



ILSLEY 100 PROJECT TEAM

Report to Middlebury Selectboard

November 14, 2023

Initial conceptual design from Wiemann Lamphere



Initial efforts

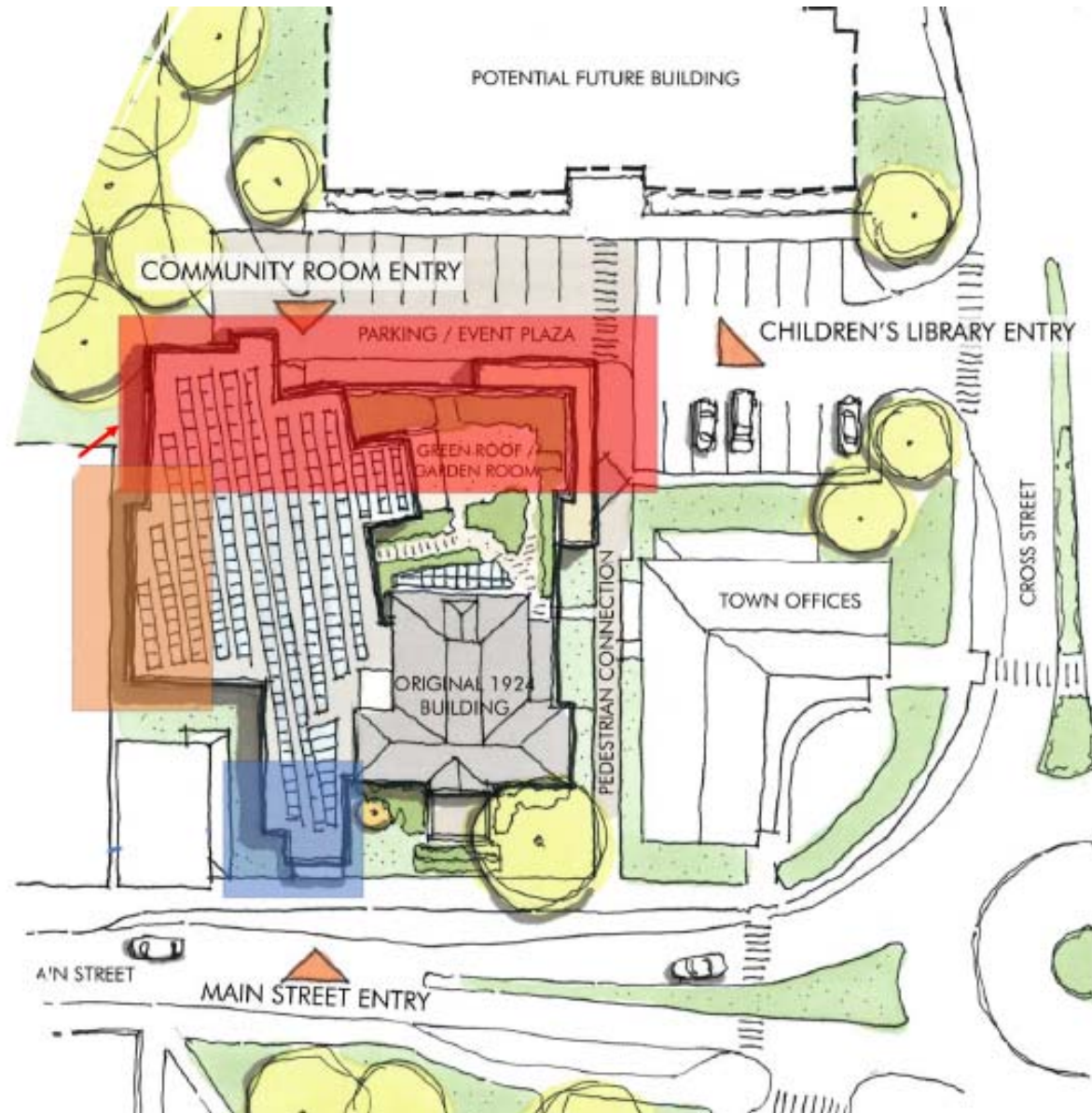
- Reduce the project square footage and estimated total project budget while counterbalancing the effects of interim inflation on the stated IPL target
- Explore the possibility of reducing the rear ground level to avoid loss of parking
- Consider separation of younger program spaces as needed to help with ground level footprint reduction
- Explore changing the existing Main Street entry to clarify preferred use of new entrance
- Explore the possibility of pulling the conceptual design's Main Street entry back to reduce competition with grandeur of 1924 structure
- Engage with program details via meetings with staff, including focus on staff spaces
- Explore more meaningful and efficient uses of the original 1924 building

