

Section 4 : Conceptual Design Recommendation

OVERVIEW

Prior to the development of the recommendation, the design team met extensively with the Joint Task Force to understand the current deficiencies as well as the needs of the Herschler building and the connector link between the Herschler and Capitol buildings. The outcome was the creation of multiple design options that are able to be applied to selected design option packages. The idea was that each piece could be utilized as a “plug and play” with each other to develop specific design options speaking to a “small, medium, large” level of impact and cost to the project. Four distinct design options were moved forward to a point of discussion and reviewed with the Joint Task Force. The final recommendation, presented in this report, is a hybrid of several of the final 4 design options based on building efficiency, square footage availability, and cost of the project.

Site Analysis

The site includes the northern portion of the Capitol Core located between West 24th Street, West 26th Street, Carey Avenue, and Hwy. 85/Central Avenue. The site is owned by the State of Wyoming and has been selected by the State for this Study. The site is currently nearly bisected east to west by the drive lanes providing access to the underground parking structure.

Capitol District

The downtown area [see figure 4.1.01] includes the Capitol Complex District and a number of Historic Neighborhoods as illustrated below. Understanding that the project site is within the fabric of the City of Cheyenne, special care shall be given to the project design and development. Additionally, the development of the project as it relates to the Capitol North Historic District will require a measured and delicate design solution in its scale and quality.

St. Mary's and Pioneer Sites

Currently, the St. Mary's Site is an asphalt surface lot serving the parking needs of state employees. The St. Mary's site is anticipated to be a lay-down area for the contractor during the construction of the Capitol and Herschler renovation and addition. A potential replacement parking area may include the Pioneer site to the northwest.



Figure 4.1.01: Capitol Districts



4.1 Site Design Analysis

CAPITOL PATTERNS

The downtown area has a number of important patterns [see figure 4.1.02] that influence development. Illustrated below are the view corridors, primary and secondary vehicular corridors, and associated neighborhood blocks in and around the Herschler and the Capitol Core as related to the project site. Considering the project site is directly adjacent to the Capitol, it is important for the project to consider views to the Capitol. Primary vehicular patterns are shown with the deeper blue lines, whereas the secondary vehicular patterns are indicated in the light blue, dashed lines. The project is located between Carey Avenue and Hwy. 85/Central Avenue, which are primary, arterial streets. A traffic study will be conducted in the Level III Design phase to further understand integrating the project into the City's vehicular infrastructure.

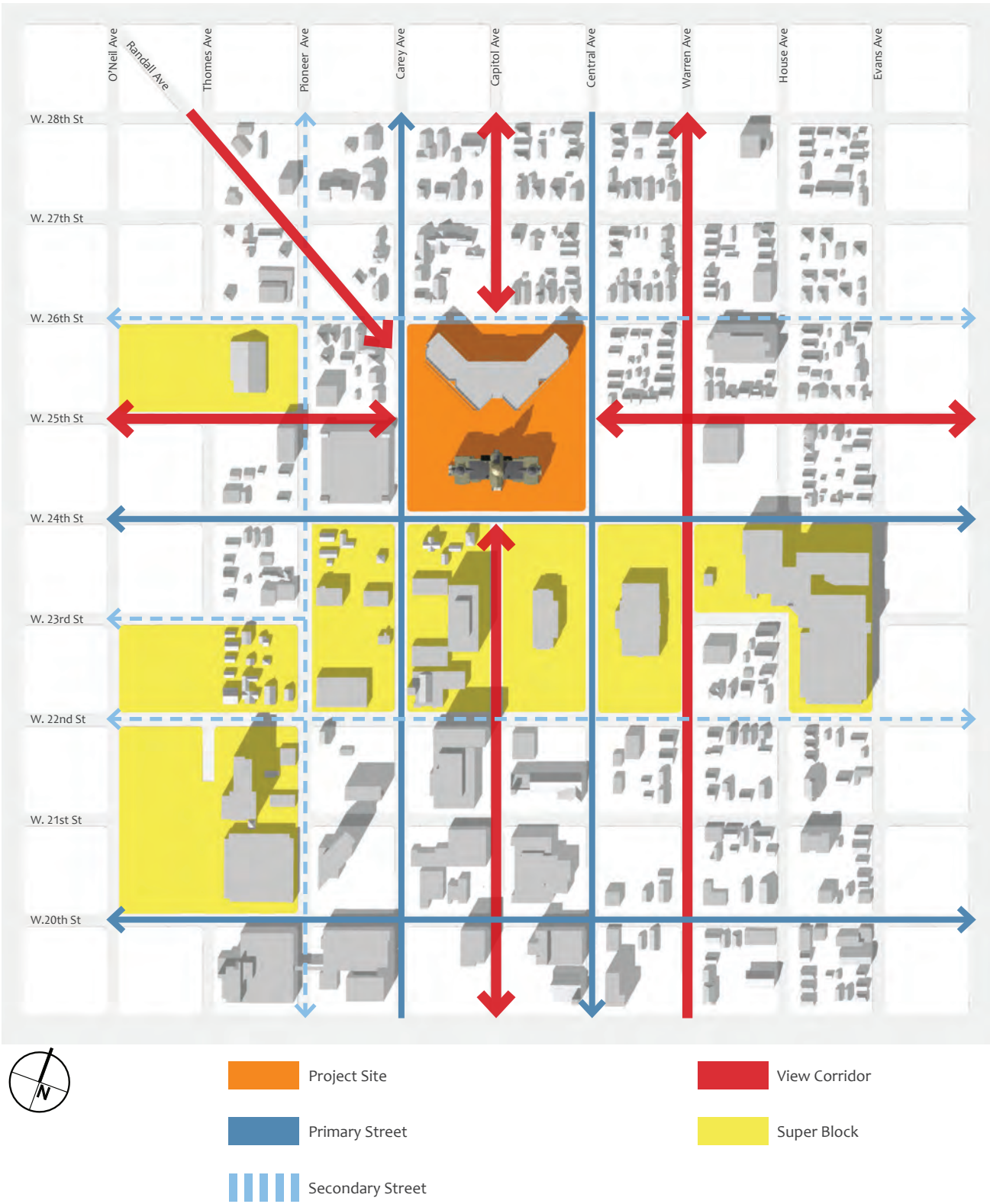


Figure 4.1.02: Capitol Patterns



HEIGHT RESTRICTIONS

The Capitol Complex imposes height restrictions in the vicinity of the Capitol building in support of maintaining views to this important landmark [see figure 4.1.03]. The restrictions are based upon elevations, not building height. These limits will be reviewed in detail in the Level III Design phase, but for the purposes of this Study, a height limitation that is equal to the existing Herschler Building will be utilized.

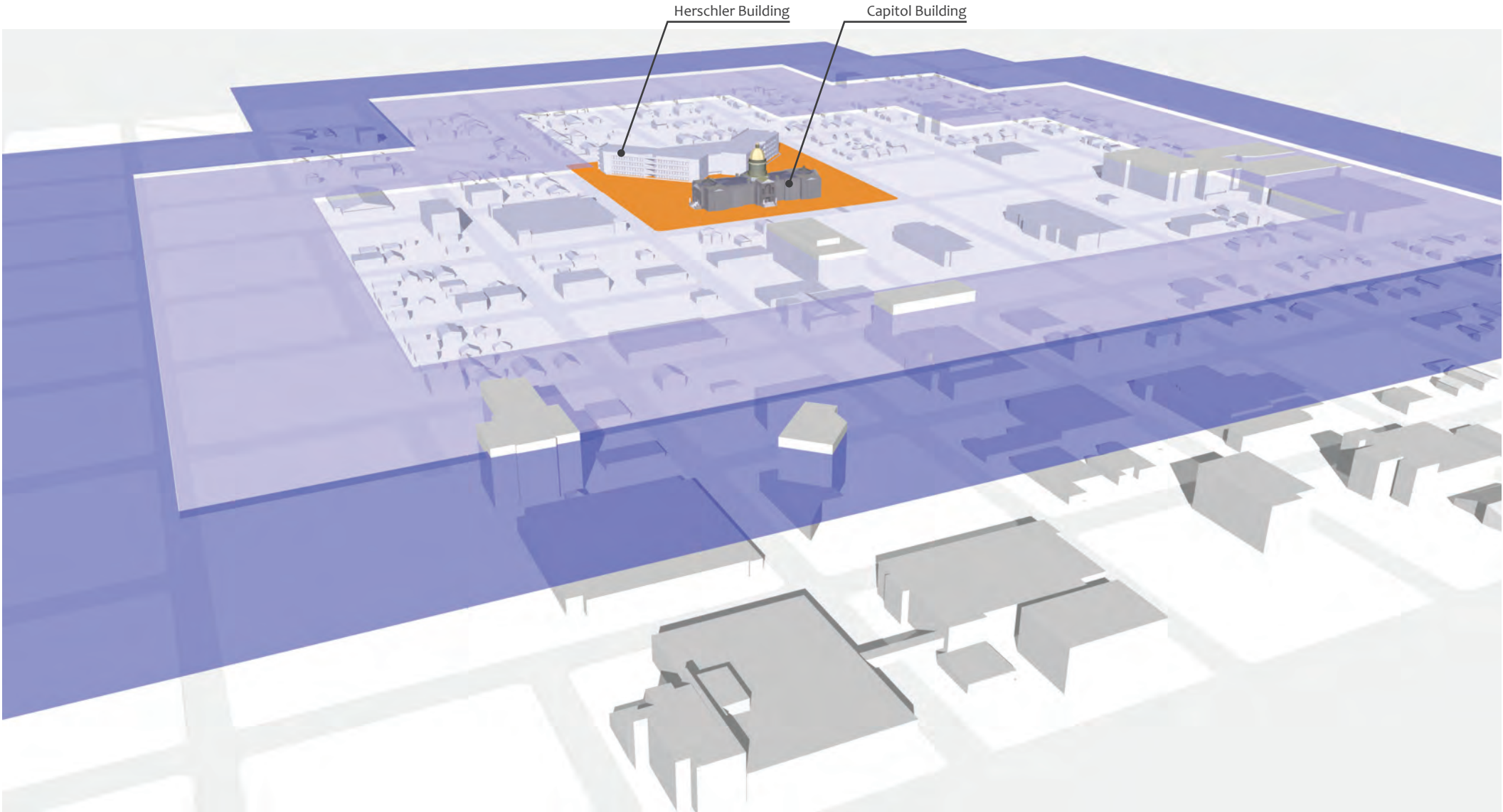
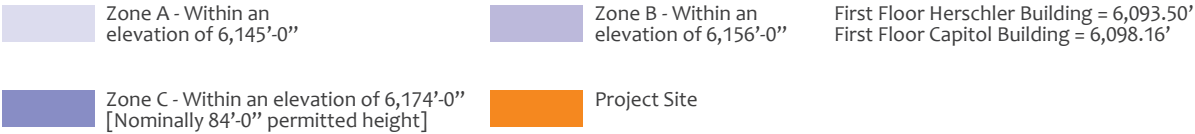


