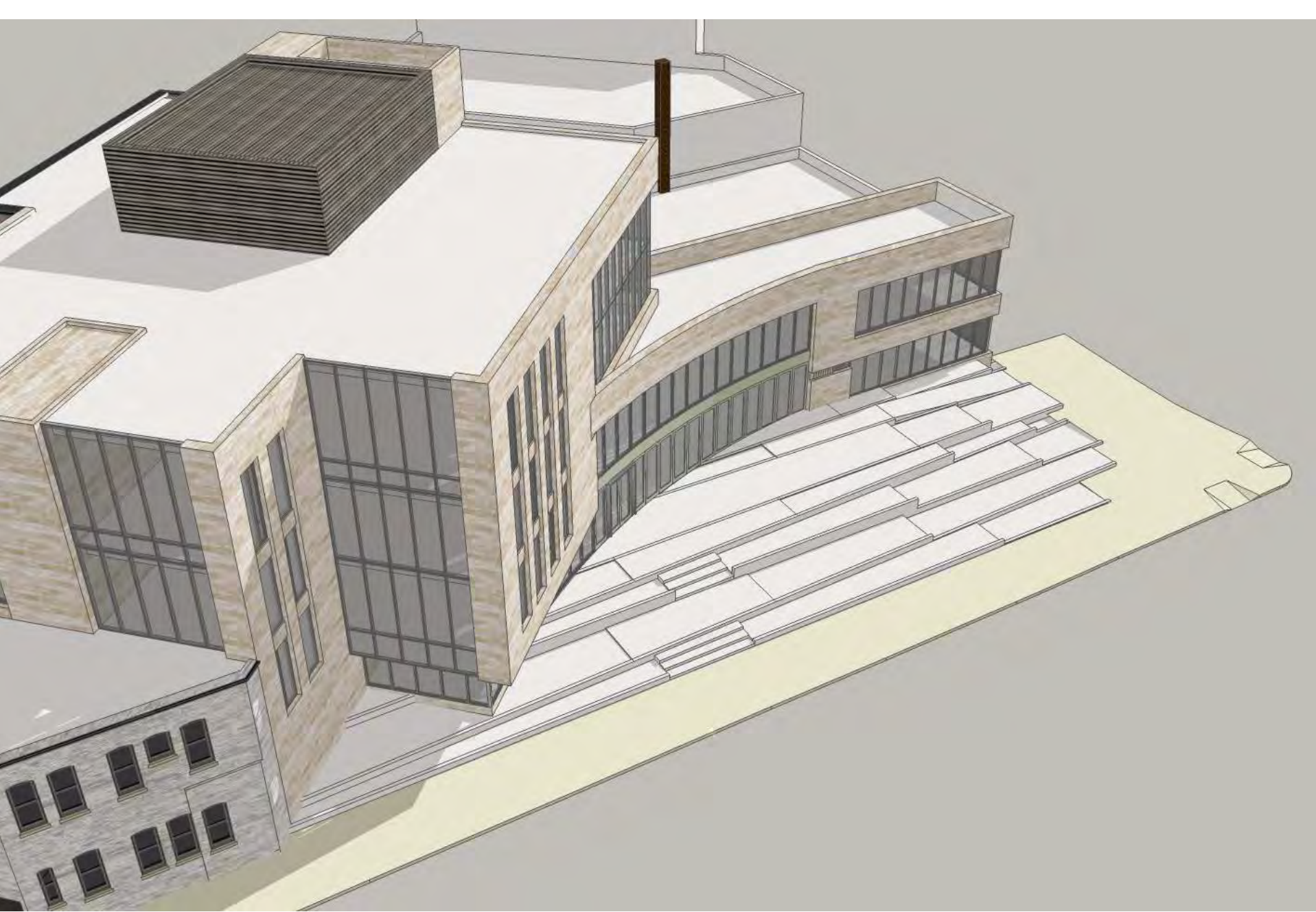
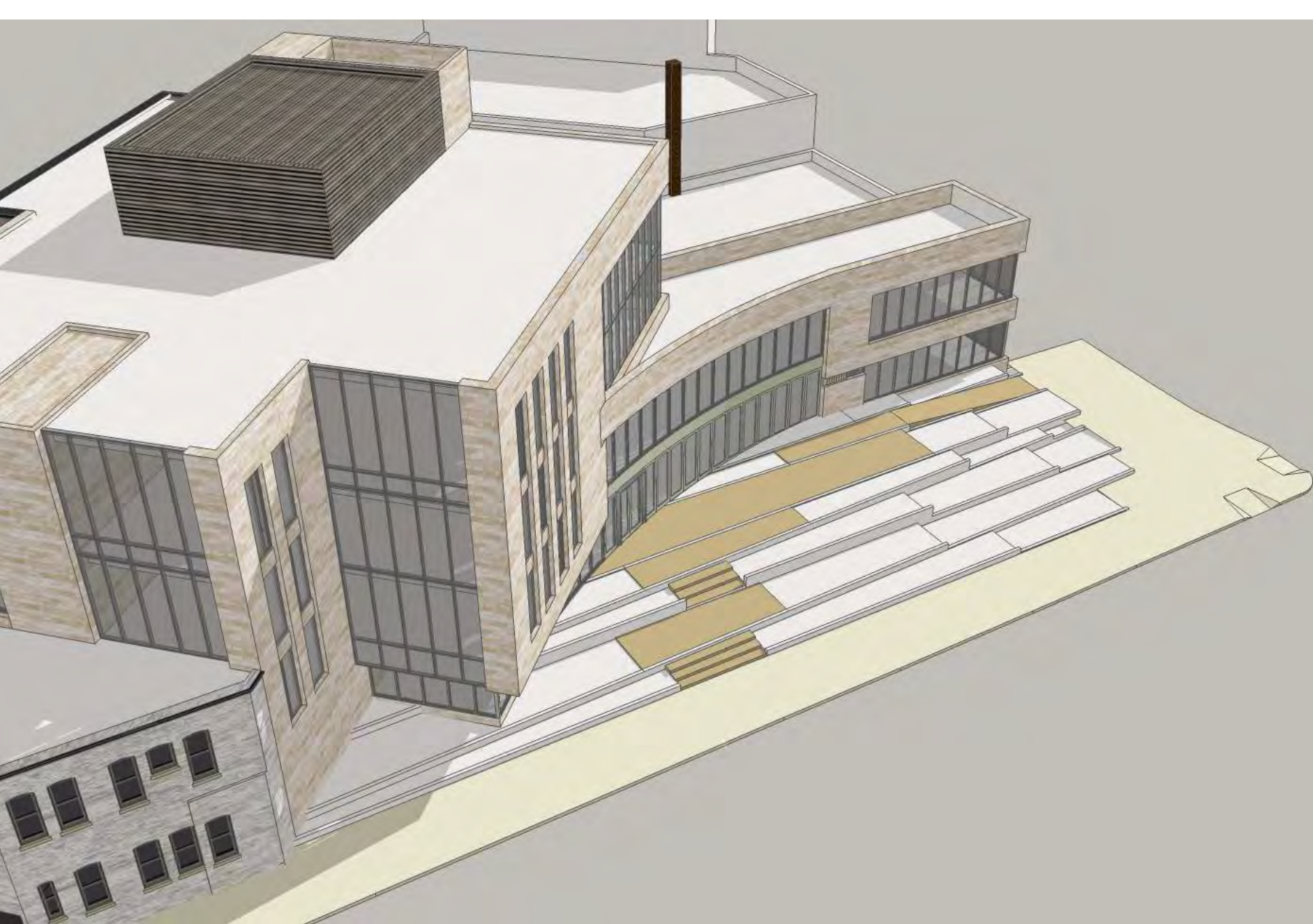


