

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

	Action Requested
DATE SUBMITTED: <u>10-21-10</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>10-27-10</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 201 West Mifflin Street

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
City of Madison MS & R  
Madison Public Library Potter Lawson  
Library Foundation

CONTACT PERSON: Doug Hursh - Potter Lawson  
Address: 15 Ellis Potter Court  
Madison 53711  
Phone: 274-2741  
Fax: 274-3674  
E-mail address: doug.h.potter@lawson.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)  
 General Development Plan (GDP)  
 Specific Implementation Plan (SIP)  
 Planned Community Development (PCD)  
 General Development Plan (GDP)  
 Specific Implementation Plan (SIP)  
 Planned Residential Development (PRD)  
 New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)  
 School, Public Building or Space (Fee may be required)  
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.  
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)  
 Street Graphics Variance\* (Fee required)  
 Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

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Madison Central Public Library  
Meyer, Scherer & Rockcastle, Ltd and Potter Lawson, Inc. Architects  
October 19, 2010

Statement on Need

The public library serving the citizens of Madison in general and the downtown in particular is slated for an expansion from 95,000 gross square feet to approximately 116,000 gross square feet. This increase of 21,000 square feet will be accomplished primarily by adding a partial third floor--something that was anticipated and planned for when the original library was designed and built. Besides the third floor addition, it is proposed that the existing open courtyard at the intersection of Fairchild and Mifflin be infilled. This additional service area will meet the needs of the citizens, based on current library planning best practices, for 25 years. The proposed new library will have an entirely new mechanical, electrical, data, fire protection, exterior envelope. The interior will be gutted, in a sustainable way, to allow for all new finishes, lighting, exterior insulation and functional reorganization.

Process

For the past several weeks, we have conducted three public review meetings. The purpose of this public consensus process was to outline the need, discuss the challenges, and present, for comment, options to meet the need and address the challenges. Respecting the public comments, the design team has prepared, for preliminary review, a concept plan with a few exterior design approaches for discussion.

Urban Design

The primary building elevation sits adjacent to the Overture Center along Mifflin Street. One of the most challenging aspects of this project is the elevational change along Fairchild, Mifflin and Henry. For example, Mifflin drops thirteen feet from the corner of Fairchild and Mifflin to the corner of Fairchild and Henry. These elevational changes create, besides the obvious difficulties for persons of limited mobility, limitations for pedestrian entry points. It is often difficult for persons of limited mobility to walk up Fairchild to the exiting entry. Persons who park in the Overture Ramp (on Mifflin) must walk the entire block to enter the building. For these, and other reasons, the options shown include a new public entrance along Mifflin on the ground floor. This new entry will enable patrons to a) navigate to the first floor, b) move directly to the lower level children's department, and c) drop-off materials in a covered vestibule. The main entrance will be repositioned off of Fairchild with the elimination of the long run of stairs along Mifflin.

Building Design

The library was designed by Weiler and Strang in the early 1960's. It was conceived as a simple rectilinear 4 story building with 3 stories exposed along Henry Street and 2 stories along Fairchild Street. The exterior of this simple rectangle was enclosed in a brick and CMU back-up wall with regularly spaced vertical windows. The proposed design is conceived as an evolution of this original design--not a revolution. Openings will be enlarged but not radically reconfigured. The existing brick will be retained where it is sensible. The existing open courtyard will be enclosed with glass. The third floor, coupled with the new glass enclosure of the courtyard, will serve as an iconic visual terminus at the corner of Fairchild and Mifflin.

Sustainable Design

The intent is to achieve, at minimum, a LEED™ Silver. While this is a minimum, the City of Madison and the professional design team will be working to achieve the highest standard possible within the modest budget. An abbreviated list of primary sustainable strategies include:

- Upgraded exterior thermal envelope
- Possible use of radiant cooling and heating
- Less than 1 watt per SF connected lighting load
- Reuse of the existing structure with selective and sustainable demolition
- Incorporation of photovoltaic panels (thru General Obligation borrowing)
- Limiting the exterior glass to less than 40% (with a target of 30%) of the exterior envelope





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710 South 2nd Street, 8th Floor  
Minneapolis, MN USA 55401-2294