Figure 4.1.03: Downtown Height Restrictions



4.2 Building Design Analysis

OVERVIEW

The purpose of this section is to describe and understand the specific areas of the existing Capitol Complex that require various levels of intervention to coincide with the proposed Conceptual Building Design in Section 4.4.



Figure 4.2.01: Plaza and Capitol



4.2 Building Design Analysis

CONNECTOR/ BASEMENT SCOPE DIAGRAM

This portion of the work is considered an addition to the Capitol, a National Historic Landmark. The Secretary of the Interior's Standards will apply to how this work connects and interfaces with the Capitol.

The Connector/ Basement Floor Plan [Figure 4.2.02] contains several key areas of consideration that will be affected by the scope of the Conceptual Building Design presented in Section 4.4.

The connector will be selectively demolished, while using existing foundations, in accordance with the area indicated in purple, to accommodate new tenant improvements. Included in this scope of work will be the removal of the existing light wells, the central utility plant [CUP], conference room B63, portions of the existing loading dock, VIP parking, general parking, and all other miscellaneous outdoor spaces and partitions shown in this area.

Adjacent to the area demarcated for Tenant Improvements are two areas, shown in light blue, that represent areas that will need to be excavated for the inclusion of two new recessed plazas. In order for this intervention to occur, it is necessary for the site to be excavated, which includes all hardscape and landscape included within this boundary.

Another major component of the Basement/ Connector scope is the removal of the existing central utility plant [CUP], which is currently located in the purple area. It is necessary to excavate the existing site [hardscape and landscape removal], remove the existing underground fuel tank and site components to facilitate the inclusion of the CUP below grade. In addition, the existing steam tunnel will be re-routed to facilitate this intervention and allow for a more direct route to the new sub-surface C.U.P, all of which is indicated by the salmon color.

Lastly, the Basement/ Connector level will include the relocation of the west drive lane, the relocation of the existing VIP parking area, as well as the creation of a new north drive lane. The area vacated by the VIP parking will be reallocated to house a new, larger electrical vault.

In order for the new north drive lane to be constructed [area indicated in yellow], it will be necessary to excavate the existing grade [hardscape and landscape], remove existing site lighting, and excavate portions W. 26th Street between Central Avenue and Carey Avenue, as shown. It is important to note that the existing VIP Parking will be relocated [in yellow] towards the north, yet still maintain private access from Central Avenue.

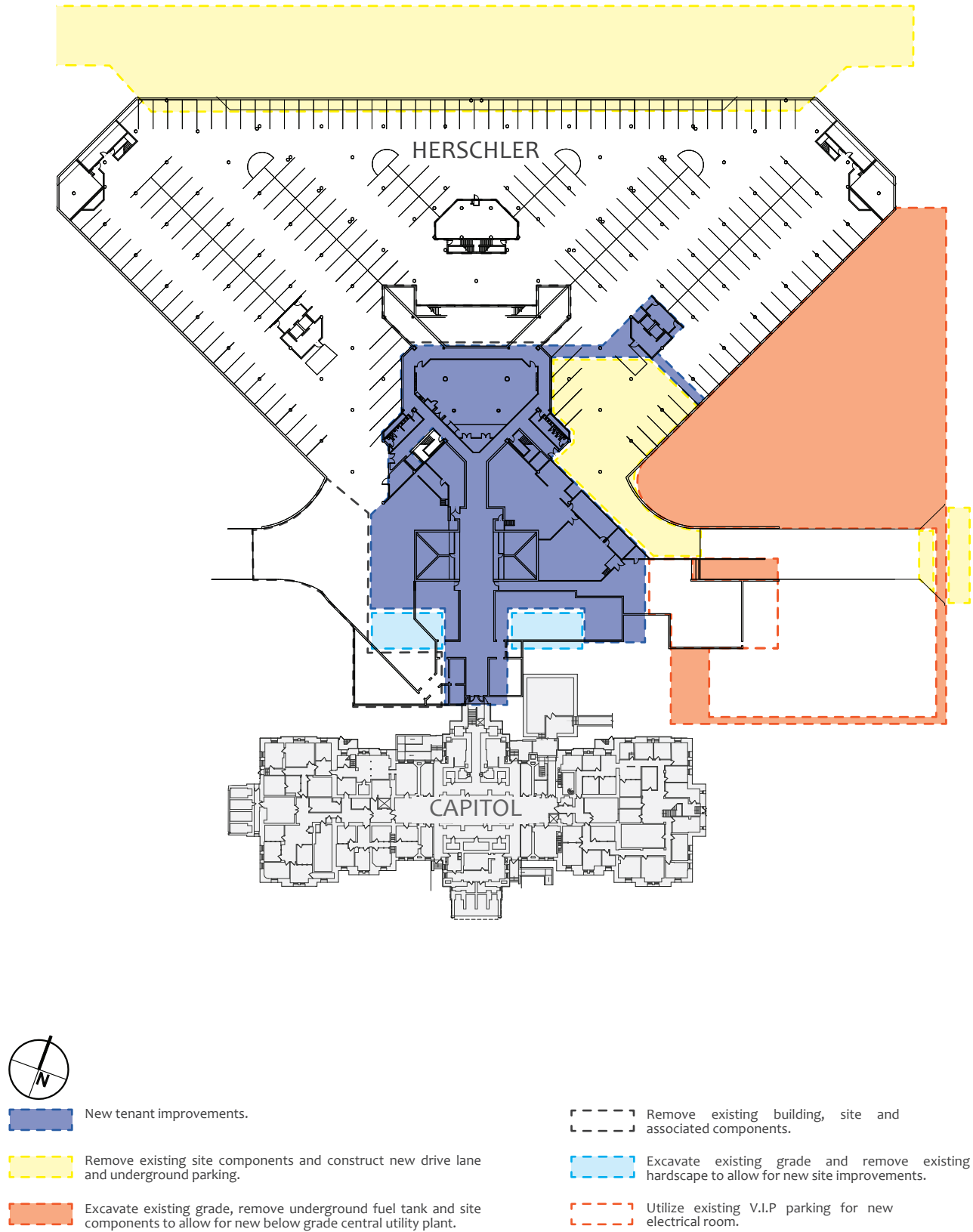


Figure 4.2.02: Scope Diagram - Connector



4.2 Building Design Analysis

1ST FLOOR SCOPE DIAGRAM

In order for the 1st story of the Herschler Building to be prepared for the Conceptual Building Design presented in Section 4.4, the current interior improvements and envelope of the Herschler Building must be selectively demolished, renovated, and added on to in a variety of fashions [see Figure 4.2.03].

The design intent of the floor plans is to provide maximum flexibility within the existing building envelope. It is necessary to remove all of the existing interior partitions to allow for new tenant improvements [partitions and finishes], the extent of which is illustrated in purple in the figure to the right. It is important to note that the “core elements,” existing elevator, utility rooms, east and west stairs will be left intact. The bathrooms will be reviewed per the current adopted codes and revised accordingly.

The current conceptual design recommendation includes new additions on both the north and south side of the building. This design will impact, to some degree, both the existing Atrium [illustrated in green in the diagram to the right] and the existing north and south Façades. As such, the area illustrated in green will need to be removed, in accordance with Structural recommendations, to facilitate the creation of a new north addition. As illustrated, this area extends beyond the current exterior to the north [shown as a black dashed line]. In order to accommodate the current Conceptual Design, it will be necessary to remove and prepare the existing site and its associated components: utilities, landscaping, hardscaping, drive lane, and site stairs for both the north and south additions.