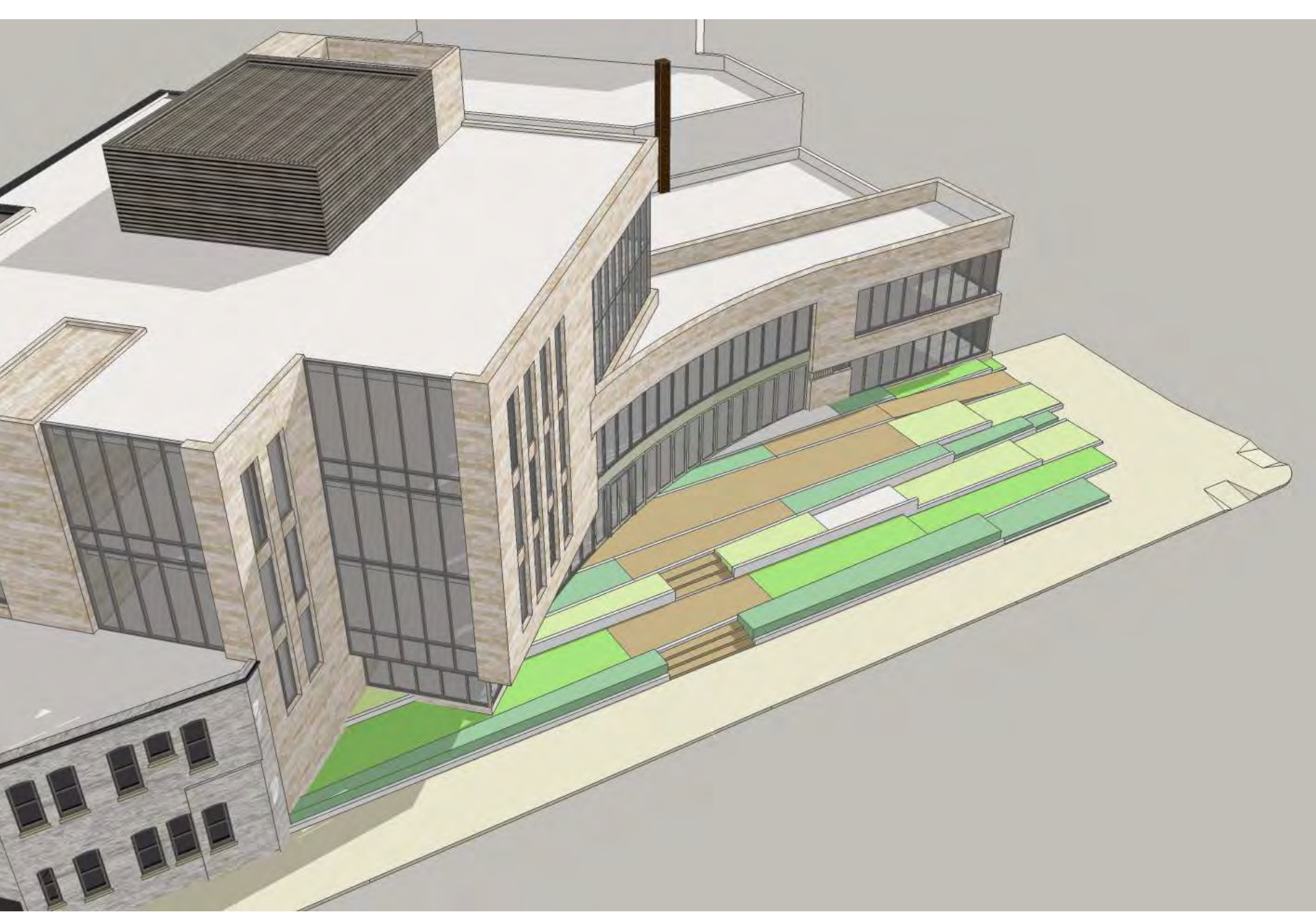
Diagram: Site Elevation/ Access