612 375 0336 T 612 342 2216 F  
www.msrltd.com

Architecture & Interior Design

**Potter Lawson**  
Architects Engineers Interiors

## SITE AERIAL PHOTO

SCHEMATIC DESIGN

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VIEW FROM MIFFLIN STREET AND FAIRCHILD STREET



LOOKING SOUTH ON STATE STREET



LOOKING WEST ON MIFFLIN STREET



LOOKING SOUTH ALONG STATE STREET



LOOKING EAST ON MIFFLIN STREET



LOOKING NORTH ON FAIRCHILD STREET AND STATE STREET



VIEW FROM PARKING STRUCTURE



VIEW FROM MIFFLIN STREET AND HENRY STREET



VIEW FROM SOUTH ON FAIRCHILD STREET



HENRY STREET VIEW



BUILDING ACROSS HENRY STREET



FEDERAL COURTHOUSE BUILDING



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# SITE CONTEXT PHOTOS

SCHEMATIC DESIGN





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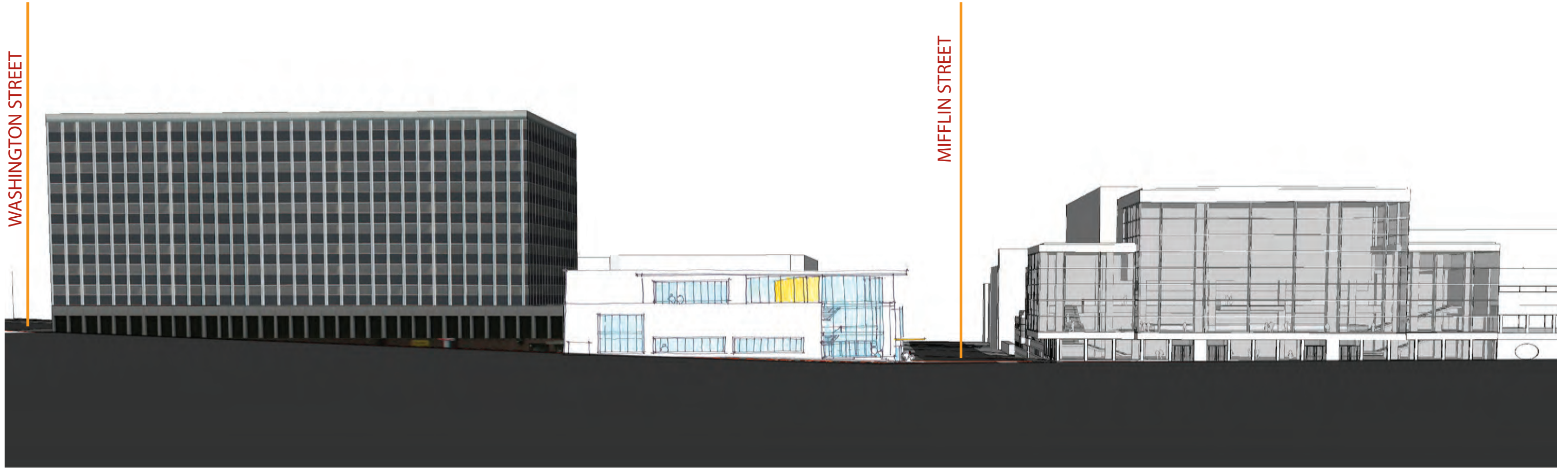
## SITE PLAN

