

COMMUNITY CAMPUS PLAN – Option Refinement



AGENDA

AGENDA

- PROJECT REVIEW
- INTERIM WORK
- SPACE PLAN REFINEMENTS
- MASSING and STREETSCAPE REFINEMENTS
- COSTS
- COMMITTEE INPUT
- NEXT STEPS

PROJECT REVIEW



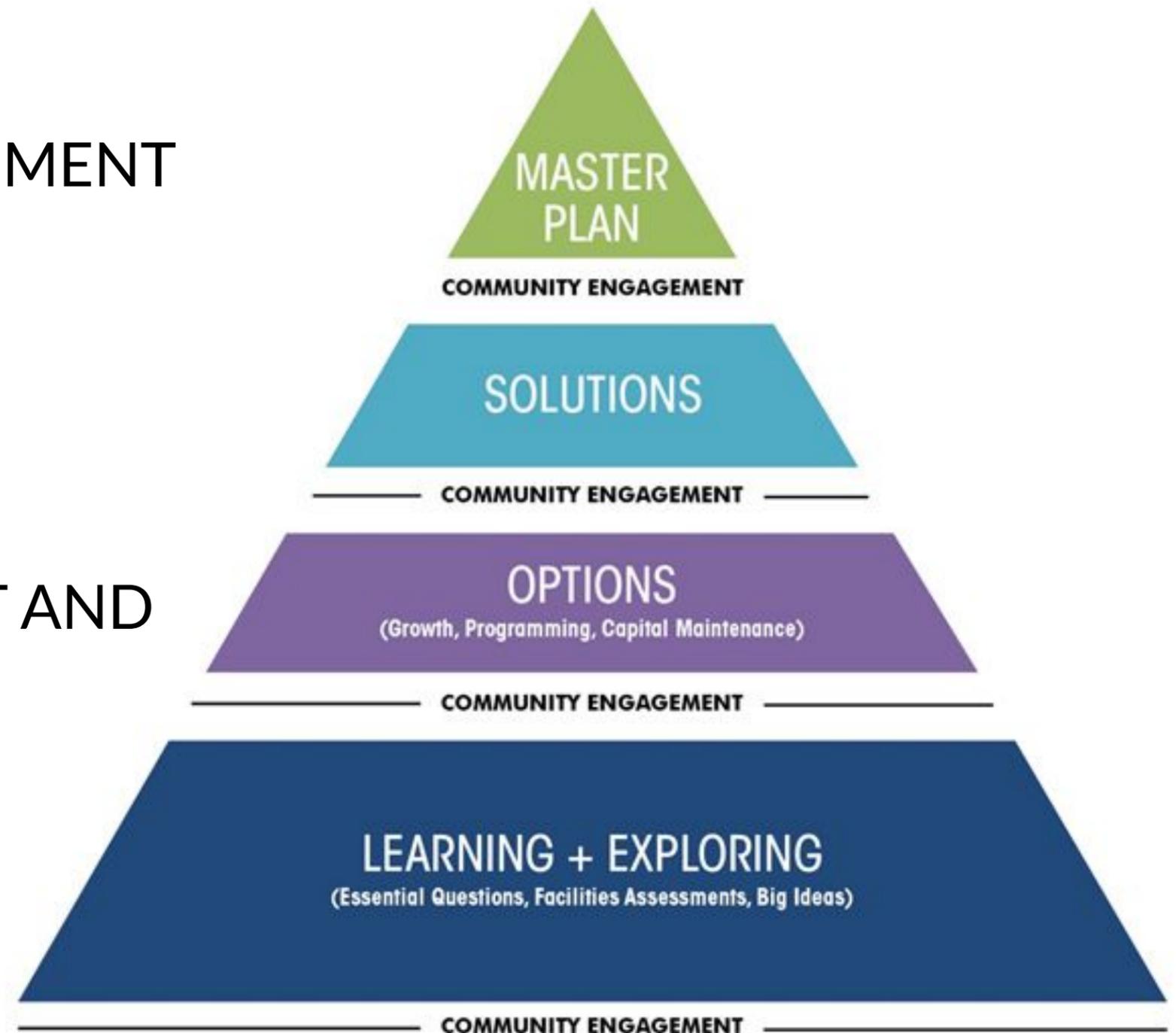
Aerial Massing **Existing**

GOALS

1. Identify opportunities to **modernize and/or replace the City's current public facilities** in Downtown Middleton where needed and appropriate.
2. Identify opportunities for **more efficient utilization of land** through opportunities for **combined facilities, flexible spaces** that can serve more than one purpose, and underground and/or shared parking opportunities.
3. Ensure that municipal facility **space needs are met**, and can **accommodate future growth** of the City.
4. Identify **opportunities for private development** or public-private partnerships. Mixed-use development is encouraged.
5. Enhance downtown Middleton by creating concepts for **buildings** that will be **visually-appealing, inviting, customer-friendly, and functional**.
6. Align with the City's ambitious goals related to **environmental sustainability** by identifying opportunities for compact urban form, renewable energy generation, energy-efficient design, water-efficient design, and sustainable stormwater management and landscaping designs.

PROJECT MILESTONES

- FACILITIES TOURS
- STAKEHOLDER ENGAGEMENT
- GUIDING PRINCIPLES
- DESIGN WORKSHOPS
- PROGRAMMING
- OPTION DEVELOPMENT AND COMMITTEE INPUT
- ITERATIONS



INTERIM WORK



Option 1



Option 2



Option 3

- Library
- Intergenerational Center
- Shared Amenity
- City Hall
- Housing
- Commercial/Retail
- Mechanical

Previous Master Plan Options **November**

KEY INPUT / COMMENTS

- Condense and layer or mix public uses
- Maximize multi-functionality / shared facilities/spaces
- Maximize reuse of City-owned land for private development
- Phase new construction to avoid need for temporary space
- Avoid reusing existing, single story buildings - too inefficient
- Minimize impacts to historic Rowley House and nearby homes
- No cul-de-sacs - keep Hubbard Ave. open to traffic
- Don't put all the parking below grade
- Try to provide same amount of parking supply
- Provide space for drop-off / pick-up near Sr. Center & Library entry

REFINED PROGRAM

PROGRAM REFINEMENTS

- REDUCE OVERALL SQUARE FOOTAGE
- REDUCE COSTS
- GENERATE EFFICIENCIES
- SHARE SPACE
 - SENIOR CENTER + COMMUNITY CENTER →
INTERGENERATIONAL CENTER
- INCREASE OPPORTUNITY FOR PRIVATE DEVELOPMENT

PROGRAM COMPARISON*

FUNCTION	INITIAL PROGRAM	OPTION 1 HUB	OPTION 2 HELM	OPTION 3 HEART
LIBRARY	101,300 SF	90,000 SF	90,000 SF	85,000 SF
CITY HALL	28,000 SF	20,100 SF	20,300 SF	20,300 SF
SENIOR CENTER	30,000 SF	N/A	N/A	N/A
COMMUNITY CENTER	18,900 SF	N/A	N/A	N/A
INTERGENERATIONAL CENTER	N/A	26,700 SF	26,700 SF	26,700 SF
SHARED COMMONS**	N/A	16,000 SF	16,000 SF	16,000 SF
HISTORIC TRAIN DEPOT	N/A	1,000 SF	1,000 SF	1,000 SF
TOTAL	178,000 SF	153,800 SF	154,000 SF	149,000 SF

*PROGRAM COMPARISON DOES NOT INCLUDE SQUARE FOOTAGE DEVOTED TO PARKING. ALL SF ROUNDED TO NEAREST 1,000.