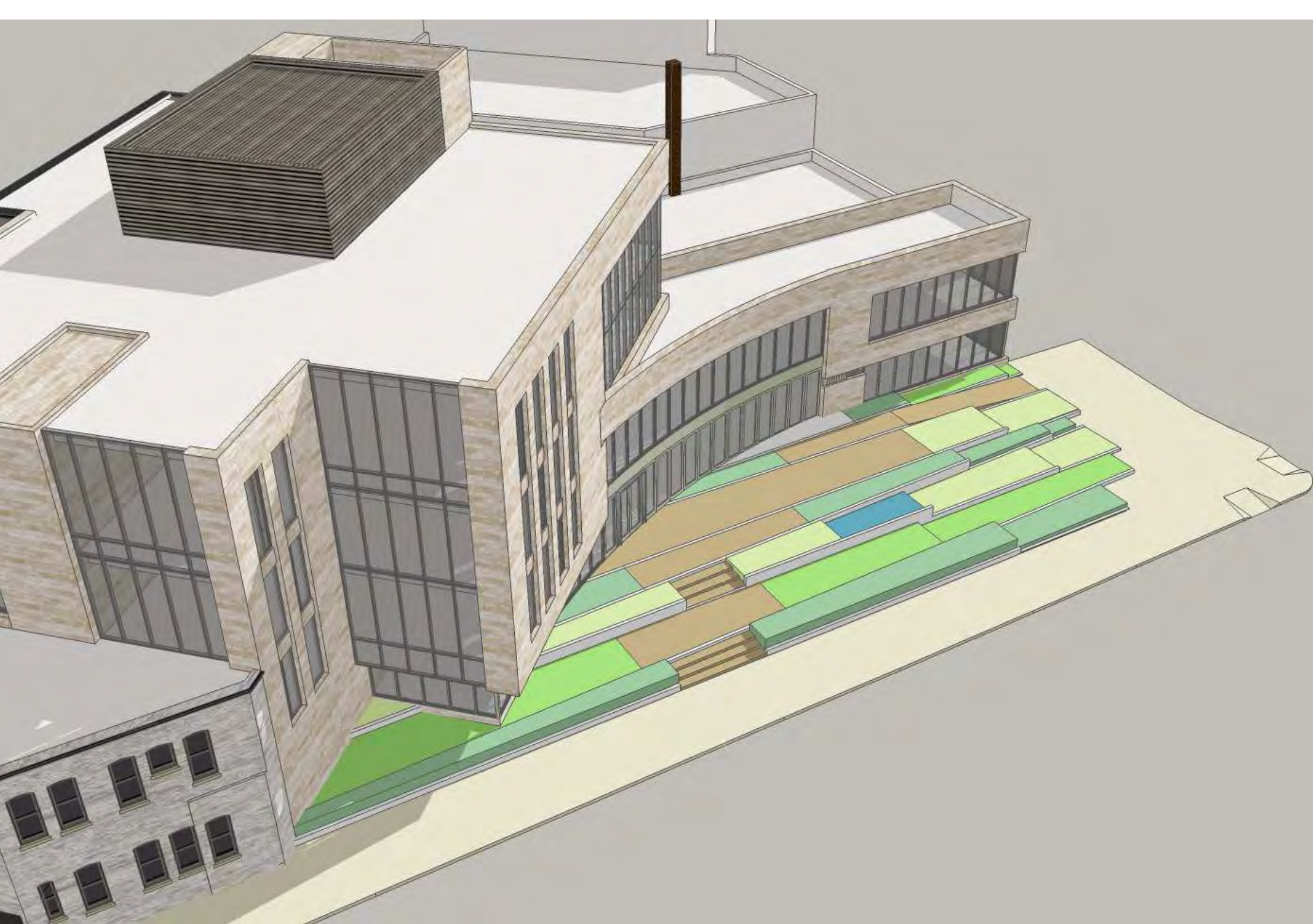


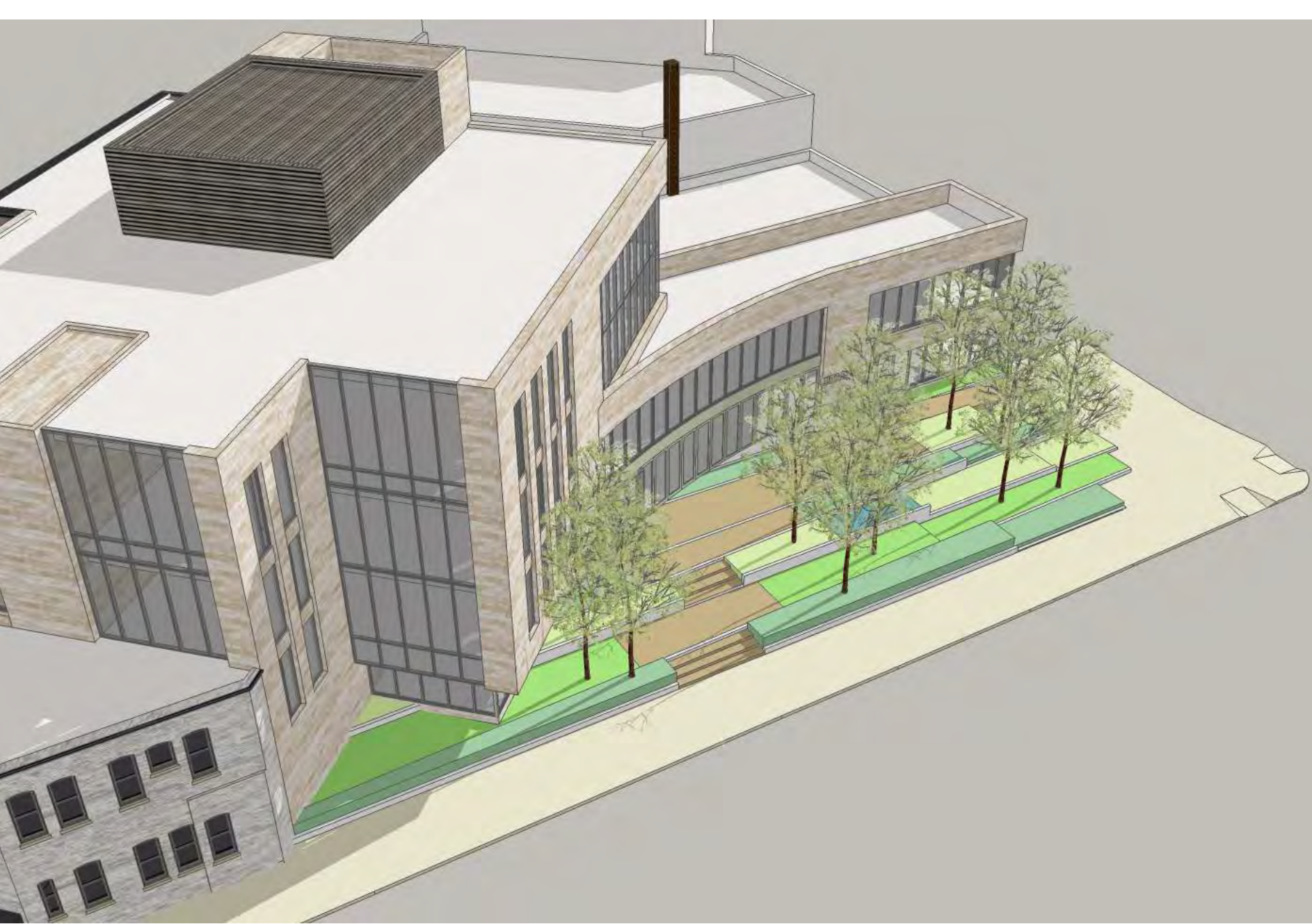
