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WASHINGTON STREET



MIFFLIN STREET



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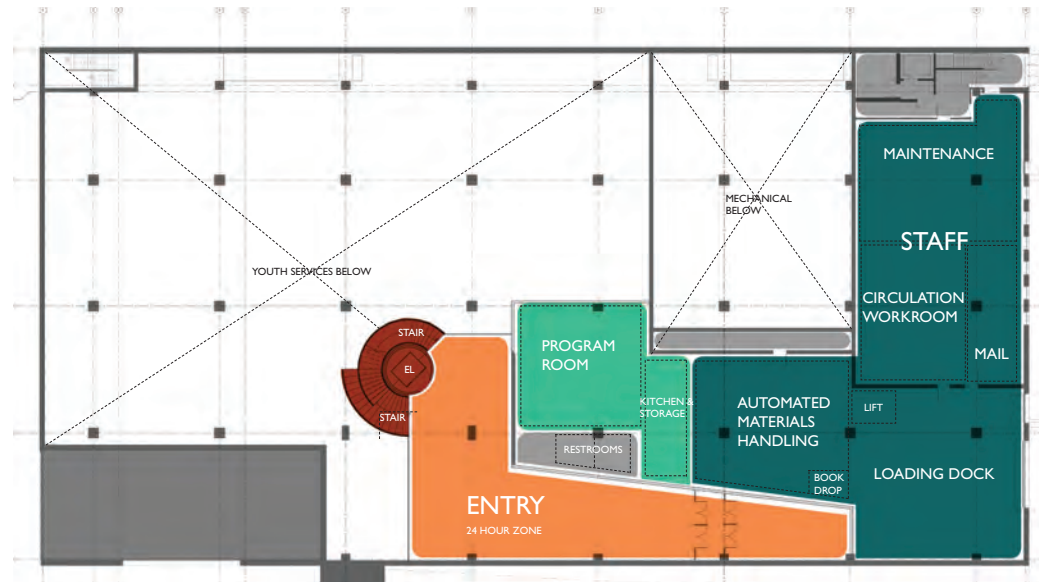
## FAIRCHILD STREET SECTION

SCHEMATIC DESIGN

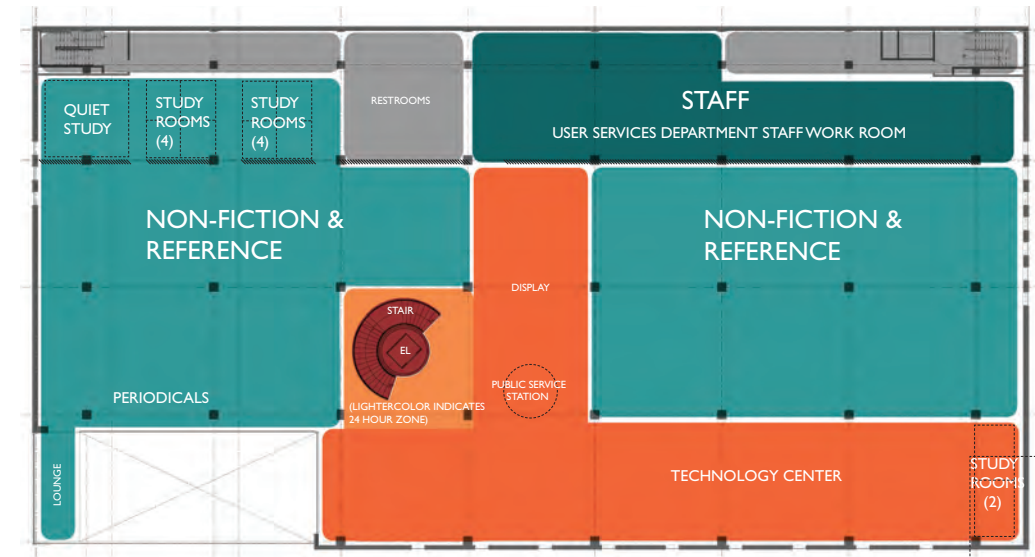
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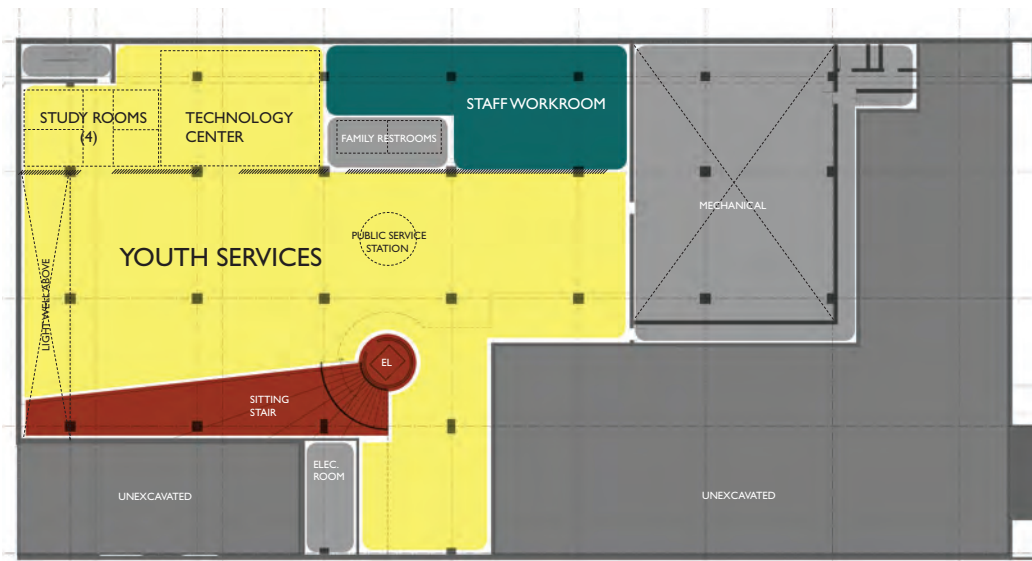
SITE PLAN