Areas of challenge

Front entrance extends to Main Street

Rear of building projects into municipal parking lot – loss of parking

Complexities of connecting utilities to neighboring building

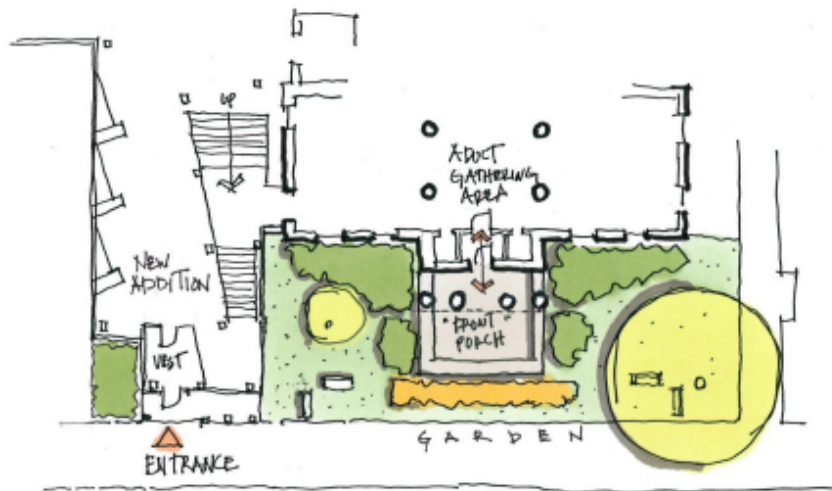


Initial conceptual design shows entrance extending to Main Street sidewalk



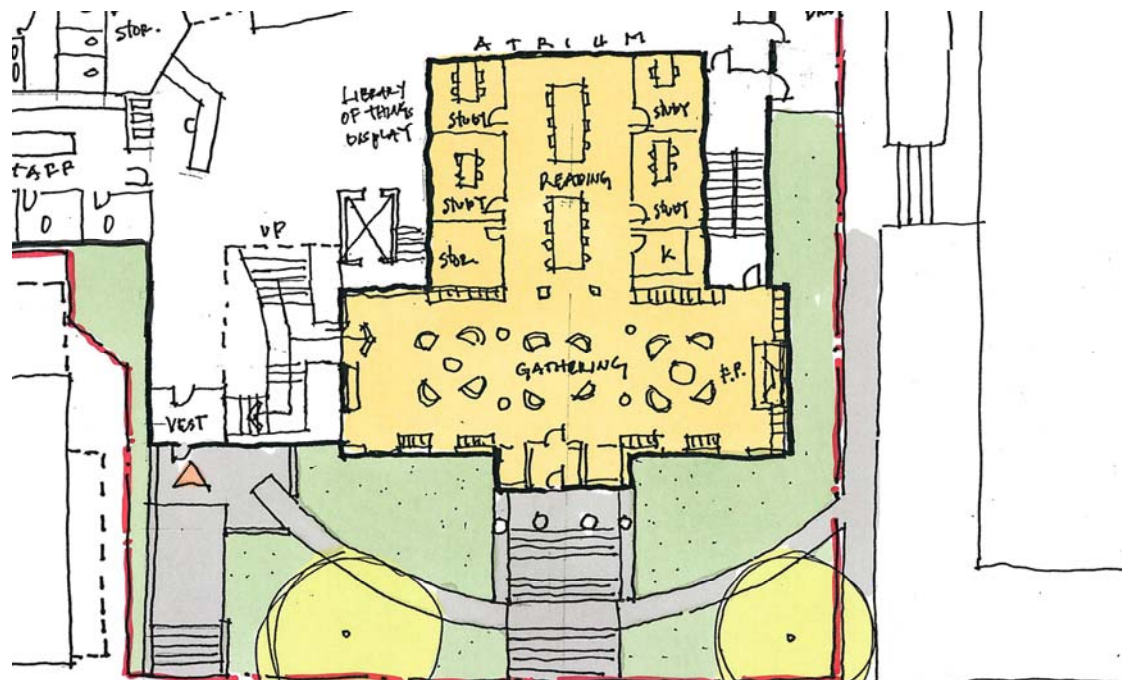
Revised design pulls entry back to slightly behind façade of original 1924 building. Adds screening.





Initial conceptual design (above) proposed turning existing entry steps into a “front porch” with a seated garden below. Vetoed by Dept. of Historic Preservation.

Revised design (below) imagines moveable planters at top of existing steps; arc-like sidewalk for accessible entry. Possible seating along sidewalk.