In relation to the site preparations for the new additions, it will also be necessary to prepare the site for both a plaza renovation as well as the addition and relocation of the north drive lane located between the Capitol and the Herschler Buildings.

To prepare the existing site for a new plaza [area shown in light blue], it will be necessary to excavate the existing grade, which will include all hardscape, landscape, exterior lighting, mechanical exhaust vents, as well as all miscellaneous site devices included in the area of work.

The area of the site that will be affected by the addition and relocation of the entry for the subsurface parking garage is indicated in yellow. This area will need to be affected in a similar fashion as the area to the south of the Herschler Building, by excavating the existing grade [hardscape and landscape], removing site lighting as well as excavating portions W. 26th Street.

Accompanying to the new south and north additions, will be the inclusion of two new interconnecting stairs on both the East and West wings of the Herschler buildings. To accommodate these additions, it will be necessary to prepare the existing façade by removing the existing glass storefront system, horizontal precast elements, and landscaped planters. Although the intercommunicating stair coincides with the scope of work for the existing planters [shown in gray], it is important to note that this area will include the repair, and or possible removal of the existing planter beds which currently appear to have drainage issues.

Finally, to accommodate the new design intent, it will be necessary to selectively remove and revise the exterior façade of the south side of the Herschler Building [as indicated by the orange dots in the illustration to the

right]. Adjacent to this scope of work will be the removal of the existing vertical precast sunshade fin system [indicated in the drawing to the right by the filled and dashed orange area]. Because the removal of this system will affect the adjacent horizontal precast pieces, it will be necessary to patch and repair all work done in this area.

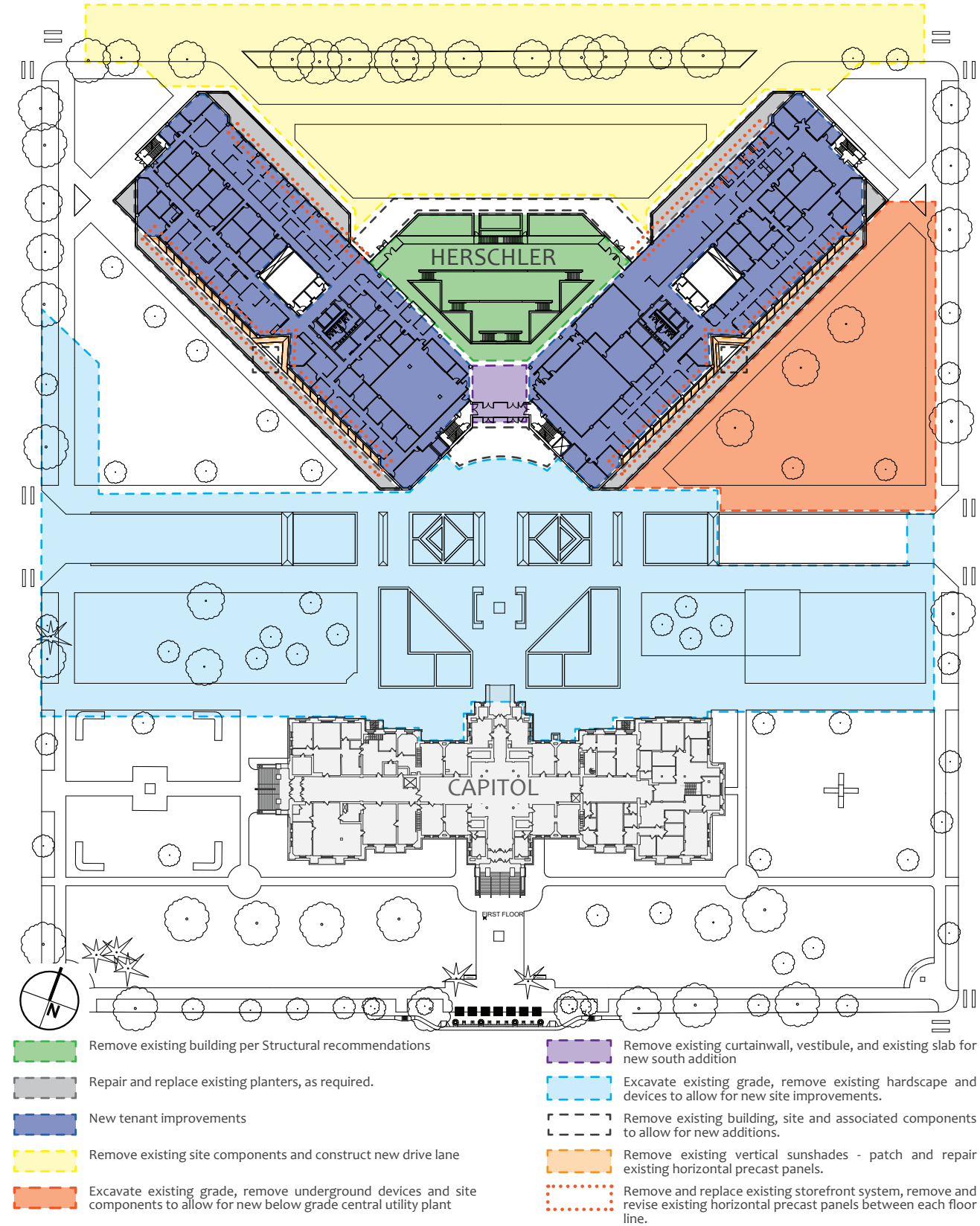


Figure 4.2.03: Scope Diagram - First Level



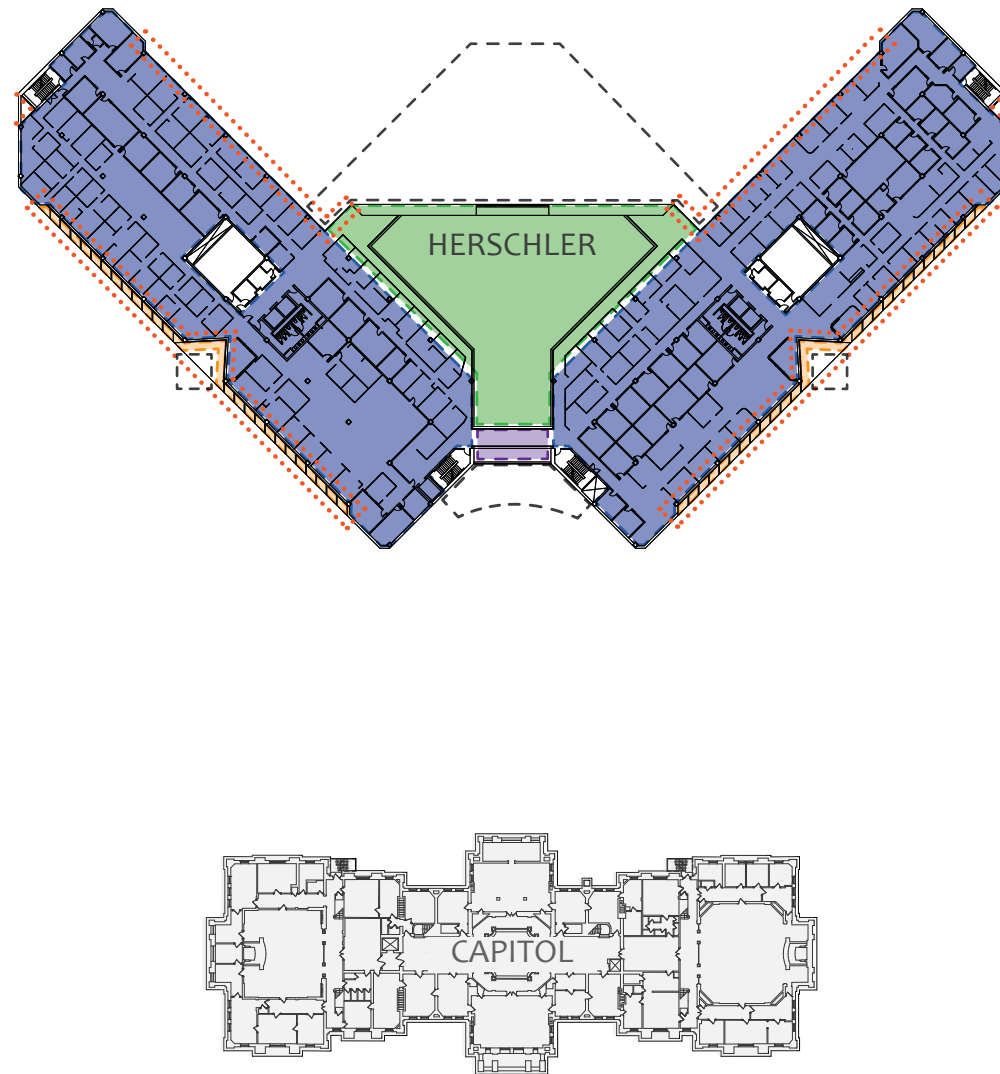
4.2 Building Design Analysis

2ND - 4TH FLOOR SCOPE DIAGRAMS

In conjunction with the scope of work on the 1st Floor, the 2nd through 4th floors of the Herschler Building will represent similar yet equally important areas of considerations.


It is important to note that although *Figure 4.2.04* shows the 2nd Level, the 3rd and 4th levels of the Herschler Building contain essentially the same degree of work as the 1st Level, and thus are not shown in this report.