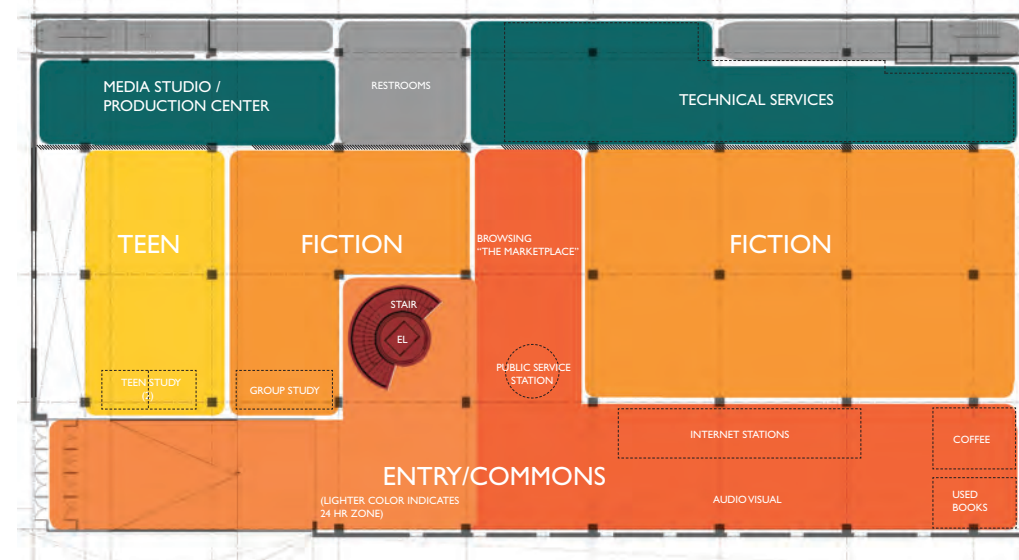
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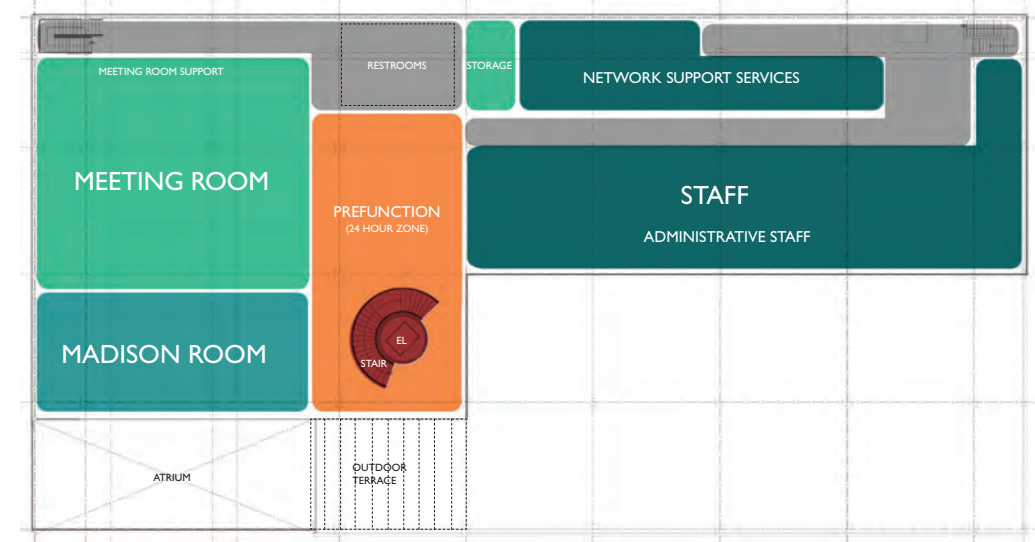
LEVEL TWO