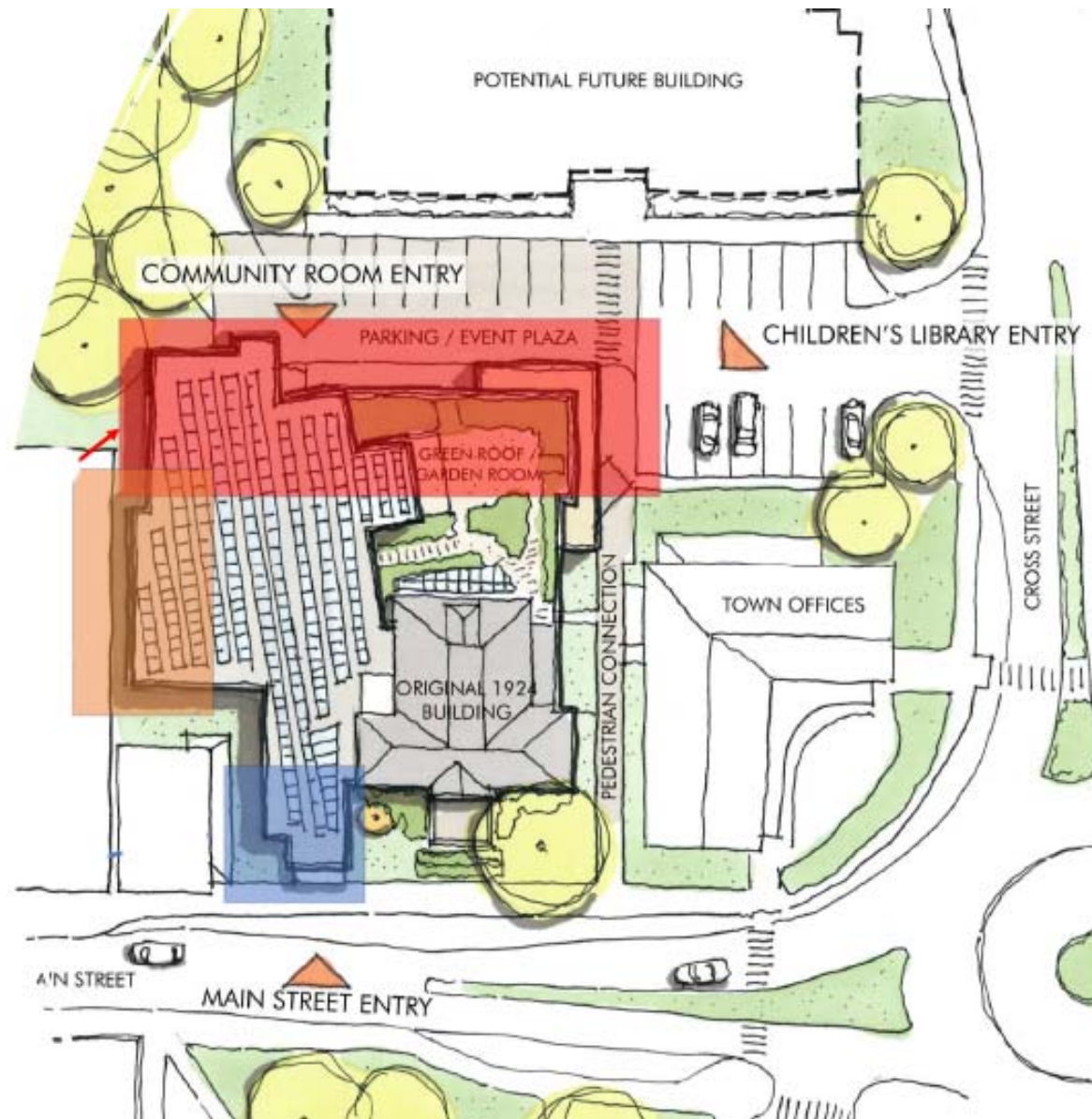


Areas of challenge

Front entrance extends to Main Street

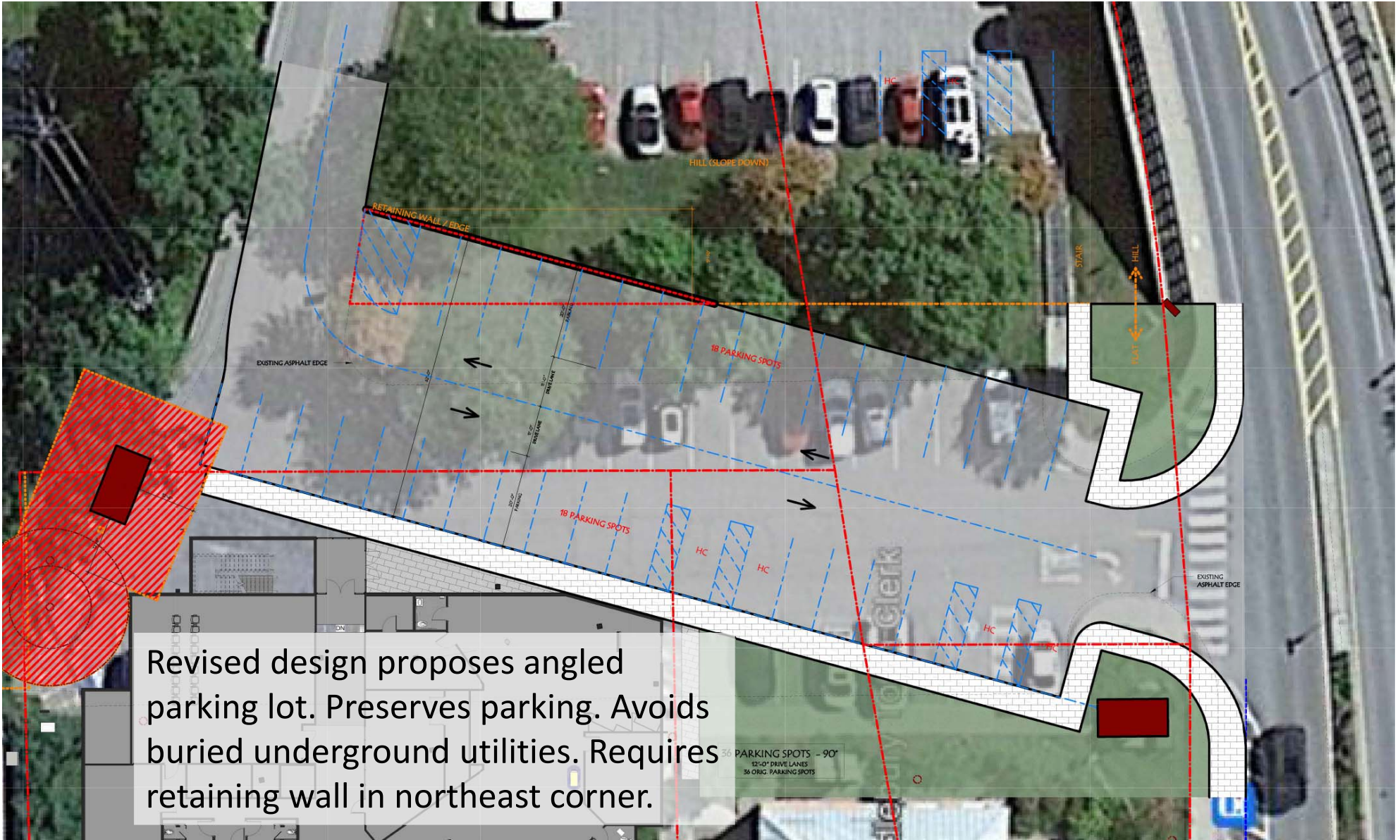
Rear of building projects into municipal parking lot – loss of parking

Complexities of connecting utilities to neighboring building









Initial conceptual design extended into municipal parking lot resulting in loss of parking spaces.

