

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 15, 2010
TITLE: 201 West Mifflin Street – Public Building, Madison Public Library. 4 th Ald. Dist. (20291)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 15, 2010	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner, Melissa Huggins and Jay Handy.

SUMMARY:

At its meeting of December 15, 2010, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on the Madison Public Library redevelopment project located at 201 West Mifflin Street. Appearing on behalf of the project were Jeanne Hoffman, City Facilities Manager; Archie Nicolette, Planning Division; Eric Dundee, City Engineering; Bryan Cooper, City Engineering; Doug Hursh, Gene Post, both representing Potter Lawson Architects; Jane Anne Morris and Sue Rosa, representing the Downtown Community Gardens Group. Hursh discussed site schematics, stating they are currently at Silver LEEDS level. The building includes several floors below grade with entry on Mifflin Street. He reviewed the drawings showing Commission members the interior floor layouts, which are not yet fully determined. He stated that the Bohrod mural will be saved. The majority of the interior lighting will be fluorescent. LEDs have been discussed as far as exterior lighting.

Jane Anne Morris spoke on behalf of Downtown Community Gardens Group, asking MSR to not do anything that would preclude a rooftop garden at some time in the future. She’s a library fan and wishes everyone well in this endeavor.

Sue Rosa also spoke as a member of the Downtown Community Gardens Group, giving background on this group and their desire for rooftop gardens on the new library. Over 1,000 people have signed their group’s petition, as well as over 100 people who live or work downtown and would like a garden plot in the downtown area. Public information meetings have been held, and they have researched community gardens and scouted all manner of possible garden sites throughout the Isthmus.

Hursh stated they are doing a feasibility study to see how they could possibly incorporate a rooftop garden.

Comments and questions from the Commission were as follows:

- Provide views looking down Fairchild to State Street.
- Design has backed down , fits within box too much.
- Stair reveal gesture takes away from corner cantilever projection.
- Differentiate bay treatment along Mifflin, near corner projection.

- Cantilever (corner) made small and diminished by expression of the stair.
- Trees in rendering more appropriate than existing “pears” along Mifflin.
- Would like to see details of the brick next time.
- This is really thoughtful and the existing building has really been looked at carefully.
- Revealing back to show the stair tower doesn’t work. Treating that corner a little bit differently it could have more character.
- Consider moving sculpture down.
- Be careful with plants in pots; it takes away from a clean building.
- The building looks great.
- I think it’s terrific.
- It’s very clean and I think it will be timeless. It’s very elegant.
- I’d like to see a way to create some usable outdoor space.
 - There’s been a concerted effort to eliminate seating outside. We want to bring people inside. My feeling is if it’s a beautiful day and someone wants to sit outside; if it ends up being a problem maybe there’s a way to deal with it, but to prohibit it doesn’t seem right.
- In terms of some of the base walls that wrap down on Mifflin, is there a way to introduce a public message board?
- Move stair wall out to match three-story façade along Fairchild, add windows to stair and projection corner inset.
- Struggling with appearance of mechanicals.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 7, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 201 West Mifflin Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	7
	-	7	-	-	-	-	7	7
	6	8	-	-	6	6	8	8
	-	-	-	-	-	-	-	8
	7	8	7	7	8	7	8	8

General Comments:

- Consider on Fairchild, the south wall of the stair reading through as the “wrap,” omit the additional read of the stair on the exterior to strengthen the cantilever. Wonderful insertion into an existing building.
- Fantastic-please bring more eye level views and material samples next time.
- Mifflin Street façade with bay windows is exciting. Corner windows will be a bit hit for patrons and pedestrians – inviting.
- Terrific. I’ll keep it simple.