

March 16, 2011

City of Madison Plan Commission
Department of Planning
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Letter of Intent
Madison Central Public Library
201 W. Mifflin Street
Madison, WI 53703
PLI Project No. 2010.10.00

Dear Plan Commission Members and City Staff:

Attached is the application for a City of Madison Conditional Use Permit for the renovation and new construction of the existing Madison Central Public Library. The City of Madison, the owner of the property, seeks a Conditional Use Permit for a major alteration of an existing conditional use.

Existing Building

The Madison Central Public Library located at 201 West Mifflin Street, was built in 1965. The building's primary structure consists of concrete steel reinforced, cast in place walls, columns, and waffle slab. The original drawings show that this building was planned for two additional floors of approximately 31,000 SF per floor, for the potential of a 4-story building plus a ground/basement floor. The existing exterior wall is composed of a two-tone brick veneer system (darker, quarter-turned at the base and smooth, lighter-toned above first floor level). The brick is affixed to a poured-in-place concrete wall or concrete block structure; finishes on the inside vary. A stone clad colonnade frames the entry court. A narrow tinted-window curtain wall system within the brick wall provides limited daylight to the interior spaces as well as restricted views into and out of the building. The building's identity as an important civic structure is limited to the corner courtyard. In addition, the internally focused design is dark with low ceilings and we believe, does not promote well-being for its occupants.

Building Site Design

The building is located one block off the Capitol Square. The site is bound by North Fairchild Street, West Mifflin Street, North Henry Street, and a party wall to the south. The Library property line is at the perimeter of the existing building exterior along North Fairchild and West Mifflin Street. The building is setback 15' from the property line on North Henry Street. The City of Madison will be reconstructing the City right-of-way along North Fairchild and West Mifflin Street in parallel with the renovation and remodel of the Library (see attached letter to Tim Parks, dated March 16, 2011 for more detail). Trash service will continue to be located inside the enclosed loading dock. The existing 15' drive aisle (landscape area, loading dock drive access, hydraulic lift, transformer vault and drive aisle) located between the existing building and the property line, along West Henry Street, will look and function as it does today. The major change on the site will be to improve drainage. A new pedestrian entrance to the Library will be added off the West Mifflin Street sidewalk that will lead to public meeting spaces, the Children's area and the main floor of the library.

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Existing Facility Shortcomings

The current library is located in inadequate, inflexible, outdated space that limits their growth and use. The building's identity as an important civic structure is limited to the corner courtyard. The internally focused design is dark with a low ceiling. The building's mechanical and electrical infrastructure is near the end of its useful life. The interior space is not used effectively for the current changing need. In addition, the lower level metal storage mezzanine that is used for collection storage no longer meets building code or universal design requirements.

Building Design

The new library will accommodate 119,262 gross square feet (GSF) of floor area on five levels—a change from the existing four levels. The building will house youth and adult collections of about 349,000 items, as well as approximately 99 public computer stations. Places to meet, collaborate, study and learn will be available to the community. The renovated library will house 12 group study rooms, two multi-purpose program rooms which can be used outside regular library hours (one of which can be divided in half), and one conference room which will double as quiet study area when not used for meetings. Increased reader seating and lounge furniture will be present throughout the library, and a technology-centric production lab will enable business owners, teens and others looking to use the latest in technology to create digital content. There will be a raised floor on the first and second floors to allow for flexibility as the uses of the library changes in the future. The staff will benefit from updated workspaces as well as planning for a future automated materials handling system (currently not in the budget) to efficiently process the books and get them returned to shelves more quickly, freeing staff for other tasks. The building will accommodate material returns at both entries for customer convenience.

The existing building is a low-slung, internally focused structure. Many passers-by are unaware of the varied resources available within; few are enticed to enter and explore. The interior is dark and visually cut off from the surrounding neighborhood. In inclement weather, the walk up the hill to the entry can be difficult. The re-imagined library will address these conditions. The building's new form and design are driven by a need for identity within the City, increased natural light to the interior, function for customers and staff alike, and an integrated sustainable approach. The building will open itself to the city by providing views both into and out of the building.

Sustainability

The project is pursuing LEED silver certification, and will utilize several sustainable strategies to reduce energy consumption and the impact of construction on the environment.