Aside from the landscape interventions required for the 1st Level, the 2nd through 4th levels contain the exact same scope of work with respect to the north and south additions, interior tenant improvements, exterior façade renovations, exterior store front interventions, and intercommunicating stairs.




 Remove existing building, per Structural recommendations.

 New Tenant Improvements.

 Remove existing curtainwall, vestibule, and existing slab for new south addition.

 Remove and replace existing storefront system. Remove and revise existing horizontal precast panels.

 Remove existing building, site and associated components to allow for new additions.


 Remove existing vertical sunshades - patch and repair existing horizontal precast panels.

Figure 4.2.04: Scope Diagram - Second Level [Levels 2-4 Similar]

4.3 Conceptual Masterplan Design

CONCEPTUAL MASTERPLAN DESIGN

The conceptual design approach for the Herschler Building and the associated Capitol Core site is grounded [see figure 4.3.01] in the existing context of the site itself, its proximity and connection to the Capitol, Capitol Zone, and the Capitol North Historic District, and the surrounding neighborhoods. The primary expression of this context is the civic nature of the architecture. However, attention to the existing site, the reintroduction of the north Capitol lawn, streetscape treatments and building setbacks linking the Capitol Core and its surrounding neighborhoods help transition and relate this site to the adjacent context.

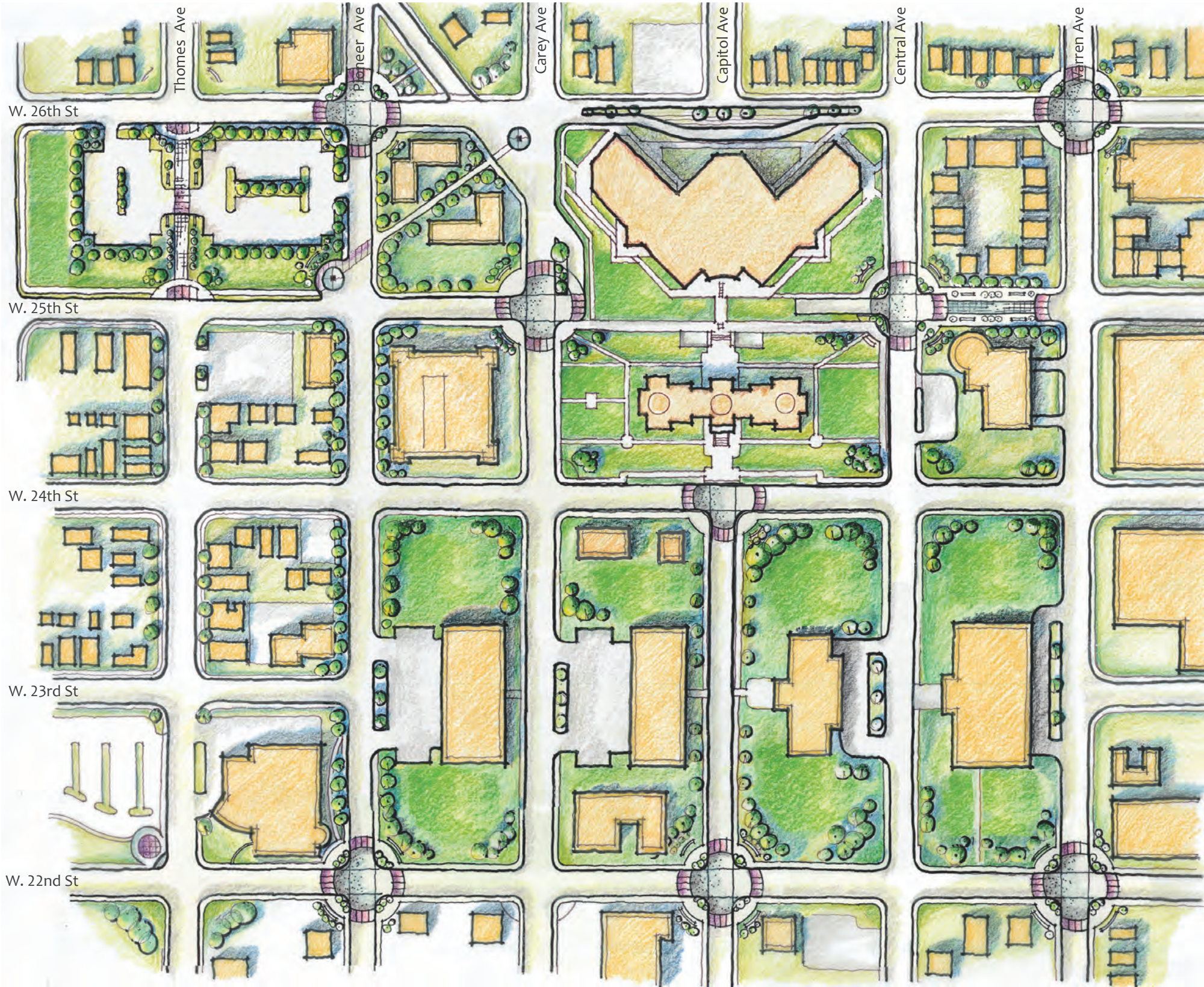
Design components on and around the site include a new vehicular access drive lane to the north of the Herschler building with a landscaped median to provide a vegetated, visual buffer between the Capitol Core and the historic residential district directly north, for privacy between the neighborhood and the Herschler building; Introduction of selected improved intersections to announce a sense of arrival onto the Capitol Core grounds; re-establishing the historical lawn on the north side of the Capitol; and finally, the re-design of the plaza located between the Capitol and Herschler buildings, utilizing new hardscape and landscape for use by the occupants of the Capitol Core.

The primary building entry is located at the south side of the Herschler building, as it has historically been placed, on the Capitol Core grounds. This prominent entry location allows for views of the Capitol building while allowing for direct circulation to and from the Capitol building. The site plan will have a thoughtful hardscape plan, landscape plan, and plant selection that feature two recessed, outdoor plazas to invite people to engage the site as well as enter the building. The plaza will be composed of high-quality materials that express this civic character, such as stone paving, stone site walls, and monumental landscape to create a cohesive design element between the two buildings. Accents such as murals, ingrade plaques or engraved site walls reflecting Wyoming’s spirit could also enhance this space.

Secondary entry points are along West 26th Street and centered on Capitol Avenue. West 26th Street is the terminus for Capitol Avenue to the north. This secondary entry will be composed of the same materials as the primary entry, providing a material hierarchy registering significant locations around the site and unifying the site design. Central Avenue is an important singular direction circulation axis from the north that allows for visual connectivity to the Capitol and Herschler buildings.



Figure 4.3.01: Master Plan



4.3 Conceptual Masterplan Design

BUILDING SITE DIAGRAM

The building perimeter and right-of-way will utilize concrete sidewalks, trees, lawn, planted medians, and building setbacks as required by the City of Cheyenne's planning department. Design treatments that are consistent with both the Capitol Core and the surrounding neighborhoods will help situate the site in its context. Due to the importance of the Capitol Core, special consideration and design approach will be utilized for the site between the Capitol and Herschler buildings [see figure 4.3.02].

The northern property edge, West 26th Street, incorporates a new vehicular access drive lane to allow automobile access to the parking garage, and are intended to replace the current east/west access drives that nearly bisect the Capitol Core site between the Capitol and Herschler buildings. Truck access will also be available with the new access drive for deliveries to the Capitol Core with a dock incorporated into existing underground parking garage, allowing for unimpeded automobile access during deliveries.

The intent of the new access drive is to not only provide vehicular access, but provide a landscaped median to serve as a vegetated visual buffer between the residences to the north of the Capitol Core and specifically the Herschler building as well as a visual interest to all users. Additionally, the vision is to revise the current two-way traffic pattern along West 26th Street between Carey and Central Avenues to a one-way, narrower street, to reduce vehicular speeds near the residences of the Capitol North Historic District with the idea of being a "good neighbor" to those homes.

The western and eastern property edges incorporate a street design that works within the context of the established parameters of the surrounding city. Accentuated hardscape and landscape zones at the vehicular and pedestrian intersections of West 25th Street and Carey Avenue, and West 25th Street and Central Avenue are utilized to inform the driver and pedestrian that they are crossing through the historical, sacred space of the Capitol Core. Additionally, these intersections provide visual cues and interest along West 25th Street.

The western edge of the property will incorporate a drop-off lane to allow for easy off-loading and pick-up of passengers visiting the site as well as employees being dropped off by family or friends. It will be designed and incorporated into the new "special" street intersections. The length will be developed to allow for a variety of transportation vehicles.

The central plaza located between the Capitol and Herschler buildings will be designed around the center point of the x and y axis of the two buildings, alignment along W. 25th Street and the site in which they reside. The plaza will provide both seating and visual stimuli year round for the public and building employees. Additional planting and seating opportunities will be reviewed and implemented throughout the plaza during the Level III phase of the project.

Several recessed, outdoor plazas are envisioned on the site between the Capitol and Herschler buildings to provide a protected environment for outdoor use and as break-out areas for use during committee meetings that are envisioned in the new connector. Planting beds in terraces are planned around the recessed plazas to enhance and enliven the space by visually activating the space. These terraces will also provide a pleasing visual backdrop for the building occupants. Outdoor sculptures as part of the Art in Public Buildings Program are recommended to activate the courtyard, enhancing the level of animation and intimacy for courtyard visitors, while enlivening views from the interior.