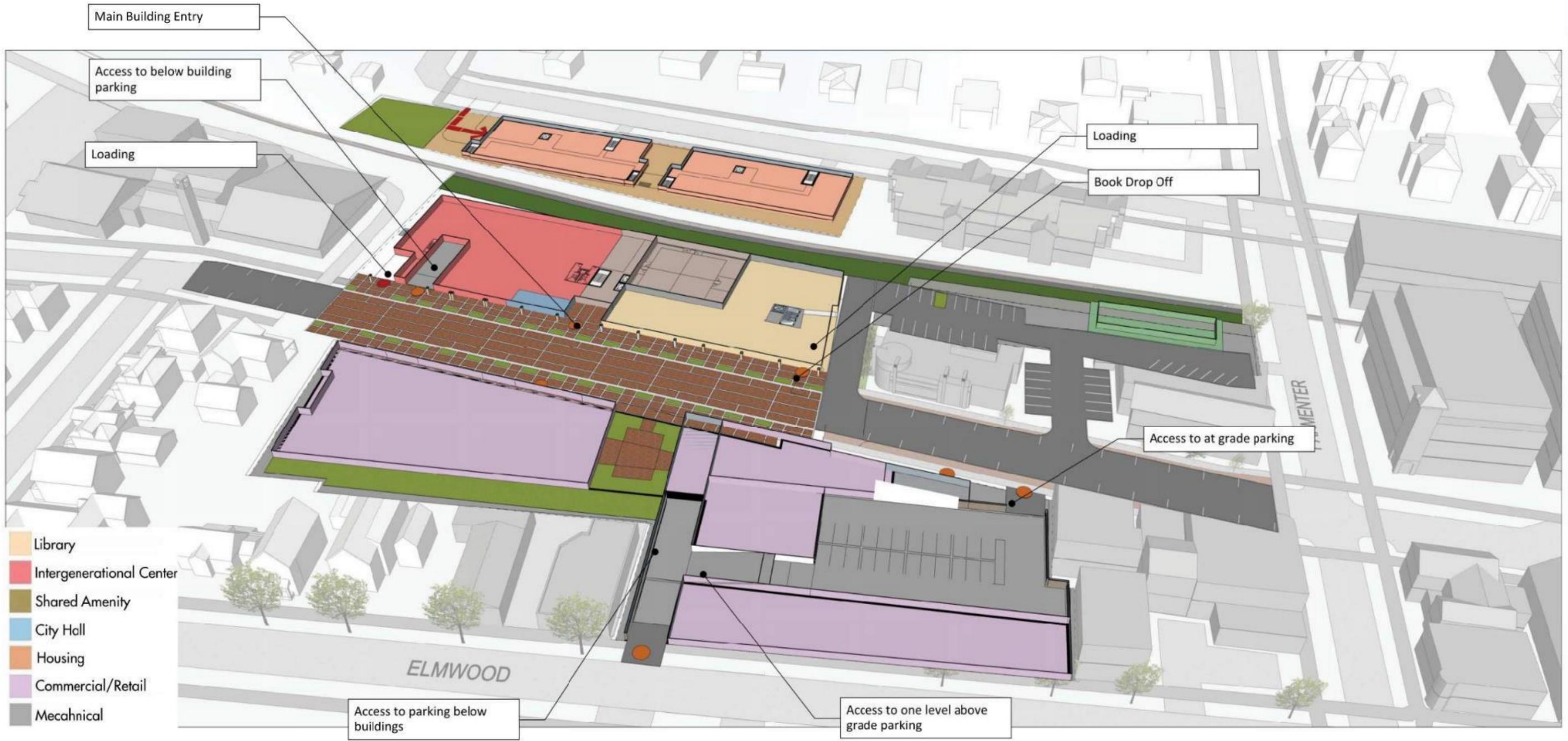
**INCLUDES MECHANICALS ON ROOF

OPTION COMPARISON

	OPTION 1 HUB	OPTION 2 HELM	OPTION 3 HEART
CITY LOCATION	SOUTH OF HUBBARD	SOUTH OF HUBBARD	NORTH OF HUBBARD
TOTAL SF (EXCL PARKING)	153,800	154,000	149,000
NUMBER OF FLOORS - ABOVE GRADE	4	4	Ranges from 1 - 4
ESTIMATED TOTAL PARKING *	115	141	116
OFF-STREET AT-GRADE PARKING	NO	YES	NO
BELOW GRADE PARKING	YES	YES	YES
SUSTAINABILITY (BUILT TO)	LEED SILVER	LEED SILVER	LEED SILVER

**PARKING ESTIMATES INCLUDE ONLY STRUCTURED AND SURFACE PARKING (IF APPLICATE) AT CITY FACILITIES. STREET PARKING AND PARKING AT POTENTIAL PRIVATE DEVELOPMENT IS NOT INCLUDED.*

REFINED CONCEPT 1.
THE HUB

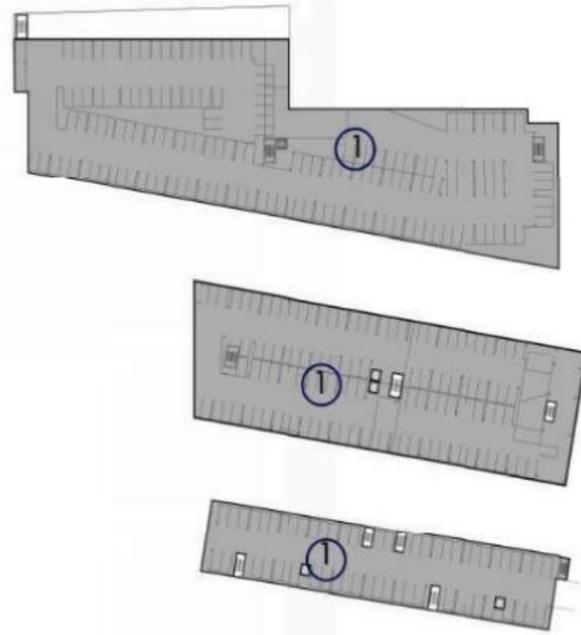


VIEW LOOKING SOUTH

153,800 SF - PUBLIC FACILITIES
115 - PARKING AT PUBLIC FACILITIES

First Floor Plan Cut **The Hub**

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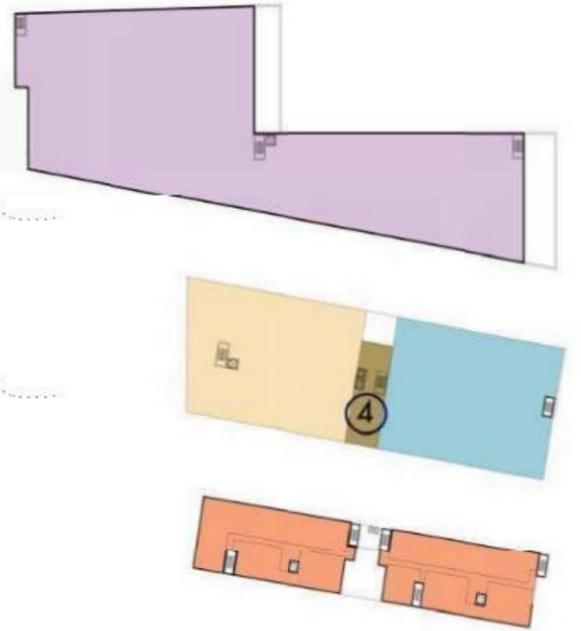


Ground Level

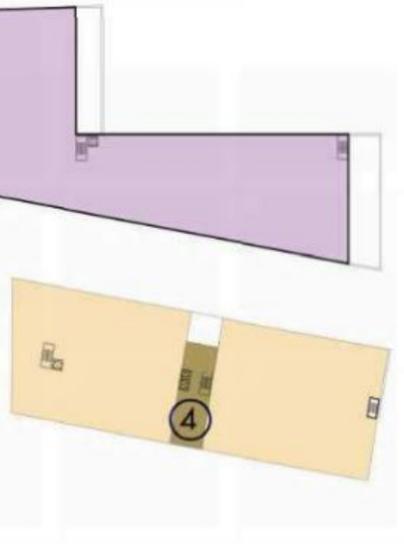
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3