Some of the strategies include:

- Daylight, occupancy and vacancy sensors
- Variable speed fans for all fans
- Energy recovery unit for exhaust air
- Water saving fixtures
- Reduction of interior materials
- High efficiency boiler
- Variable speed chiller
- Variable speed pumps
- Variable frequency drive on cooling tower
- Building Automation System that monitors and trends energy usage
- Construction waste recycling
- Indoor air quality management including under floor air distribution system
- Infloor radiant heating and cooling
- Use of zero VOC interior products
- Recycled content of materials

Public Review Process

The Design Team held four meetings to gain public input during the Concept and Schematic Design phases, with a fifth public meeting held at 50% of Design Development on February 24, 2011. The input from these meetings helped the team narrow the design concepts and exterior expressions, solidify program locations within the building, and prioritize aspects of the project. In addition to the public meetings and two informational meetings with the Urban Design Commission, various meetings with stakeholders were also held. These stakeholder groups included the City of Madison, the Madison Public Library management team and staff, Mayor Cieslewicz, the Madison Fire and Police Department, Capitol Neighborhoods Inc., neighborhood business owners, and various providers who serve individuals who are homeless.

We respectfully submit this conditional use application for your review.

Sincerely,

A handwritten signature in black ink, reading "Douglas R. Hursh". The signature is fluid and cursive, with a long horizontal stroke at the end.

Douglas R. Hursh, AIA, LEED AP
Principal in Charge of Design
Potter Lawson Inc.

A handwritten signature in black ink, reading "Eugene C. Post". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eugene C. Post, AIA, LEED AP
Vice President
Potter Lawson Inc.

Enclosures

Project Information

Building Name	Madison Central Public Library
Construction Schedule	Projected construction start November 2011 Construction finished by December 2012
Owner	City of Madison 210 Martin Luther King, Jr. Blvd. City County Building Madison, WI 53703 Jeanne Hoffman, Facilities and Sustainability Manager Bryan Cooper, Architect II, AIA, LEED AP
Architect	Meyer Scherer & Rockcastle 710 South 2 nd Street, 8 th Floor Minneapolis, MN 55401 Jeffery Scherer, Principal in Charge of Design and Management Traci Lesneski, Principal in Charge of Interiors and Furnishings Dagmara Larson, Project Manager/Architect Byoungjin Lee, Architect Megan Eckhoff, Interior Designer Carla Gallina, Lighting Designer
Architect	Potter Lawson, Inc. 15 Ellis Potter Court P.O. Box 44964 (53744-4964) Madison, WI 53711 Doug Hursh, Principal in Charge Eugene Post, Project Manager Brian Reed, BIM Coordinator Rob Smith, Project Architect
Structural Engineering	Arnold & O'Sheridan, Inc. 1111 Deming Way, Ste. 200 Madison, WI 53717 Paul Karow, Senior Structural Project Engineer
Civil Engineering	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 5377 Travis Schreiber, Project Manager

HVAC Engineer	Henneman Engineering Inc. 1232 Fourier Drive, Suite101 Madison, WI 53717 Dan Green, Project Manager
Plumbing, Fire Protection	Henneman Engineering Inc. 1232 Fourier Drive, Suite101 Madison, WI 53717 Dan Green, Project Manager William Peden, Plumbing/Fire Protection Designer
Electrical Engineering	Potter Lawson, Inc. 15 Ellis Potter Court P.O. Box 44964 (53744-4964) Madison, WI 53711 John Dreher, Electrical Engineer
Owner's Representative	Mortenson Construction 10 East Doty Street Madison, WI 53703 Angela Brzowski, Preconstruction Manager
Commissioning & Energy Modeling	Sustainable Engineering Group LLC 901 Deming Way, Suite 201 Madison, WI 53717 Svein Morner
Surveyor	Burse Surveying and Engineering 1400 E. Washington Ave., Suite 158 Madison, WI 53703 Michelle Burse
Building Site Size	.80 acre
Hours of Operation	Monday - Thursday: 9:00 am - 9:00 pm Friday: 9:00 am - 6:00 pm Saturday: 9:00 am - 5:00 pm Sunday: (October - April: 1:00 pm - 5:00 pm)

Capacity	Places of Assembly (larger meeting spaces)
	Program Room (Ground Flr.) 70 people
	Conference Room (1 st) 10 people
	Meeting Room (2 nd) 40 people
	Madison Room (3 rd) 29 people
	Meeting Room A (3 rd) 110 people
	Meeting Room B (3 rd) 150 people

Parking Requirements No onsite parking will be provided.

Bicycle Parking Four employee parking spaces will be provided inside at the Library Loading Dock. The City of Madison, in their new right-of-way work, will be providing parking for 48 bicycles at the new sidewalk along West Mifflin and North Henry Streets.

Snow Removal The Library staff removes the snow from the adjacent city sidewalks and pushes it out to the edge of the sidewalk/curb where City crews remove that snow.