In addition to fulfilling critical programmatic needs within the larger complex, the West 25th Street Corridor establishes a secondary civic axis to the Capitol Complex and unites the surrounding context as part of a larger civic neighborhood. Street and streetscape enhancements at the Capitol Core site along Carey Avenue, Central Avenue, West 26th Street, and West 24th Street should be considered to establish these spatial relationships and ensure that the space remains activated as a public and employee thoroughfare.

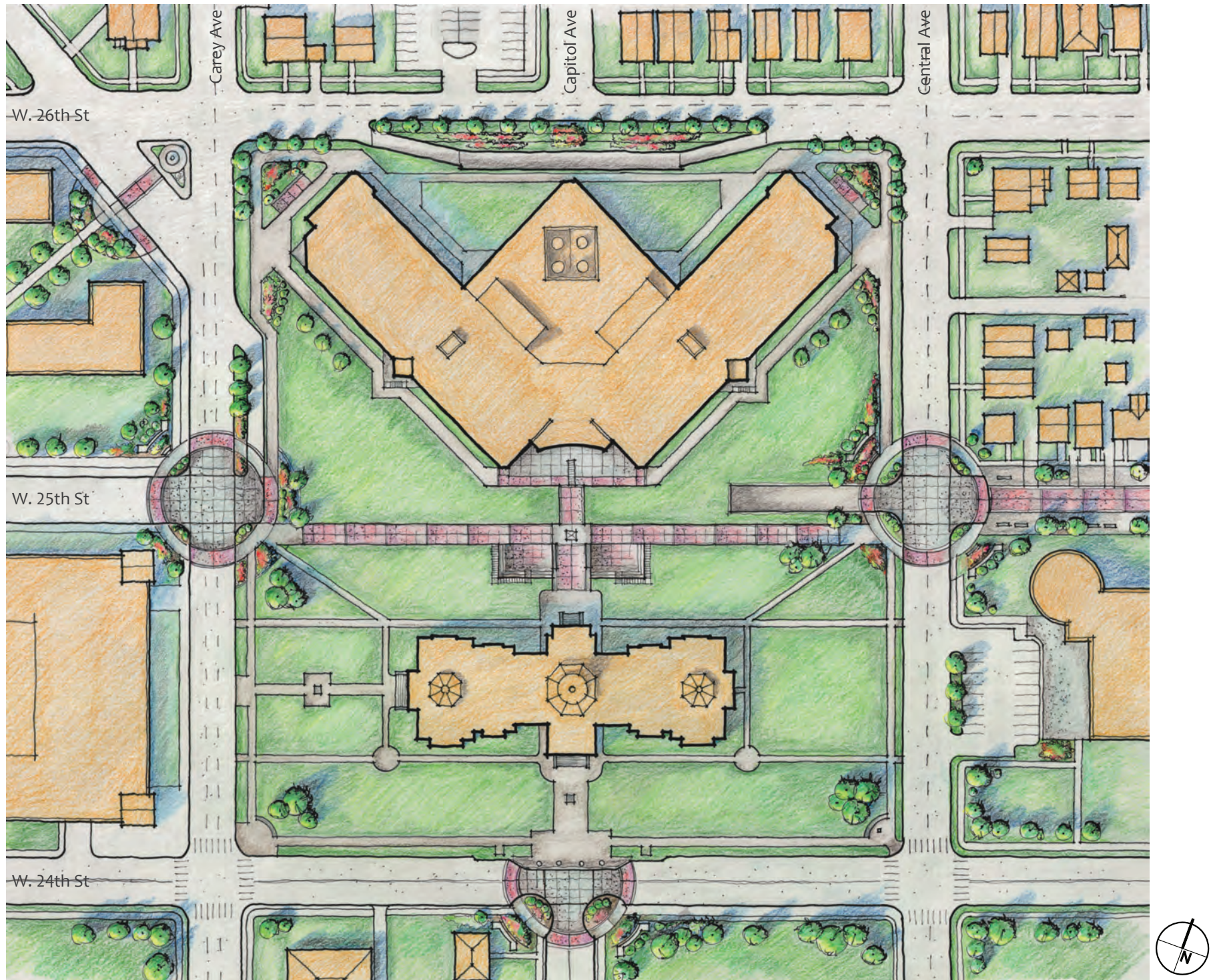


Figure 4.3.02: Building Site Diagram



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4.4 Conceptual Building Design

OVERVIEW

The conceptual design presented here is based on the existing parameters of the Herschler building and a “site fit” effort based on the remaining site availability. This information is translated into strategies for building and site organization that begin to inform all of the stakeholders about the potential building requirements and opportunities on this specific site.

Plan Approach

The building plans illustrated within this report have been developed to explore and illustrate the potential organization of the existing Herschler building, along with the increased additions to the north and south sides of the center of the building, in order to heal the existing plan. This organization is intended to establish the clear, regular circulation and systems distribution [previously referred to as “good bones”]. As described above, no rooms are identified; instead, the plan illustrates the strategy of core elements, tenant spaces, and new vertical and horizontal circulation zones.

Flexibility Concept

The design intent of the floor plans will be to provide maximum flexibility within this basic organizational structure. The Level I & II floor plan diagrams illustrate an open floor plate, noting that the tenant space provides a variety of configurations. The open areas allow for the assignment of multiple agencies, or departments within one floor. Such divisions of space may be adjusted to larger or smaller areas within the permanent partition system. Proper exiting will need to be maintained with the variations.

As space planning for each tenant is developed in Level III, the intent will be to provide a density of fixed and flexible partitions. Densities may vary from 60% flexible and 40% fixed to 100% fixed.



Figure 4.4.01: Various Concept Design Iterations



4.4 Conceptual Building Design

BASEMENT FLOOR CONCEPT PLAN

At the basement level, specifically the connector link, located between the Capitol and the Herschler building is planned to be removed in its entirety down to the top of the existing raft slab foundation in order to create a new space that contains the programmatic requirements, necessary efficiencies for this type of space, and the prominence befitting a space for the State of Wyoming’s government to do work. The noted change in the floor slab also directly relates to the addition of the new Capitol stairs above allowing for increased ceiling height.

The basement plan is unique to the remaining floors of the building due to its programmatic requirements and the underground parking garage associated with this floor. The design intent of the connector link is to provide the necessary space needs and adjacencies while including adequate circulation and support service space to meet the required needs. The space is envisioned to be warm and inviting by the inhabitants as well as the public users, to provide a space people want to inhabit. Additionally, recessed plazas are designed into the space to provide increased break-out space during committee meetings and general use while allowing daylight to penetrate into the below grade spaces.

A new below grade Central Utility Plant will be developed into the basement design of the project to house the mechanical and electrical systems displaced by the new connector link that provide services to many of the buildings located in the Capitol Core and Capitol Zones as indicated in figure 4.4.02], Downtown District. Specifics of the equipment are discussed in Section 5 – System Narratives, page 5.0.01.