4



- ① Below grade parking
- ② Entry to below grade parking
- ③ (4) large rooms with room partitions. Can be used as auditorium.
- ④ Shared amenity, conference rooms and support
- ⑤ Loading for Intergenerational Center
- ⑥ Building Entry
- ⑦ Book Drop Off
- ⑧ Loading

- Library
- Intergenerational Center
- Shared Amenity
- City Hall
- Housing
- Commercial/Retail
- Mechanical

North not to scale
Plan Diagrams **The Hub**



VIEW LOOKING EAST

View of Street - **The Hub**

MIDDLETON COMMUNITY CAMPUS MASTER PLAN
View of Street - The Hub



- Library
- Intergenerational Center
- Shared Amenity
- City Hall
- Housing
- Commercial/Retail
- Mecahnical

VIEW LOOKING SOUTH

Aerial Massing **The Hub**



- Library
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MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Hub Massing

VIEW LOOKING EAST

Aerial Massing **The Hub**

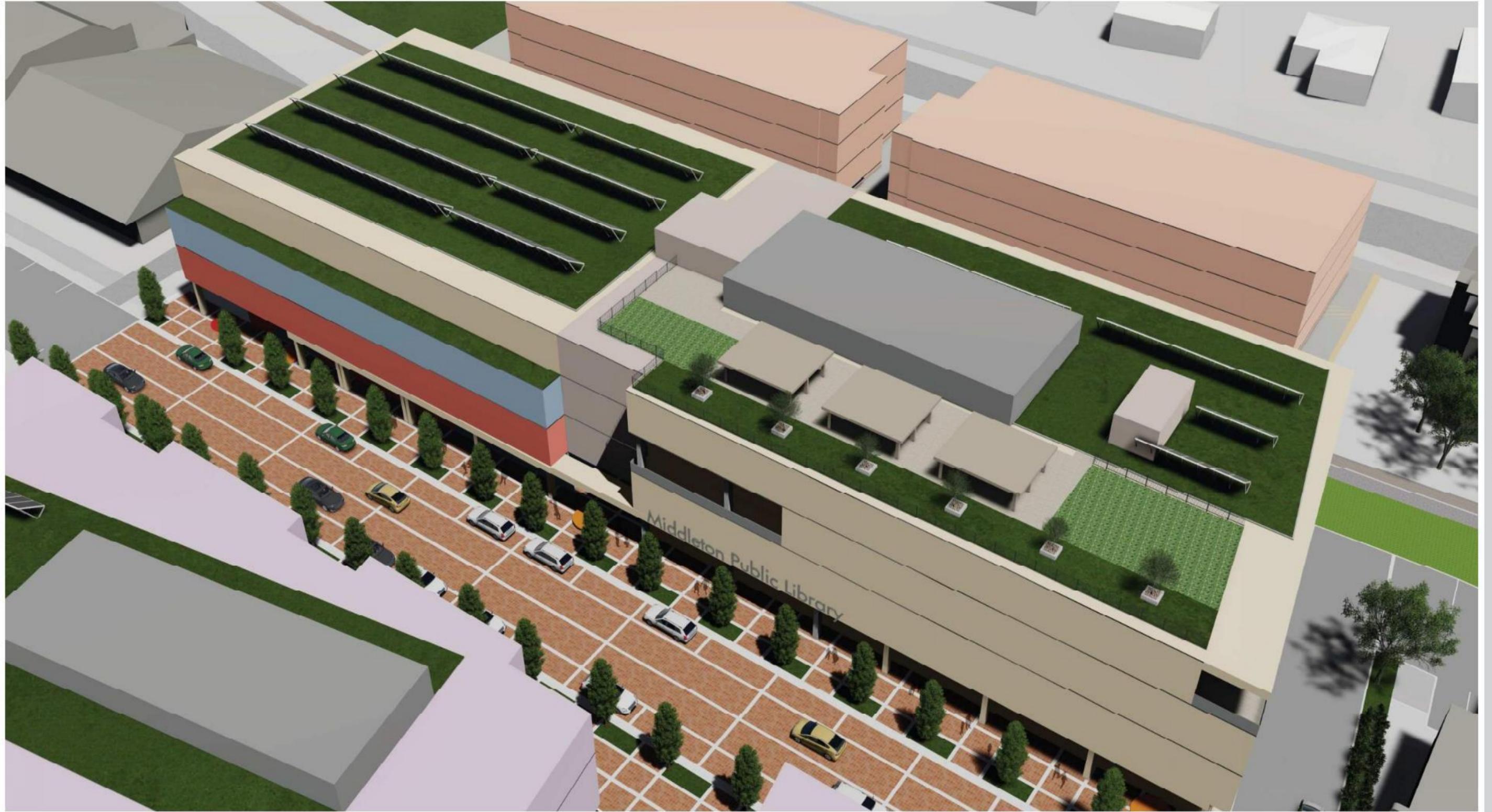


- Library
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VIEW LOOKING EAST

Aerial Massing **The Hub**



VIEW LOOKING SOUTH

Aerial Massing **The Hub**



VIEW LOOKING EAST

Aerial Massing **The Hub**



VIEW LOOKING WEST

Aerial Massing **The Hub**

REFINED CONCEPT 2.

THE HELM

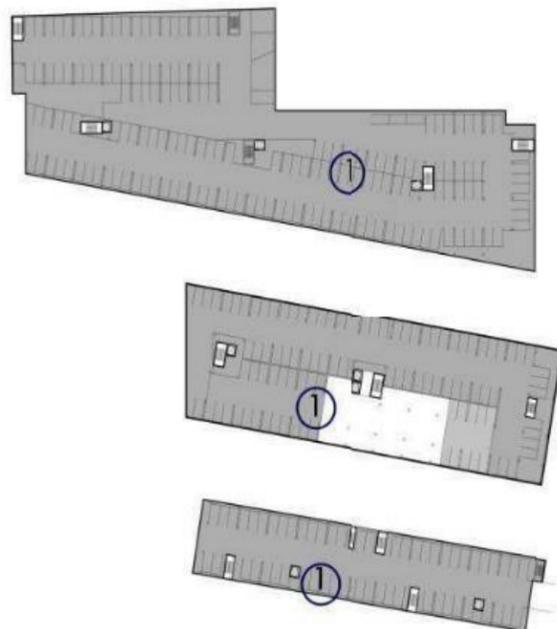


VIEW LOOKING SOUTH

154,000 SF - PUBLIC FACILITIES
141 - PARKING AT PUBLIC FACILITIES

First Floor Plan Cut **The Helm**

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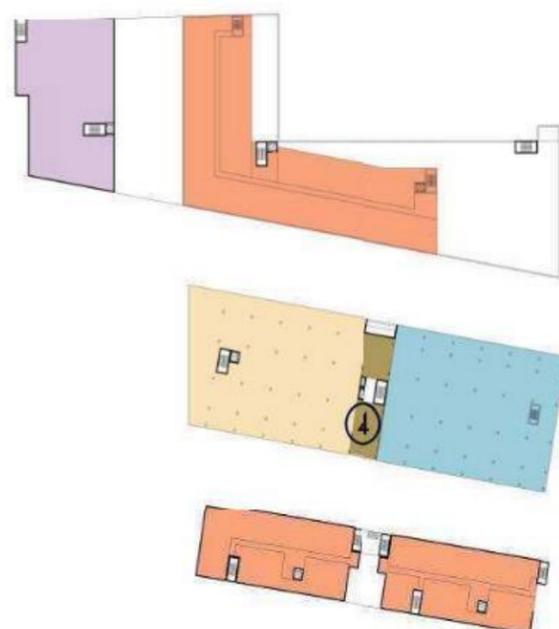