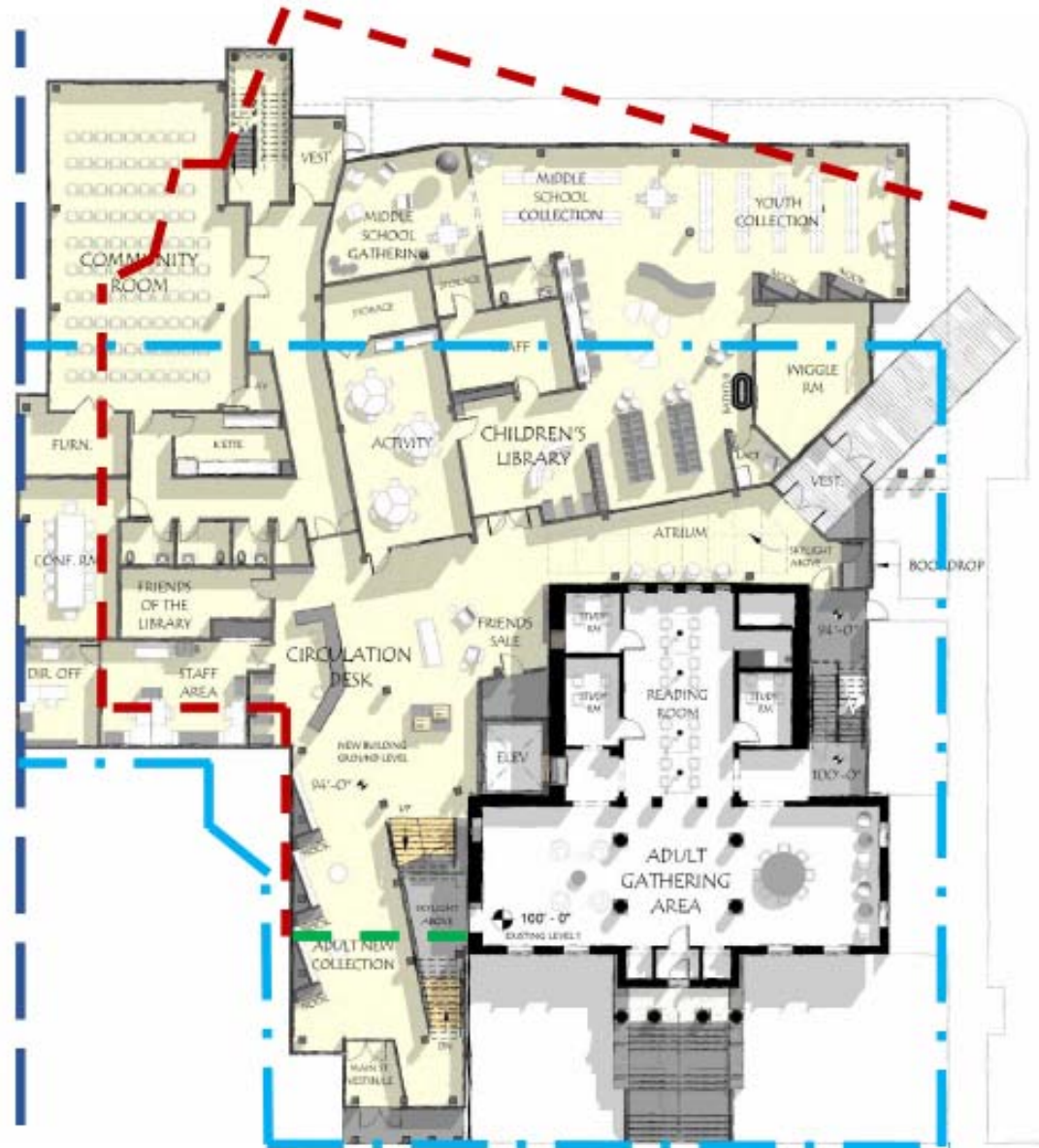


Revised design proposes angled parking lot. Preserves parking. Avoids buried underground utilities. Requires retaining wall in northeast corner.

36 PARKING SPOTS - 90°
12'-0" DRIVE LANES
36 ORIG. PARKING SPOTS

PROPERTY & UTILITY OVERLAY PLAN

-  Theater property line / building edge
-  Utility clearances
-  HP Recommendation
-  Library / Town property line