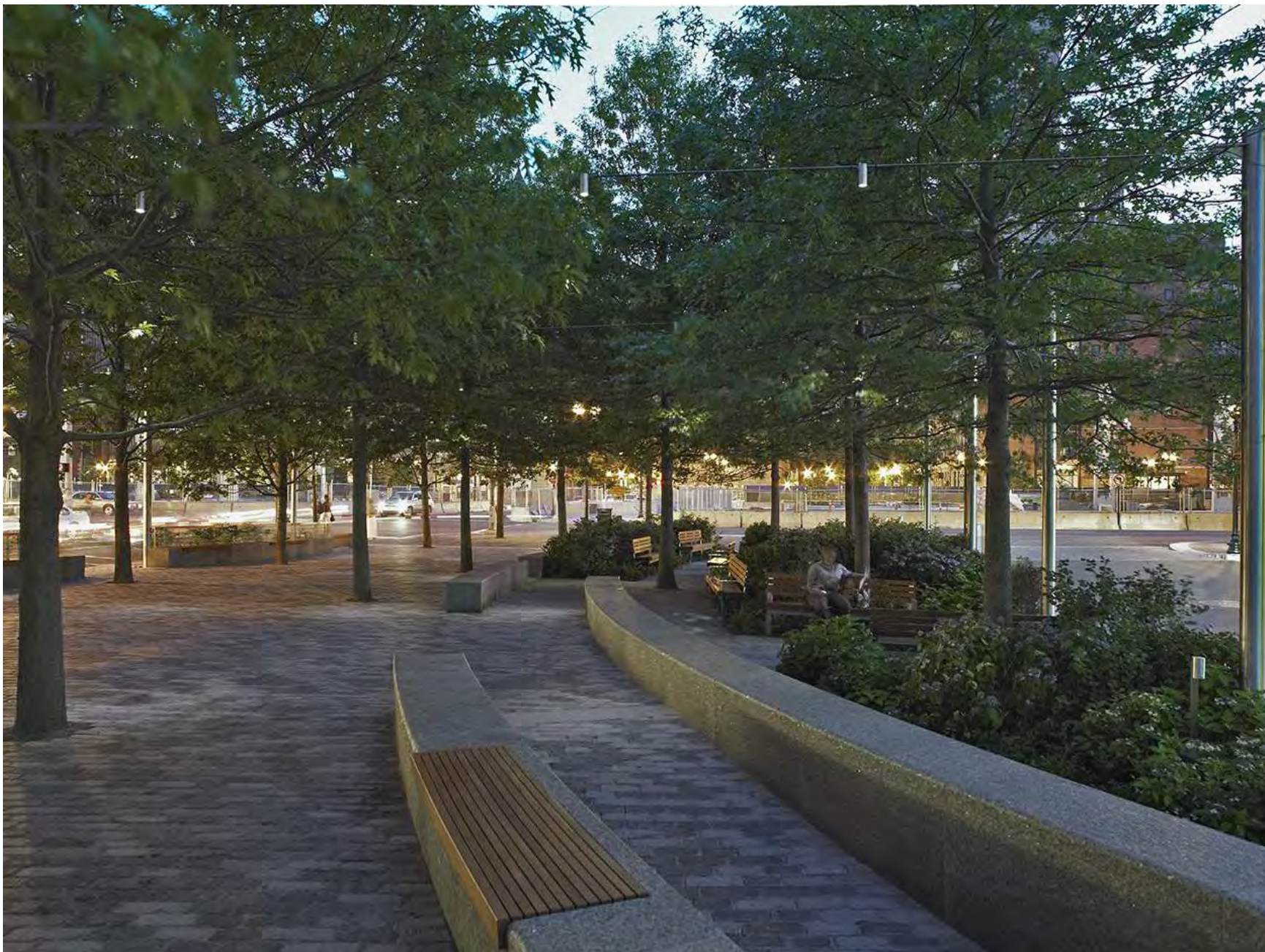


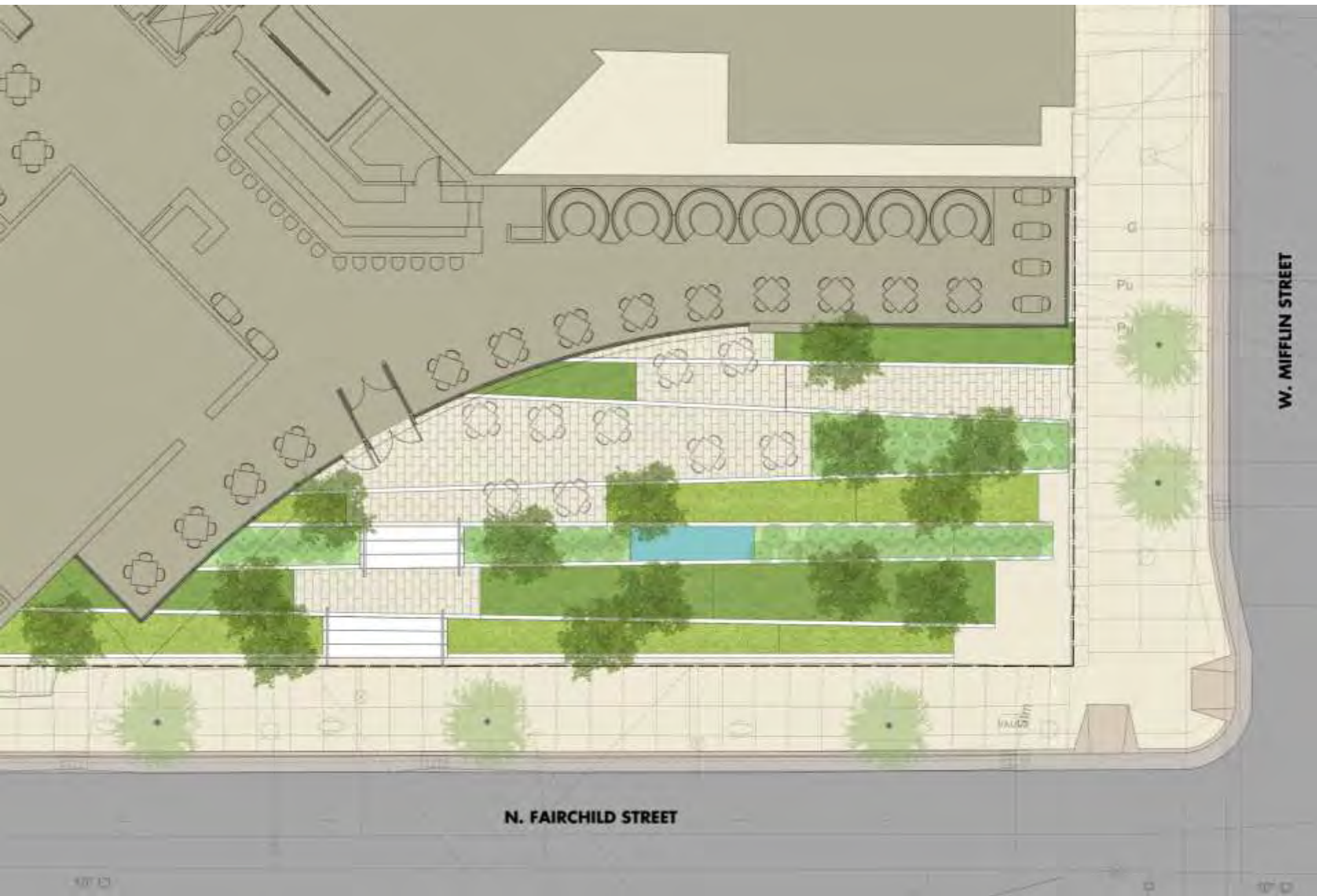