Ground Level

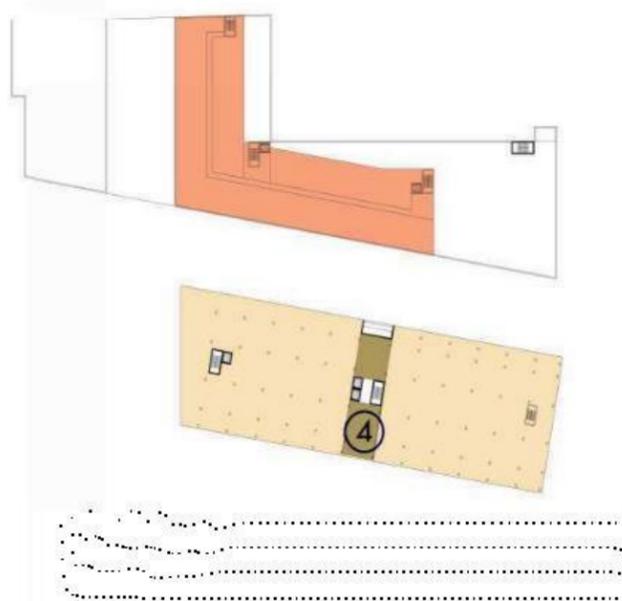
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3



4



- ① Below grade parking
- ② Entry to belowgrade parking
- ③ (4) large rooms with room partitions. Can be used as auditorium.
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- ⑦ Book Drop Off
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- Library
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North not to scale
Plan Diagrams **The Helm**



VIEW LOOKING EAST

View of Street - **The Helm**

MIDDLETON COMMUNITY CAMPUS MASTER PLAN
View of Street - The Helm



- Library
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VIEW LOOKING SOUTH

Aerial Massing **The Helm**



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MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Helm Massing

VIEW LOOKING EAST

Aerial Massing **The Helm**



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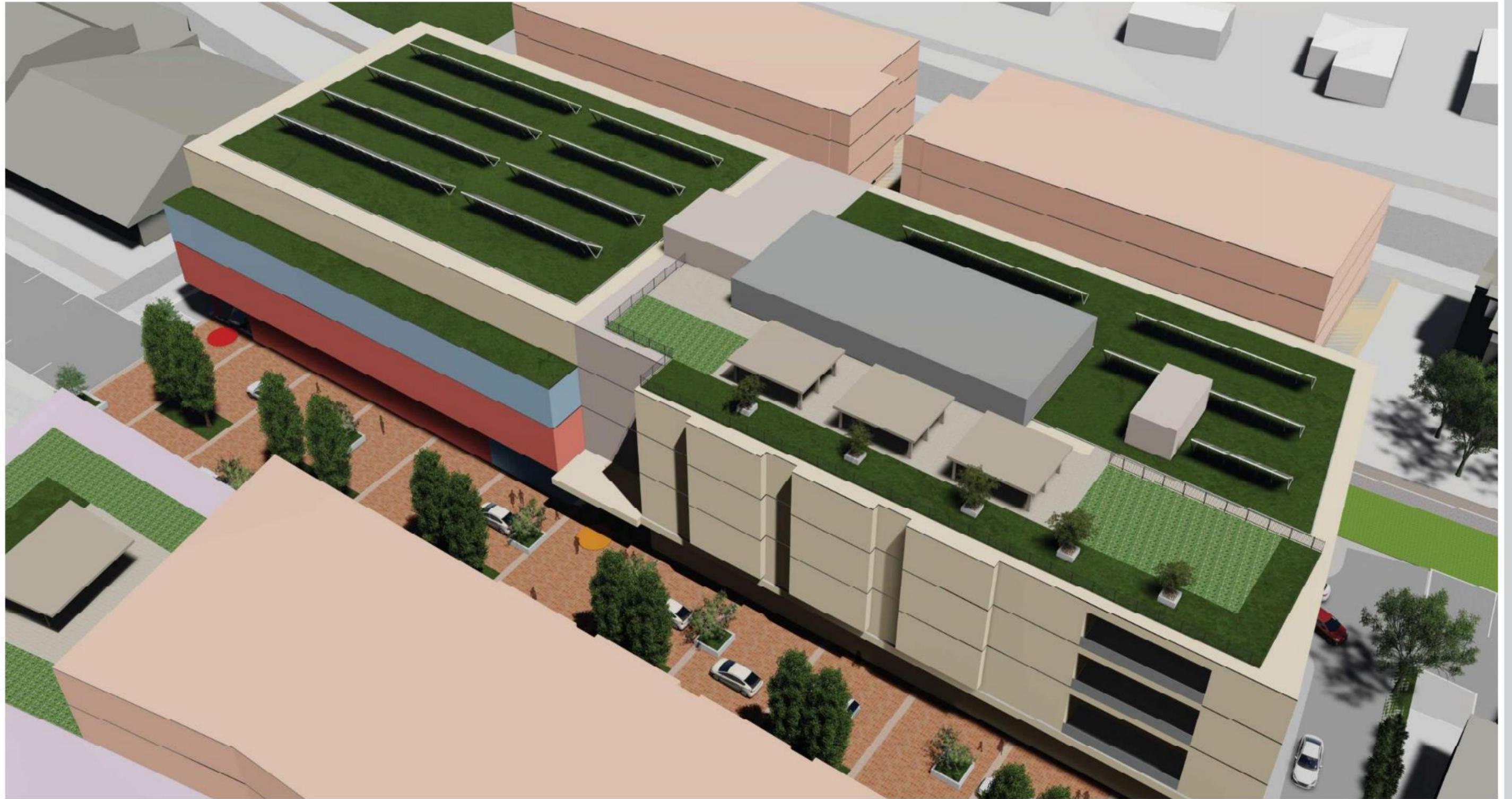
MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Helm Massing