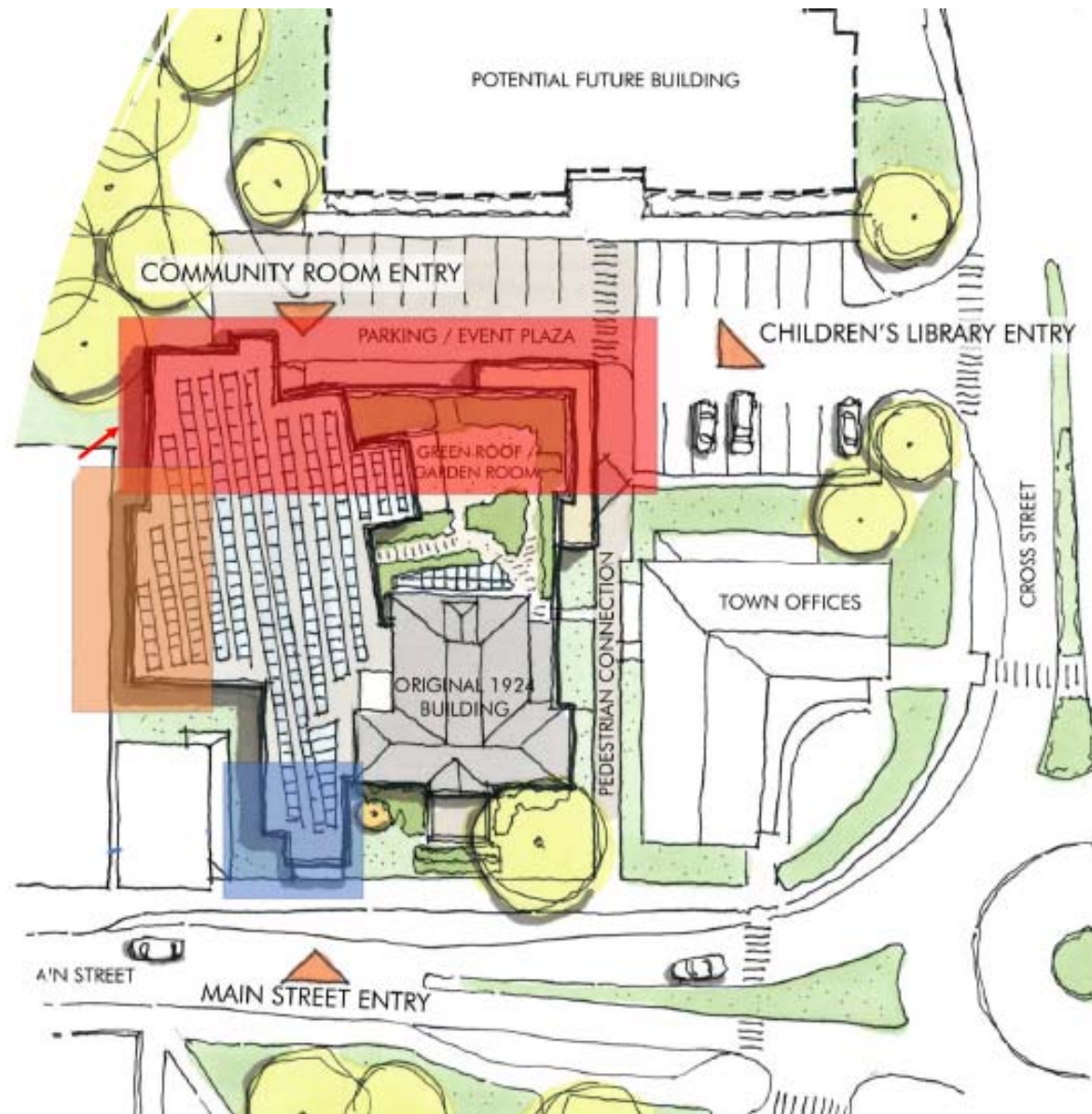


Areas of challenge

Front entrance extends to Main Street