BASEMENT



LEVEL ONE



LEVEL THREE



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# FLOOR PLAN DIAGRAMS

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IDEATION #1



IDEATION #2



IDEATION #3



IDEATION #4-1



IDEATION #4-2



IDEATION #5



IDEATION #6



IDEATION #7



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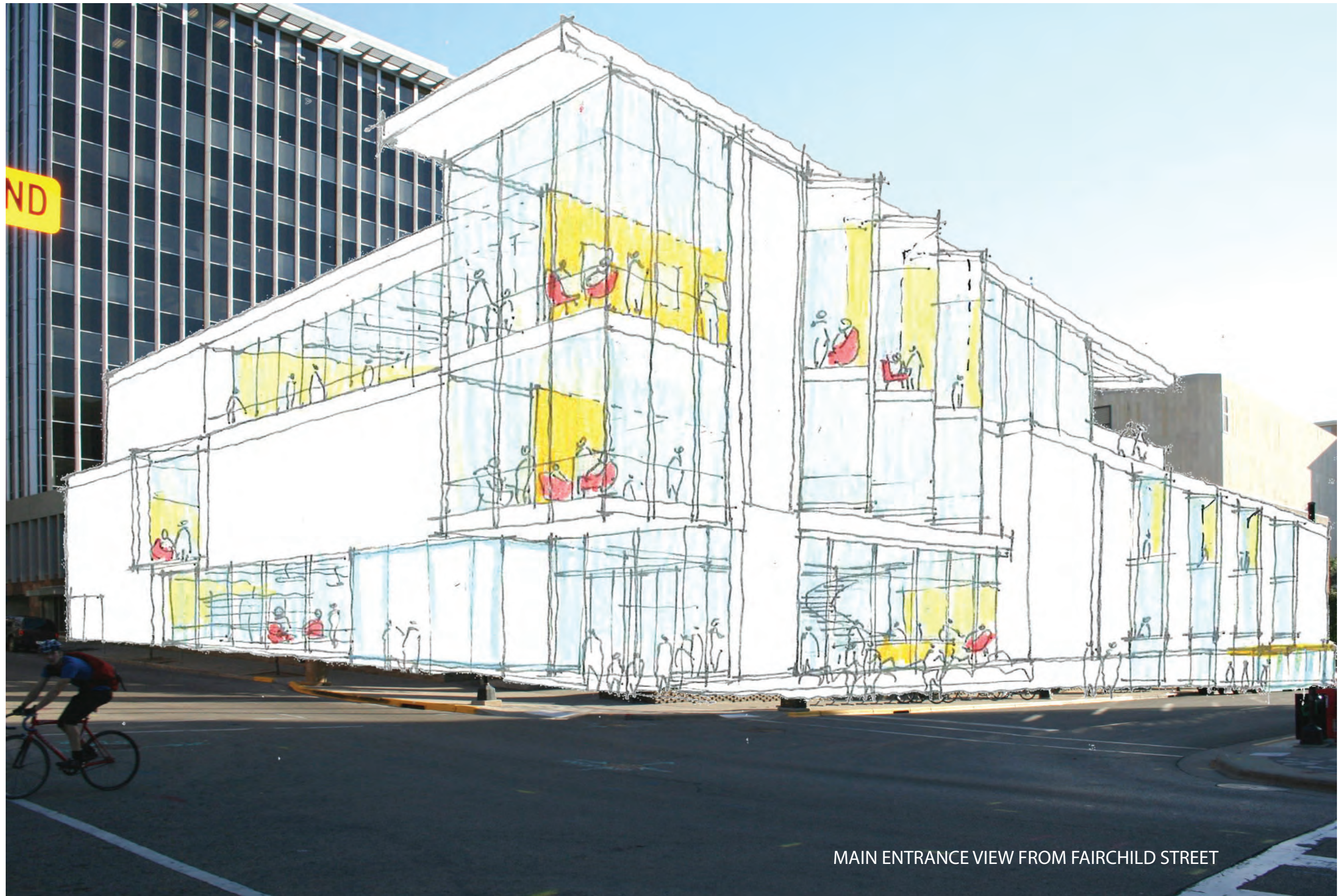
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# 7 IDEATIONS