VIEW LOOKING EAST

Aerial Massing **The Helm**



01-10-2020



VIEW LOOKING SOUTH

Aerial Massing **The Helm**



MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Helm Massing

VIEW LOOKING EAST

Aerial Massing **The Helm**



VIEW LOOKING WEST

Aerial Massing **The Helm**

MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Helm Massing

REFINED CONCEPT 3.
THE HEART



VIEW LOOKING SOUTH

Access to parking below building

Loading

Book Drop Off

Building entry

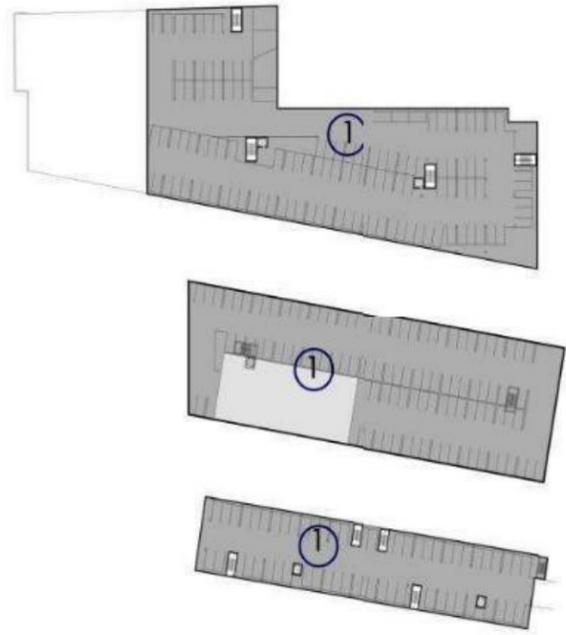
Building entry

City Hall entry

149,000 SF - PUBLIC FACILITIES
116 - PARKING AT PUBLIC FACILITIES

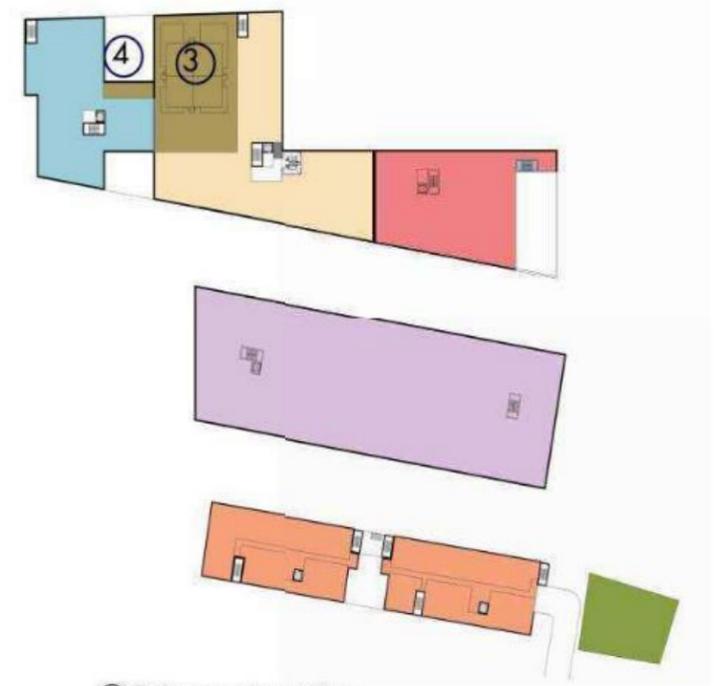
First Floor Plan Cut **The Heart**

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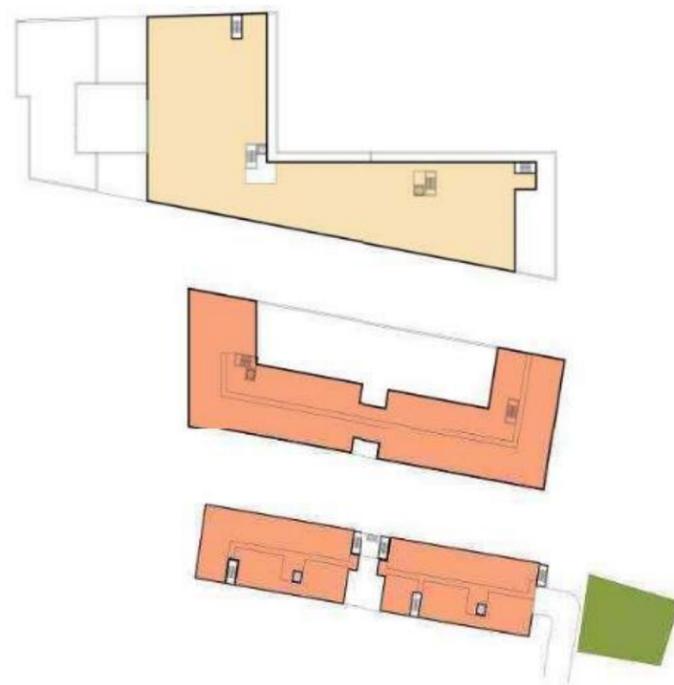
Ground Level

2

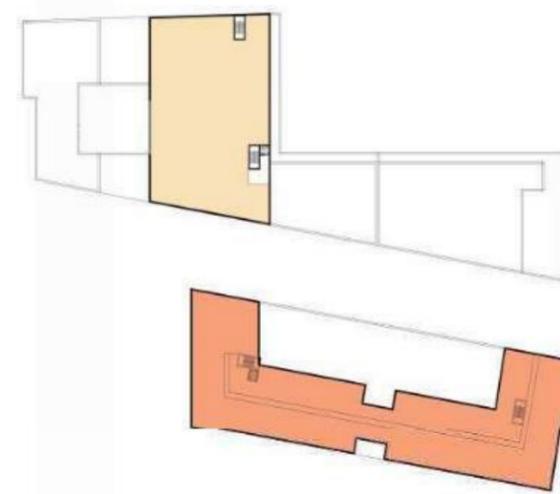


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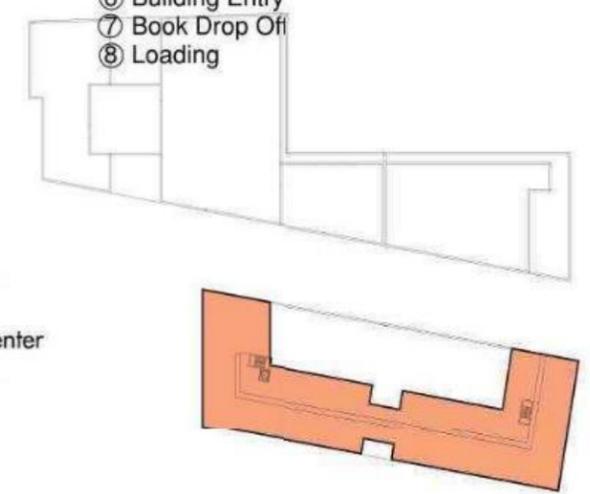
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4



5



- Library
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- Shared Amenity
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- Mechanical

⊕ North not to scale
Plan Diagrams **The Heart**



VIEW LOOKING EAST

View of Street - **The Heart**



- Library
- Intergenerational Center
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VIEW LOOKING SOUTH

Aerial Massing **The Heart**



- Library
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MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Heart Massing

VIEW LOOKING EAST

Aerial Massing **The Heart**



- Library
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MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Heart Massing

VIEW LOOKING EAST

Aerial Massing **The Heart**



01-10-2020



MIDDLETON COMMUNITY CAMPUS MASTER PLAN
The Heart Massing

VIEW LOOKING NORTH

Aerial Massing **The Heart**



VIEW LOOKING EAST

Aerial Massing **The Heart**



VIEW LOOKING WEST

Aerial Massing **The Heart**



VIEW LOOKING SOUTH

View From Elmwood to Hubbard **The Heart**

OPTION COMPARISON

	OPTION 1 HUB	OPTION 2 HELM	OPTION 3 HEART
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DISCUSSION

COSTS

COST ESTIMATE BACKGROUND

- COST ESTIMATE RANGES
 - 35% RANGE - 10% BELOW / 25% ABOVE BASELINE
- COST ESTIMATES BASED ON CONCEPTUAL SCOPE, NOT FINAL DESIGN
- COST ESTIMATES DO NOT INCLUDE OPERATIONAL COSTS
- COST ESTIMATES INCLUDE SOFT COSTS (E.G. FURNITURE, EQUIPMENT)
- COST ESTIMATES DO NOT ACCOUNT FOR POTENTIAL OFFSETTING REVENUE

COST COMPARISON - PUBLIC FACILITIES

	OPTION 1 HUB	OPTION 2 HELM	OPTION 3 HEART
2020 ESTIMATE	\$51.9m - \$71.7m	\$52.4m - \$72.4m	\$50.9m - \$70.7m
2025 ESTIMATE*	\$60.7m - \$83.8m	\$61.3m - \$84.7m	\$59.6m - \$82.7m