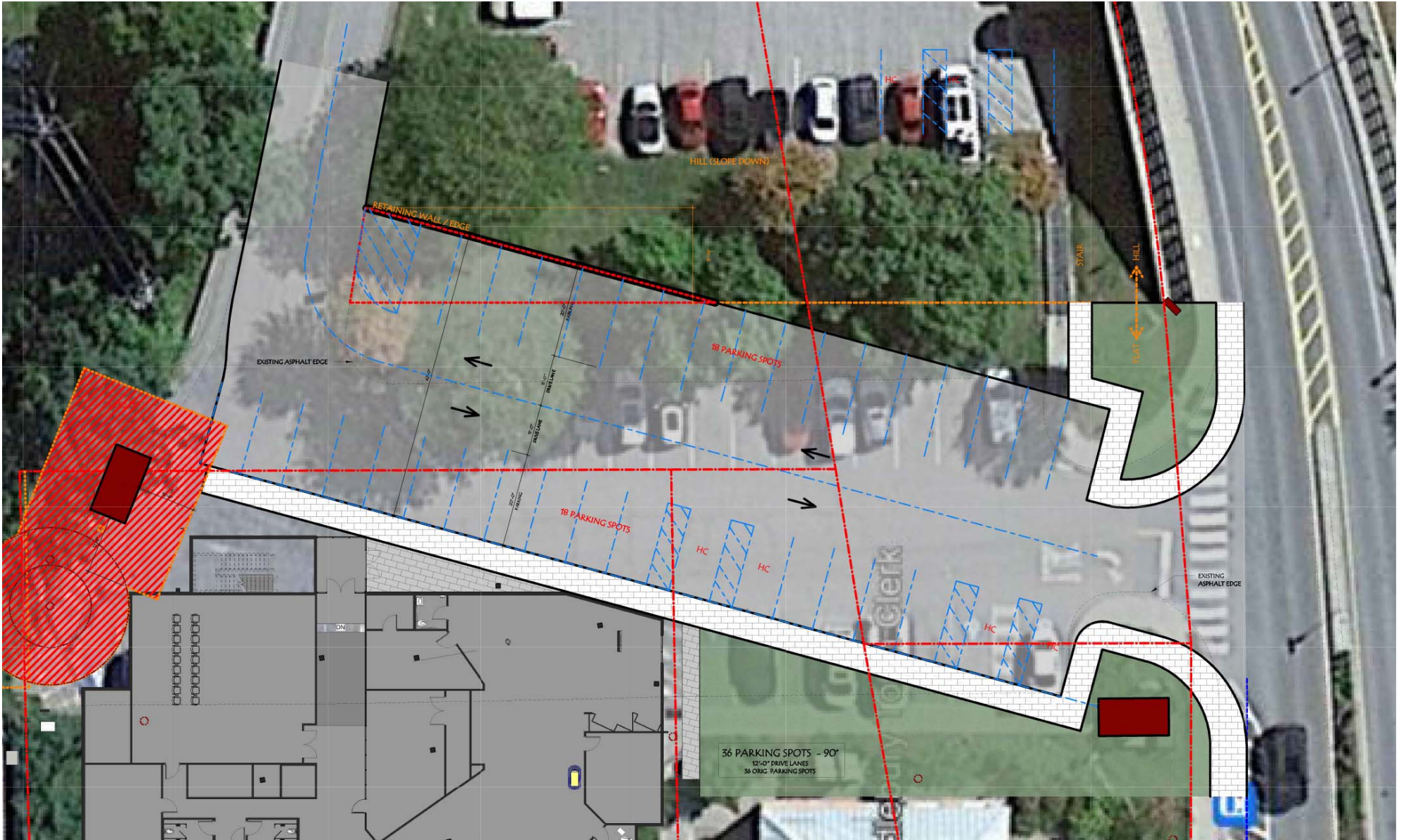
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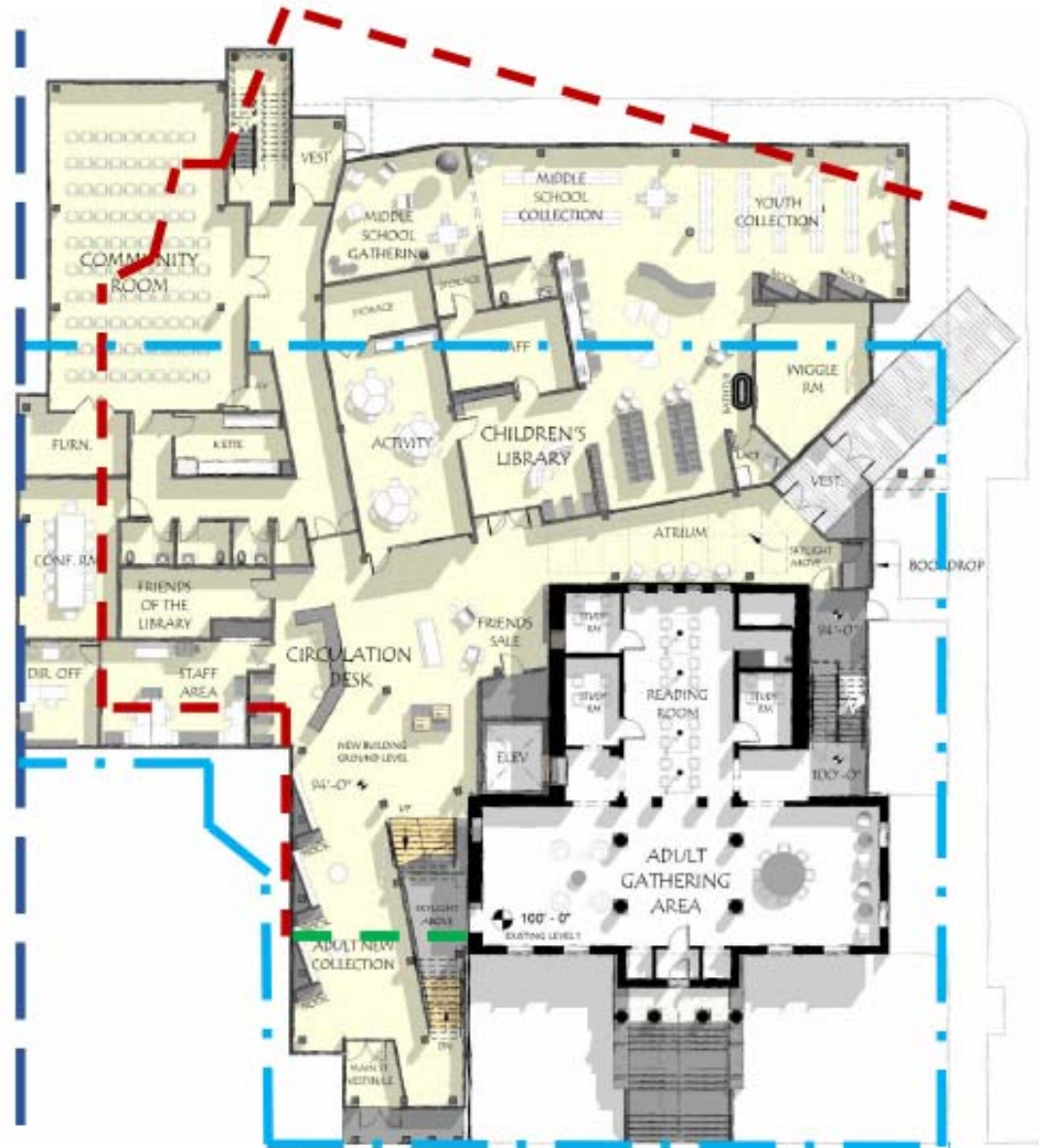