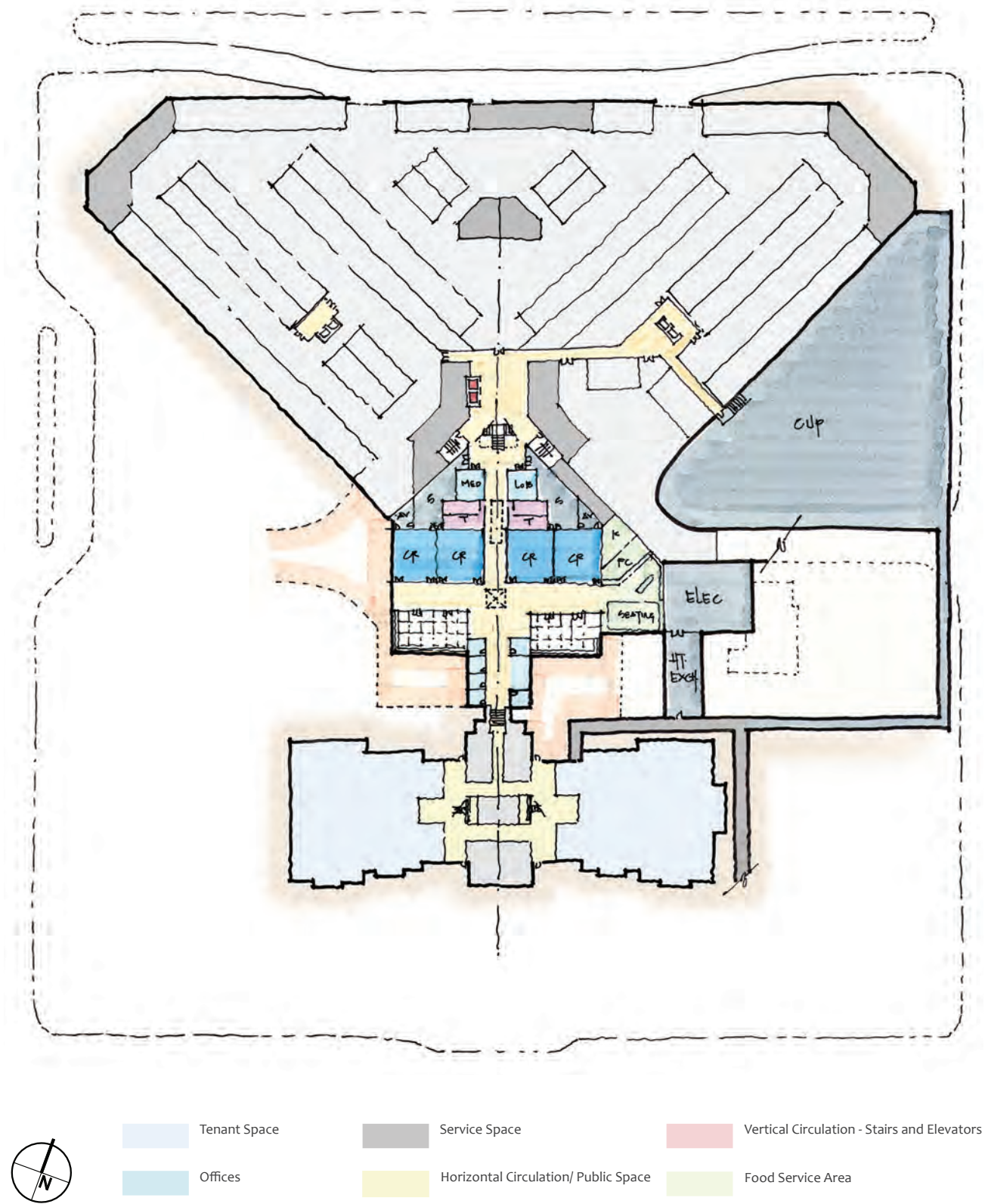


Figure 4.4.02: Connector Floor Plan



4.4 Conceptual Building Design

1ST FLOOR CONCEPT PLAN

The 1st story of the building [see figure 4.4.03] utilizes the existing floors of the Herschler building while including new additions to the north and south of the existing building. The design incorporates a new entry addition on the south side of the building, tenant improvements to the entire existing floor plate with an addition of two new inter-communicating stairs on each wing on the south side of the building, an addition [to house new tenant space] to the north of the existing building in the current location of the existing atrium, the introduction of a newly configured atrium space, and a large, two-story meeting room. New spaces will be developed to provide adequate building services based on the new tenant space increases.

The first floor plan has important functions that are not necessary on typical floors. The primary and secondary building entrances, monumental stair opening from the connector link below, and a large multi-function, multi-story space are of particular note.

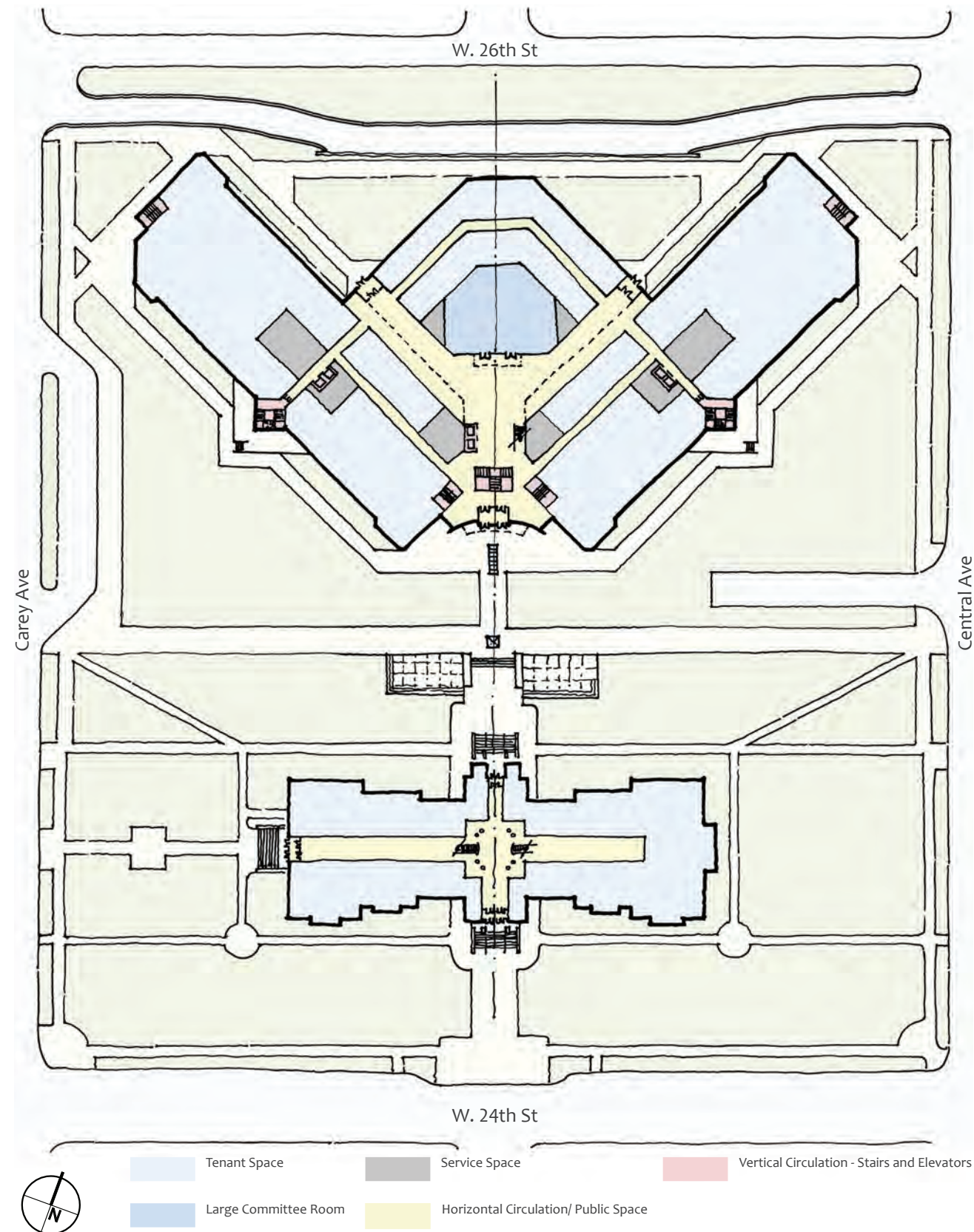


Figure 4.4.03: First Level/ Plaza Floor Plan

4.4 Conceptual Building Design

2nd Floor Concept Plan

This typical floor plan utilizes the organizational structure of the 1st story below, but includes several new design elements such as a newly configured atrium space located between the existing building and new addition to bring daylight into the interior of the building – See figure 4.4.04, the open area to the large multi-function, multi-story space below, and the south addition atrium, while optimizing the Net Assignable Area [and Leasable Area].

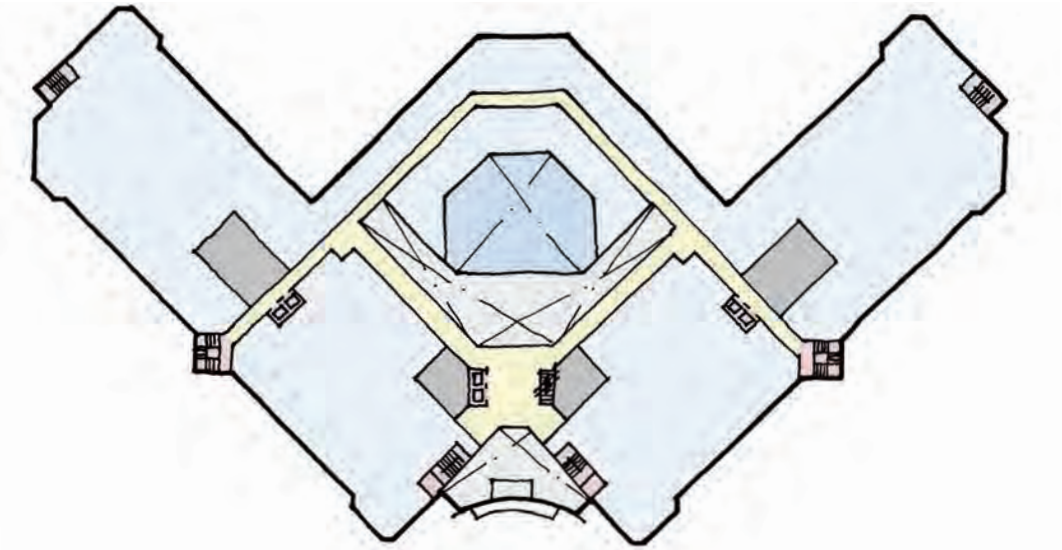


Figure 4.4.04: Second Level Floor Plan



3rd Floor Concept Plan

Similar qualities and program from the 2nd floor are applied to the 3rd floor plan. Again, this floor plan utilizes the organizational structure of the 1st story below while including several of the same design elements, such as a newly configured atrium space located between the existing building and new addition to bring daylight into the interior of the building – See figure 4.4.05, and the south addition atrium while optimizing the Net Assignable Area [and Leasable Area].