**2025 ESTIMATE ASSUMES 3% CONSTRUCTION INFLATION FACTOR*

FUNDING STRATEGIES

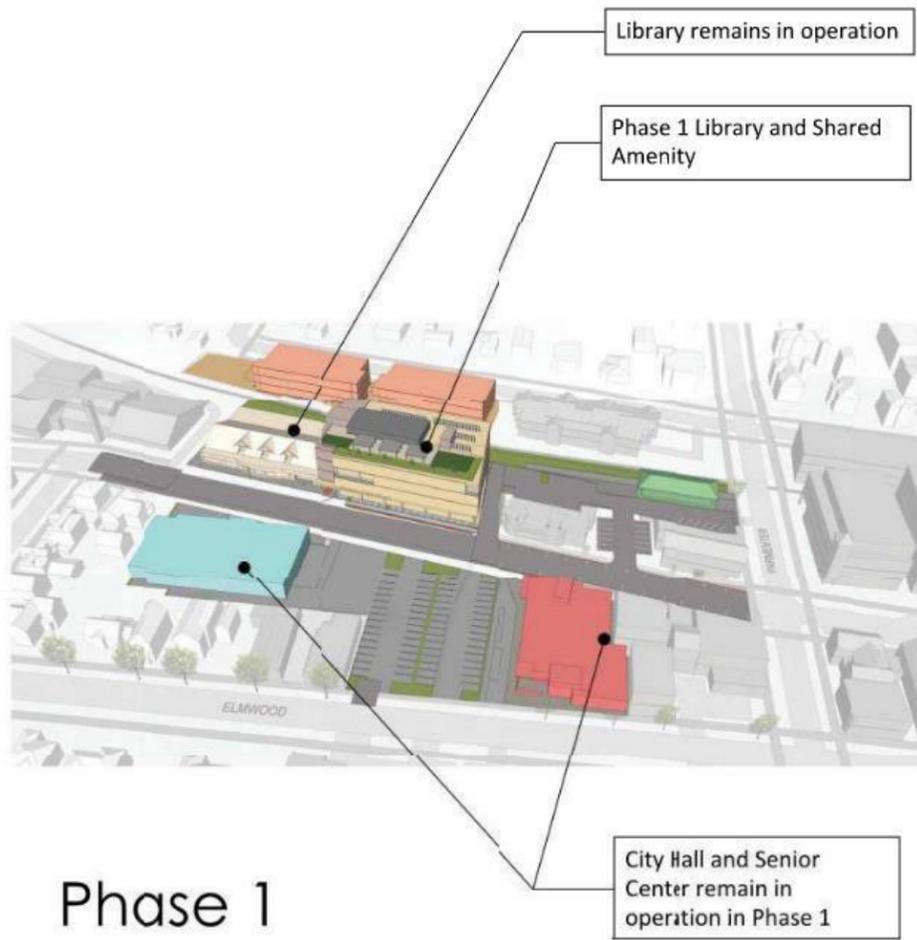
- GENERAL BORROWING – layer in new debt as the outstanding debt on current facilities (Fire & EMS Stations, Police Station, and Middleton Operations Center) is paid off.
- GENERAL BORROWING – potentially structuring additional debt service to align with the closure of TID #3 in order to limit the net tax rate impact.
- TID #3 FINANCING – for public parking and facilitation of private development
- LIBRARY IMPACT FEES – to help fund the portion of the new library facility built to accommodate future community growth
- FUNDRAISING - Library / Intergenerational Center
- POSSIBLE GRANT FUNDING - Wisconsin DOA, HUD, WisDOT, etc.

NEXT STEPS

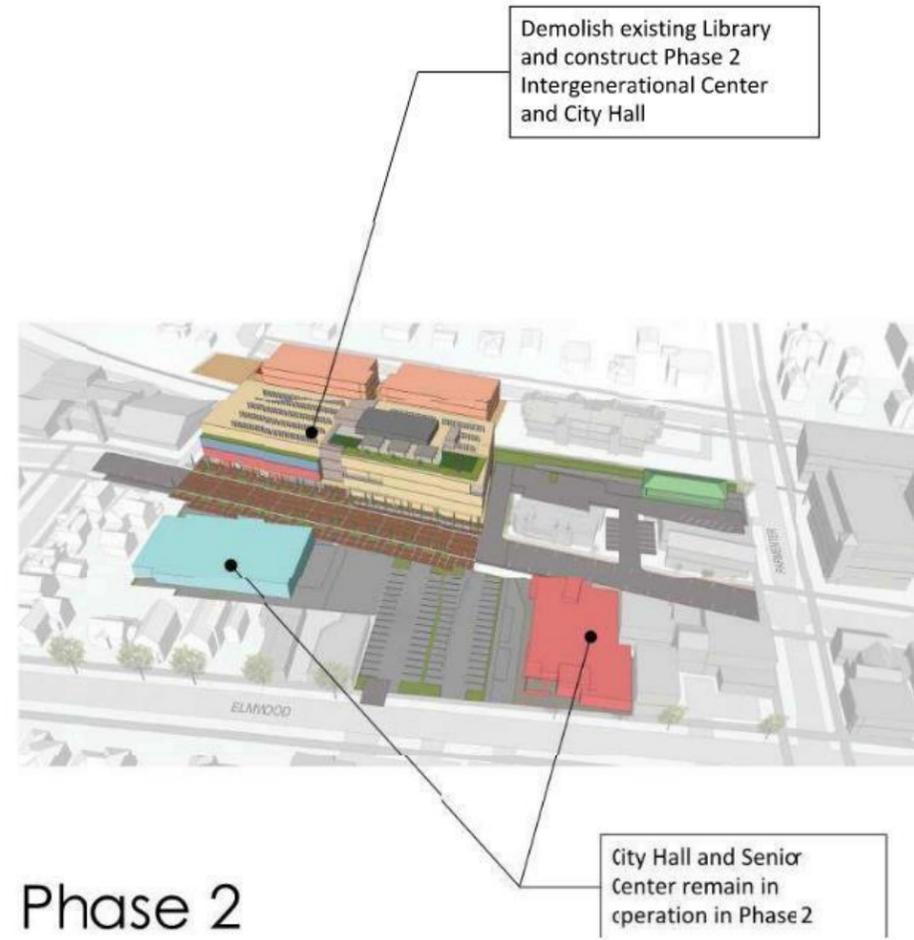
NEXT STEPS

- INCORPORATE COMMITTEE INPUT
- PRESENT TO PLAN COMMISSION / CITY COUNCIL (JAN. 25)
- HEALTH IMPACT ASSESSMENT
- COMMUNITY INPUT / COMMUNITY SURVEY
- REFINE 3 OPTIONS INTO 1 FINAL RECOMMENDATION
- PREPARE COMMUNITY CAMPUS PLAN REPORT

THANK YOU



Phase 1



Phase 2



Phase 3

- Library
- Intergenerational Center
- Shared Amenity
- City Hall
- Housing
- Commercial/Retail
- Mechanical

Phasing Diagrams **The Hub**



Phase 1



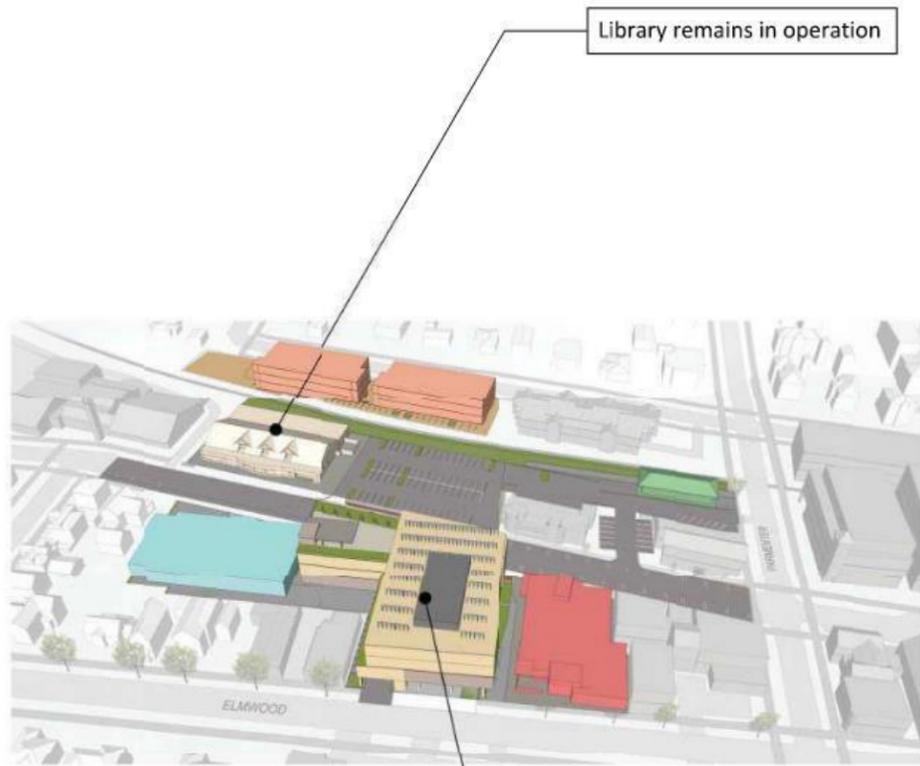
Phase 2



Phase 3

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Phasing Diagrams **The Helm**