Challenging utilities at rear of building and connecting to building next door.



PROPERTY & UTILITY OVERLAY PLAN

-  Theater property line / building edge
-  Utility clearances
-  HP Recommendation
-  Library / Town property line



“Plan A” provides for utility clearance but shrinks available footprint for library program. Some spaces move upstairs, making them less available after hours.



In "Plan A" second floor is cantilevered to allow more space on north, but still less than desired.



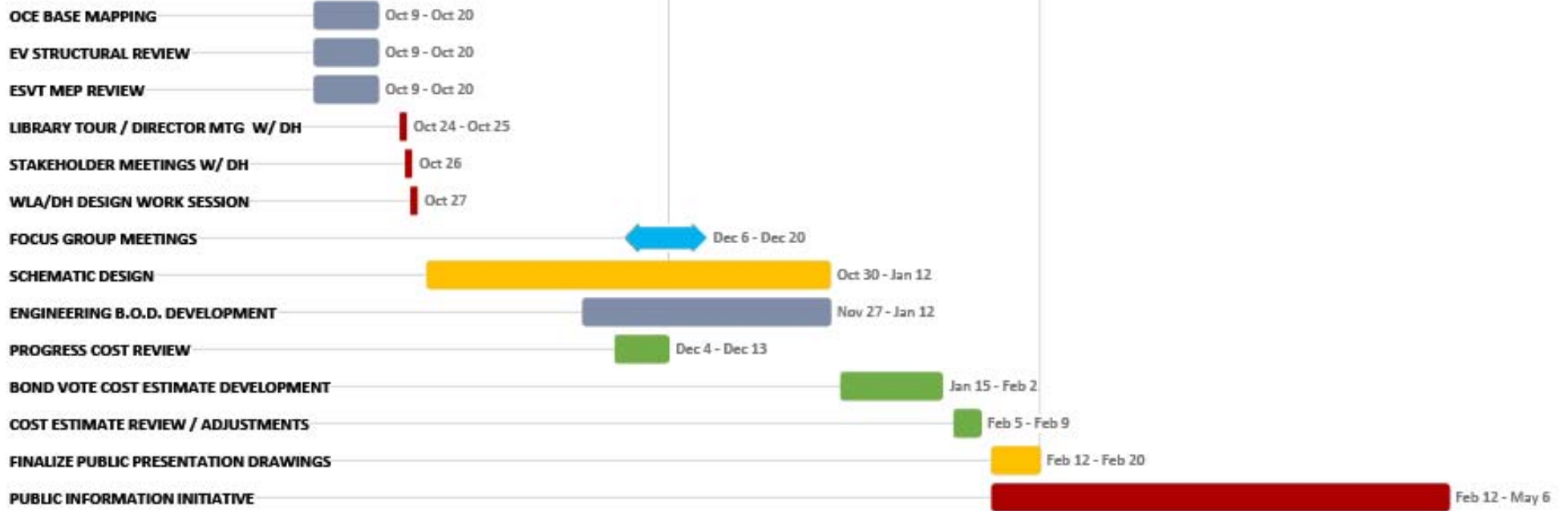
“Plan B allows for more space on second floor and expands outdoor programming space.





TECHNICAL ON-SITE + PROGRAM REVIEW

TOWN MEETING PRESENTATION



NB: There will be additional public meetings in December. Proposed spring bond vote not approved by Selectboard.