SCHEMATIC DESIGN





MAIN ENTRANCE VIEW FROM FAIRCHILD STREET



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**IDEATION A**  
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MIFFLIN ENTRANCE VIEW FROM HENRY STREET



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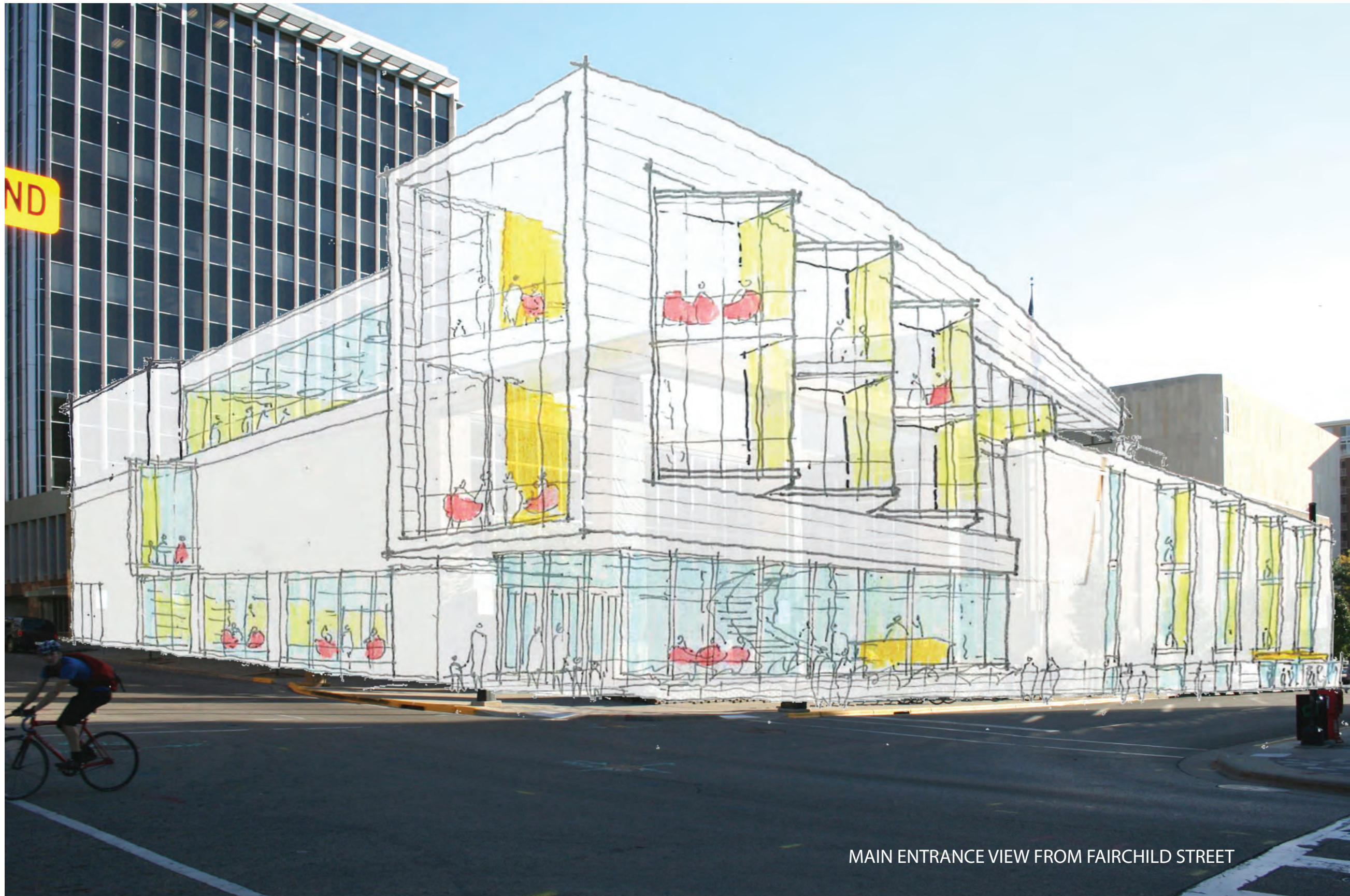
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MAIN ENTRANCE VIEW FROM FAIRCHILD STREET