Phase 1

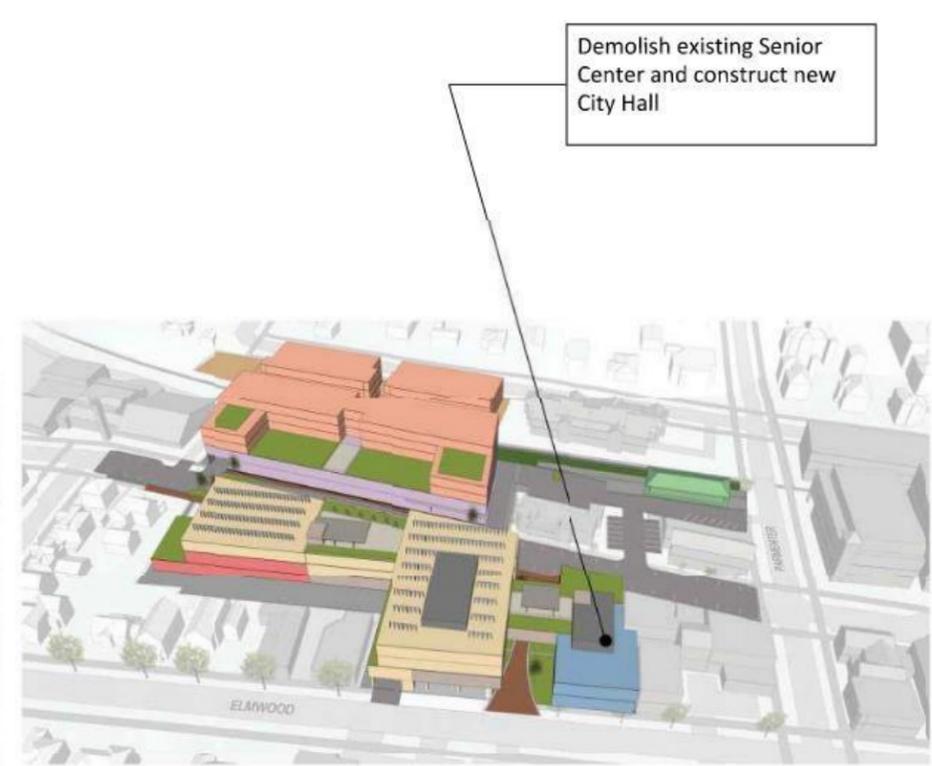
Phase 1 construct Library in the parking lot. City Hall and Senior Center remain in operation. Upon completion City Hall temporarily relocates to the top floor of the Library.



Phase 2

Demolish existing Library and construct Phase 2 Mixed-use Private Development.

Demolish existing City Hall and construct Library and Intergenerational Center

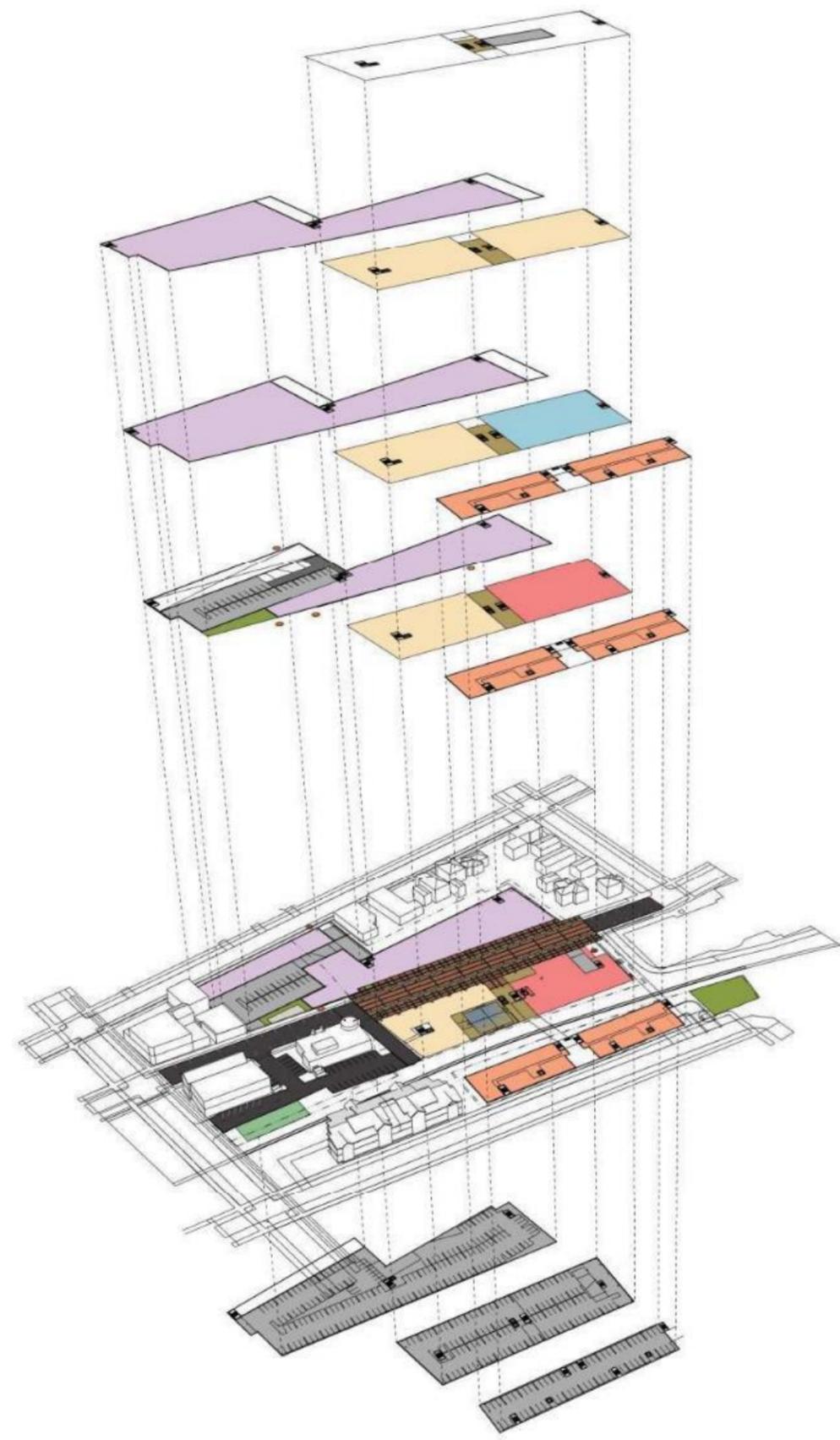


Phase 3

Demolish existing Senior Center and construct new City Hall

- Library
- Intergenerational Center
- Shared Amenity
- City Hall
- Housing
- Commercial/Retail
- Mechanical