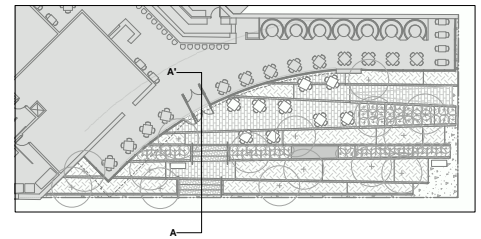


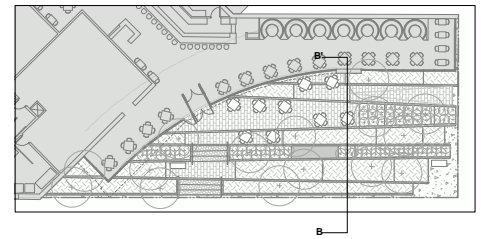




N. FAIRCHILD STREET

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

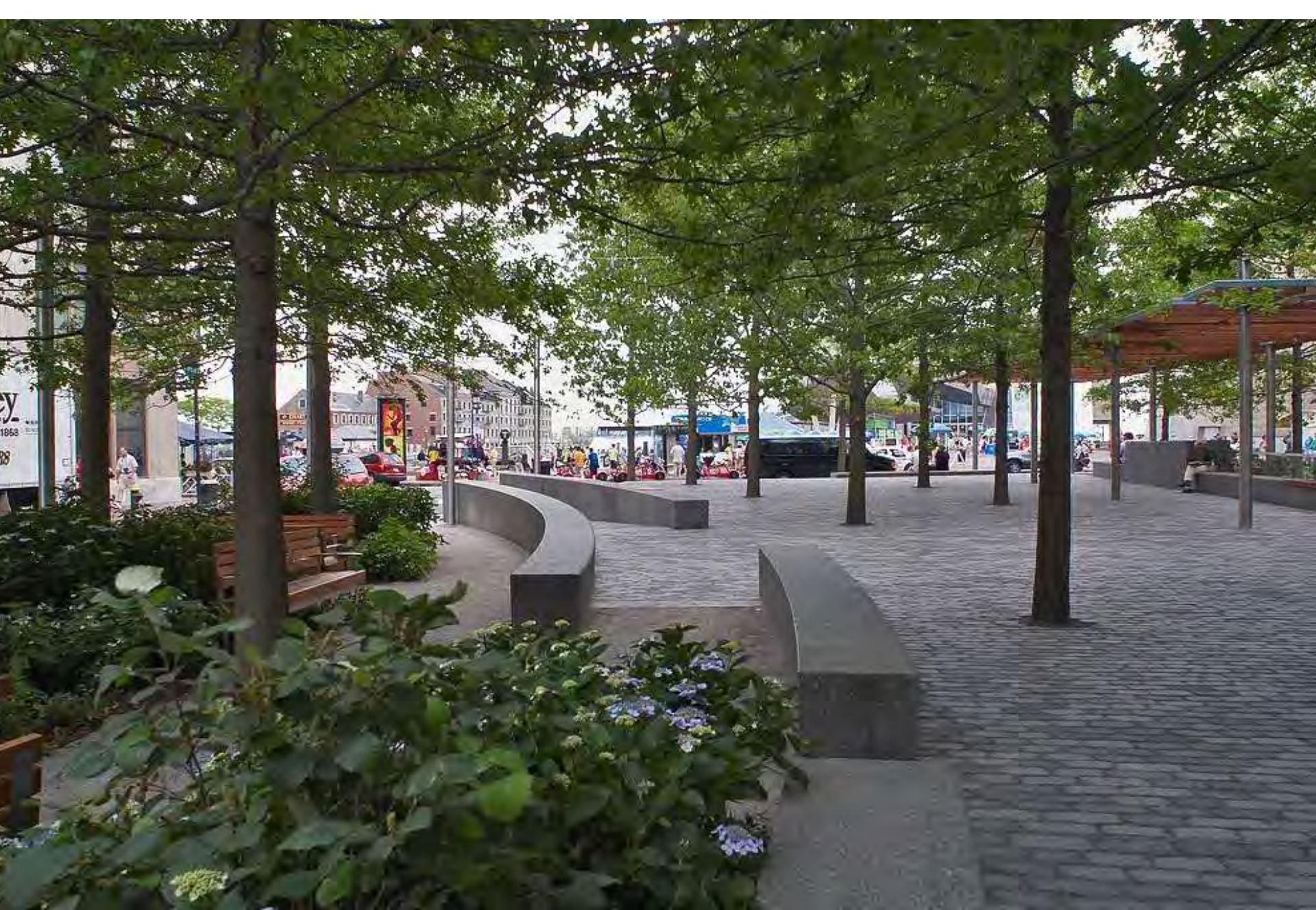
**They all...**

- **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)







Beth Israel Deaconess Medical Center, Boston(MA)