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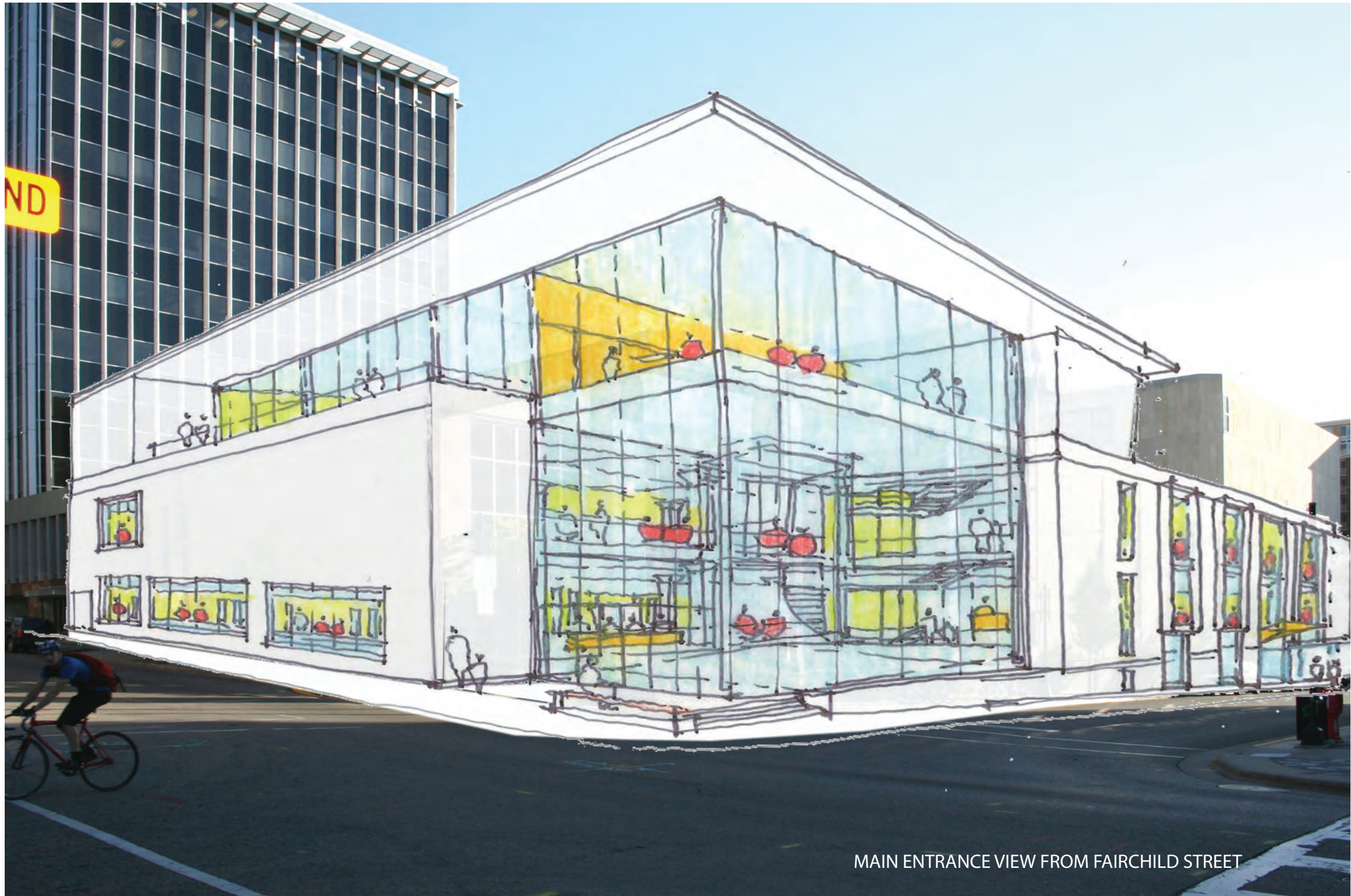
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**IDEATION B**  
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MAIN ENTRANCE VIEW FROM FAIRCHILD STREET



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**IDEATION C**  
SCHEMATIC DESIGN

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MAIN ENTRANCE VIEW FROM FAIRCHILD STREET



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**IDEATION D**  
SCHEMATIC DESIGN

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