Phasing Diagrams **The Heart**



Fifth Floor

Fourth Floor

Third Floor

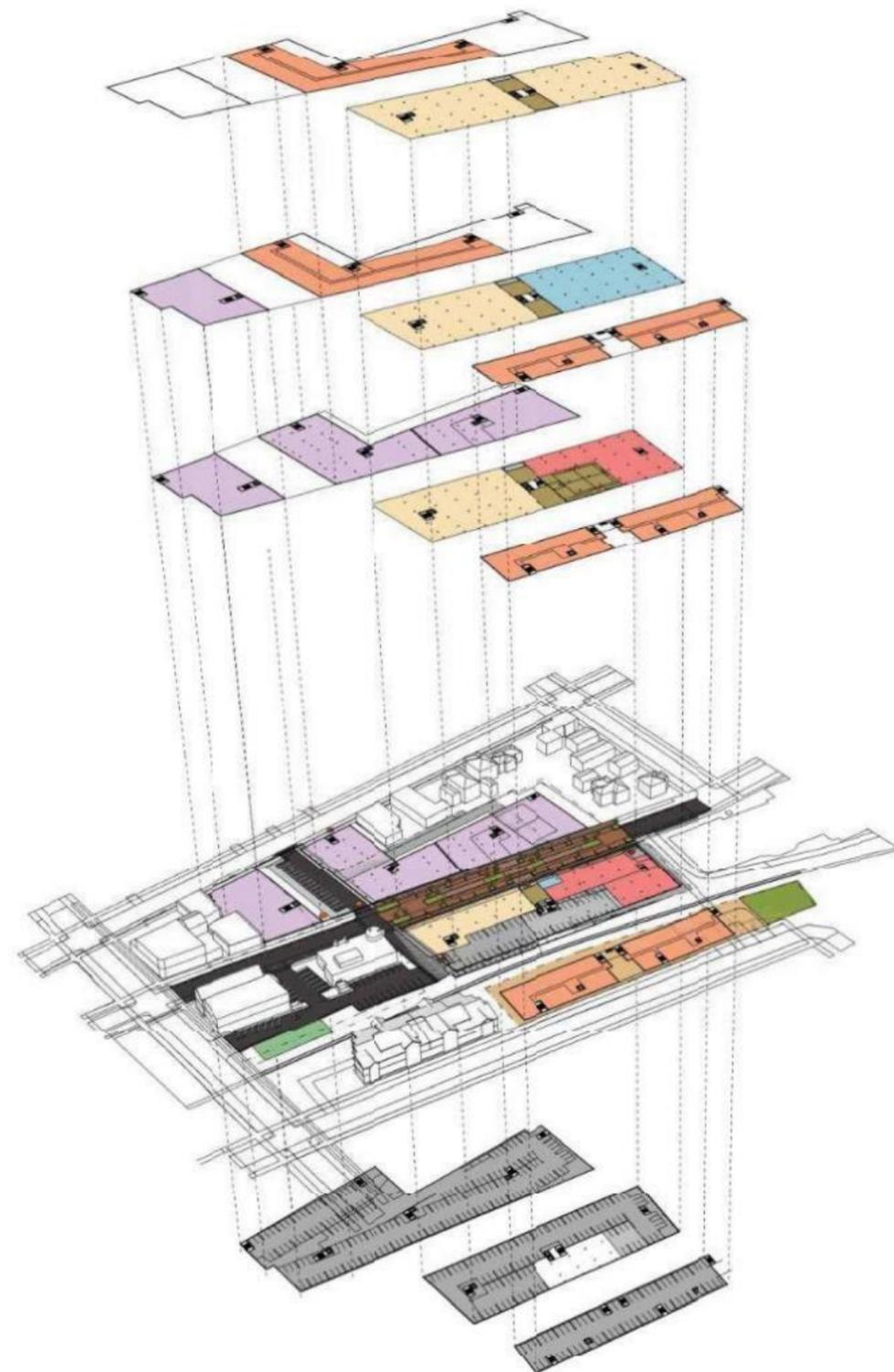
Second Floor

Ground Level

Lower Level

- Library
- Intergenerational Center
- Shared Amenity
- City Hall
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Plan Stacking **Option 1-The Hub**



Fourth Floor

Third Floor

Second Floor

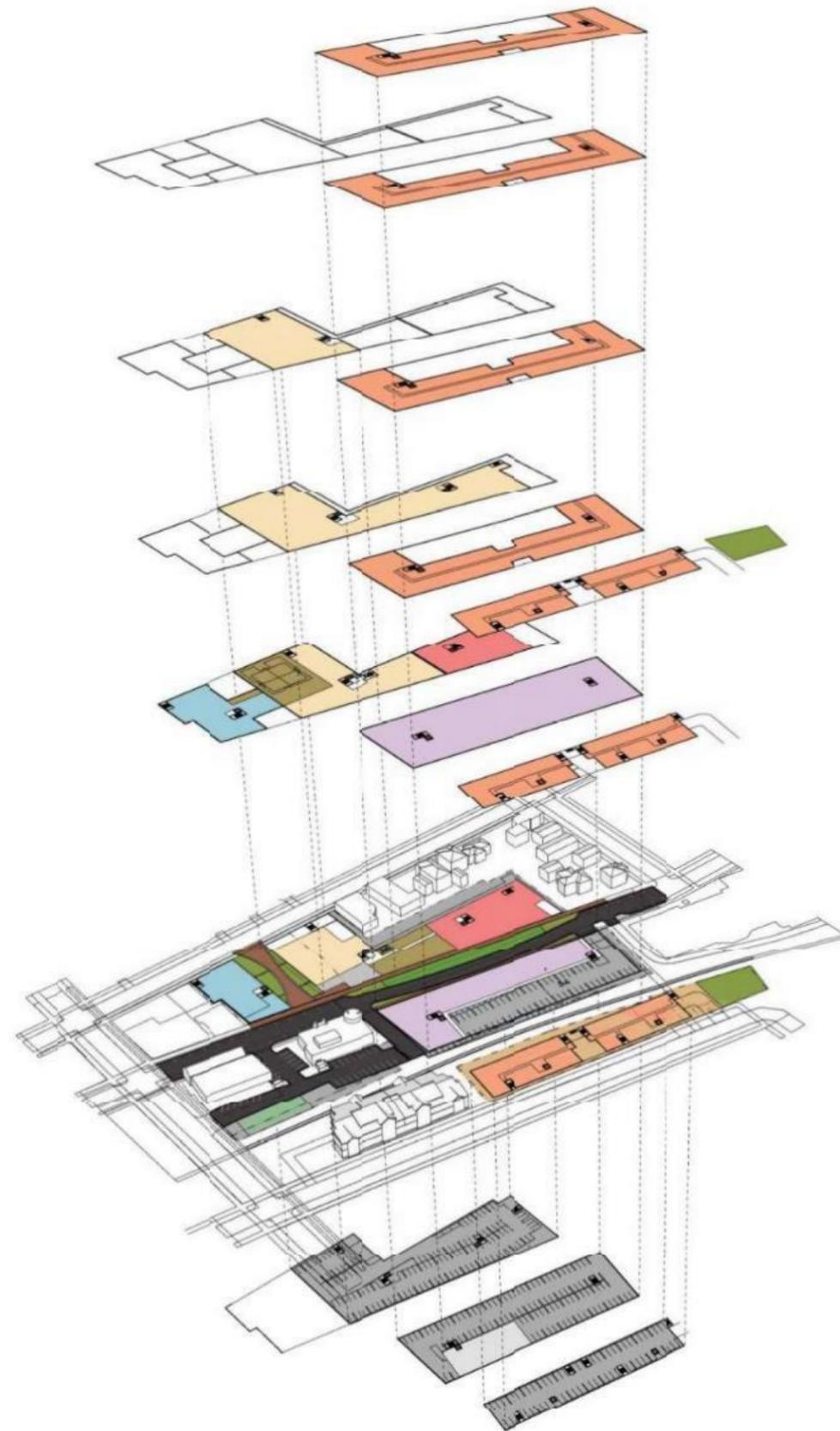
Ground Level

Lower Level

- Library
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- Mechanical

North

Plan Stacking **The Helm**



Fifth Floor

Fourth Floor

Third Floor

Second Floor

Ground Level

Lower Level

- Library
- Intergenerational Center
- Shared Amenity
- City Hall
- Housing
- Commercial/Retail
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⊗ North
Plan Stacking **The Heart**