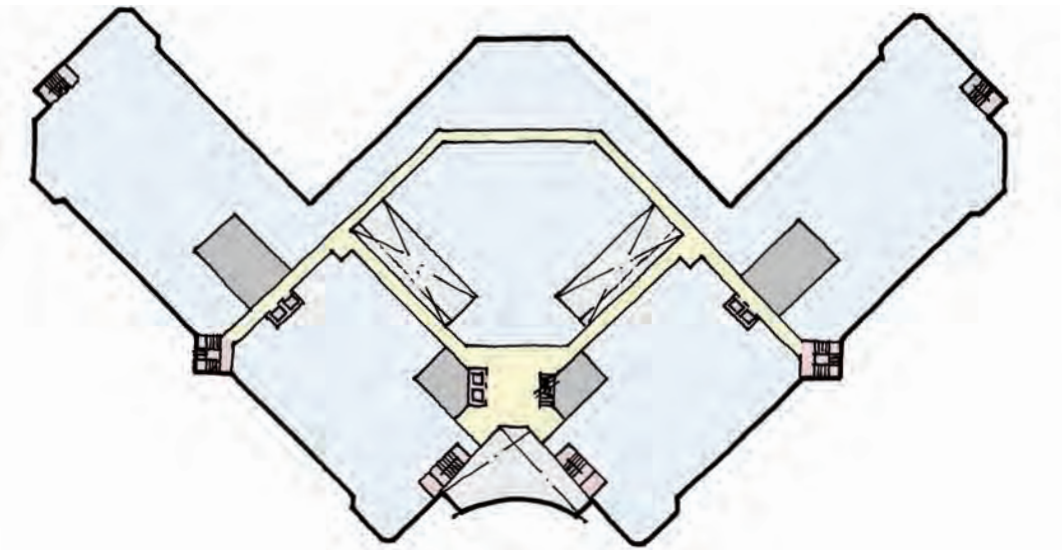


Figure 4.4.05: Third Level Floor Plan



4.4 Conceptual Building Design

4th Floor Concept Plan

The 4th floor plan contains similar qualities and programming similar to 3rd floor plan. Again, this floor plan utilizes the organizational structure of the 1st story below while including several of the same design elements, such as a newly configured atrium space located between the existing building and new addition to bring daylight into the interior of the building – See figure 4.4.06, a secure mechanical space to allow for the placement of the cooling towers that were previously located at grade and the south addition atrium while optimizing the Net Assignable Area [and Leasable Area].

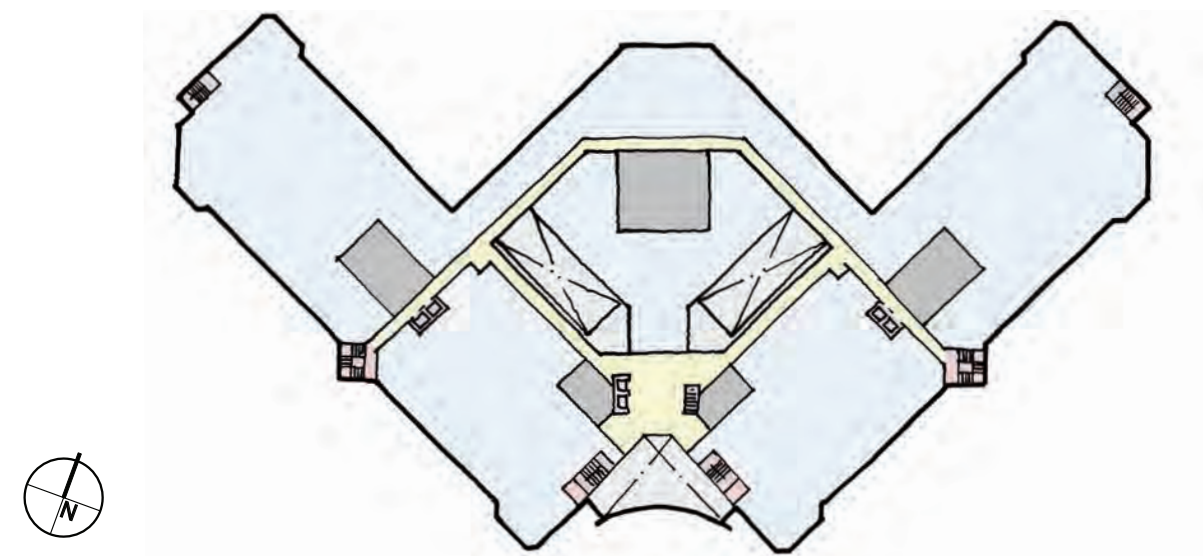


Figure 4.4.06: Fourth Level Floor Plan

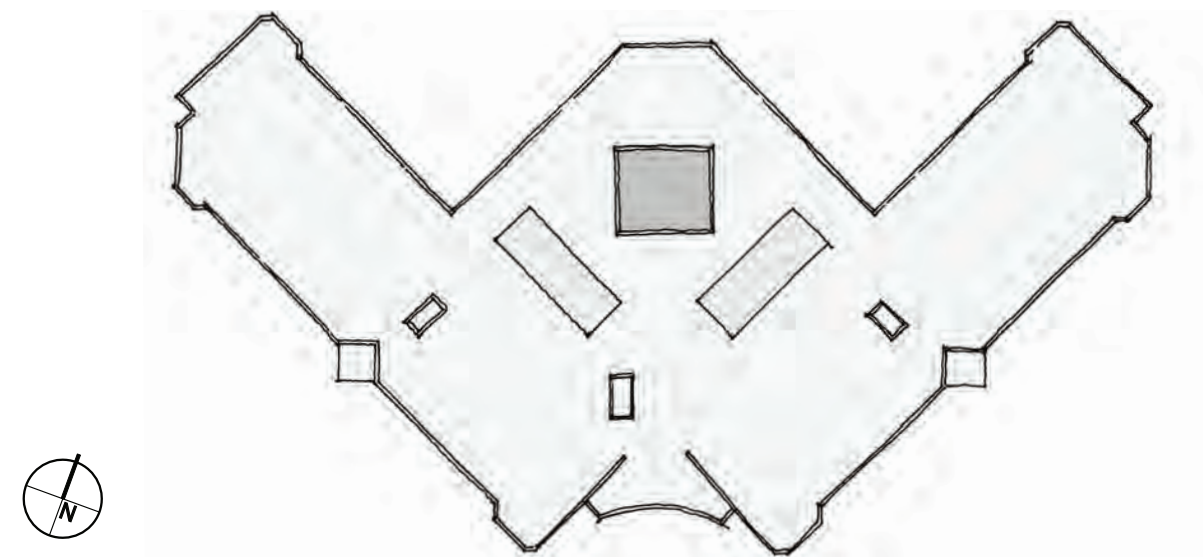


Figure 4.4.07: Roof Plan

Roof Concept Plan

The intent of the roof plan is to maintain the roof in place over the existing east and west wings of the Herschler building due to the remaining quality of the roof. Based upon the new south and north additions, a new roof will be designed to accommodate the program from the 4th floor below. One item to note as part of the roof plan is the recessed mechanical space from the 4th floor below and the atrium roof penetrations from below – See figure 4.4.07.

4.4 Conceptual Building Design

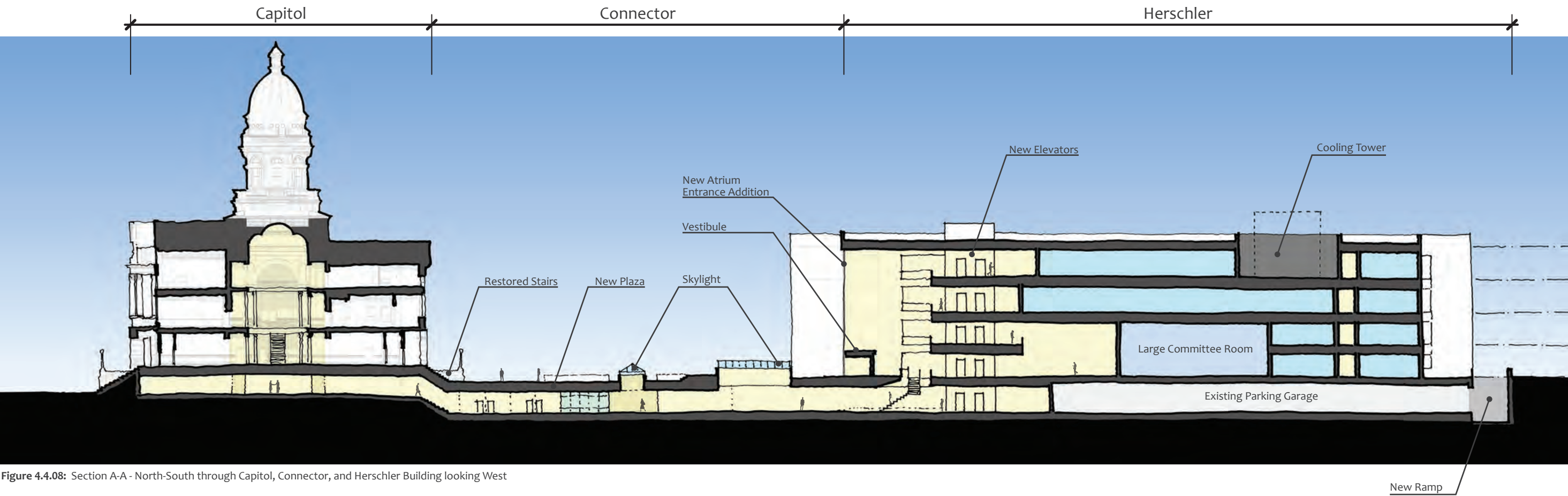


Figure 4.4.08: Section A-A - North-South through Capitol, Connector, and Herschler Building looking West

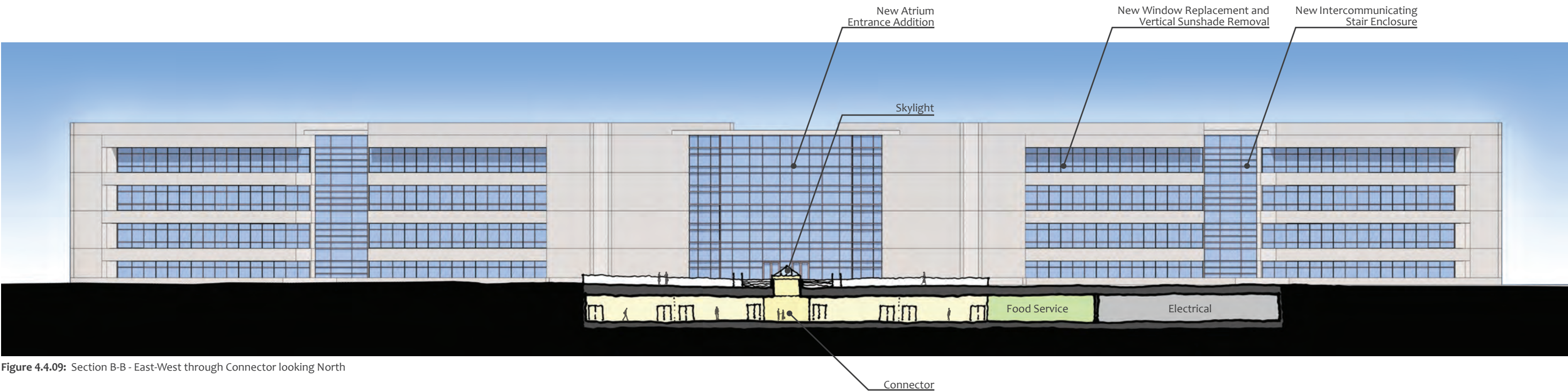
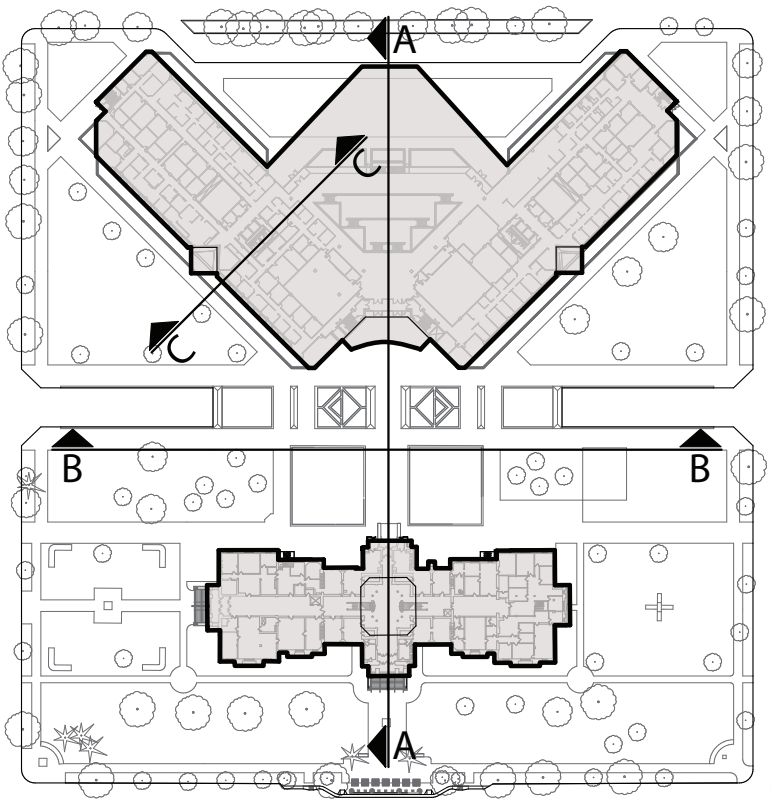


Figure 4.4.09: Section B-B - East-West through Connector looking North



4.4 Conceptual Building Design

Figure 4.4.10 displays the daylighting strategies employed at the new atrium spaces to act as a transition element between the existing Herschler building and the new addition to the north. The intent of the skylight is to be oriented towards the northern sky to capture indirect light into the space. The new atrium space is intended to act as an inviting breakout area at the new 1st floor large meeting room.



Key Plan - First Level/Plaza

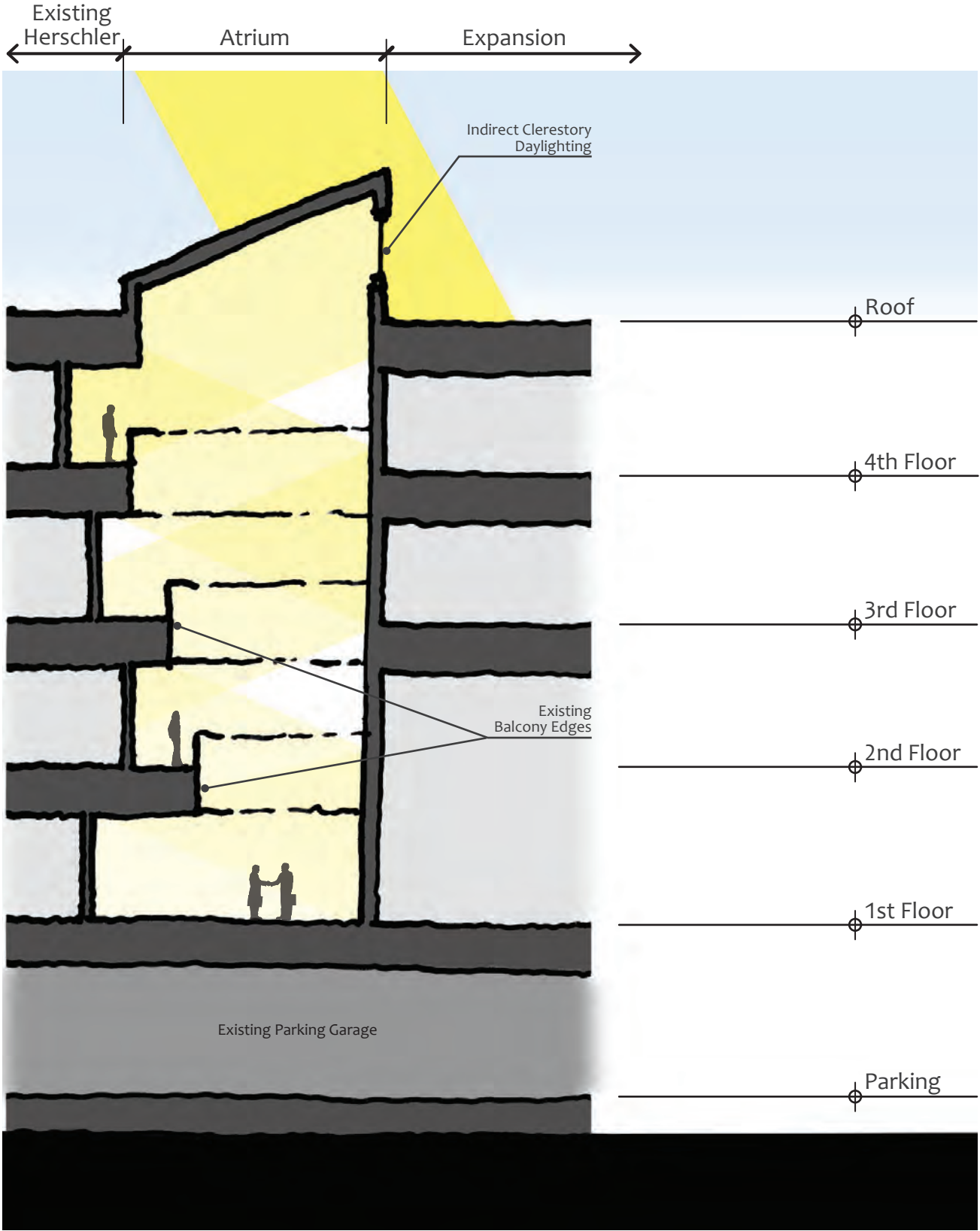


Figure 4.4.10: Section C-C - Through proposed Herschler Atrium

SECTION APPROACH

The building sections illustrated within this report have been developed to explore the needs of tying the Capitol and Herschler buildings together in order to create a cohesive, singularly minded project that solves not only the programmatic needs of the state, but to create a warm and inviting space – See figures 4.4.08 and 4.4.09. This is captured through the generous circulation and break out spaces as indicated in the previous plans, and the large use of daylighting systems from above and at exterior perimeter walls of the connector link.

Additionally, the design includes a large monumental stair between the basement and 1st floor for circulation from the connector to the main floor of the Herschler building to provide a powerful image when arriving into the Herschler building from the connector entry, as well as allow daylight to spill into the connector below.

The design captures the idea that the connector is an extension of each building into and through each other, developing a closely knit user group community, in lieu of an “us vs. them” mentality. Similarly to the main volume of the Capitol, the Herschler building utilizes a multi-story atrium space in select locations to capture daylight and provide a dynamic stature expected of a state building.

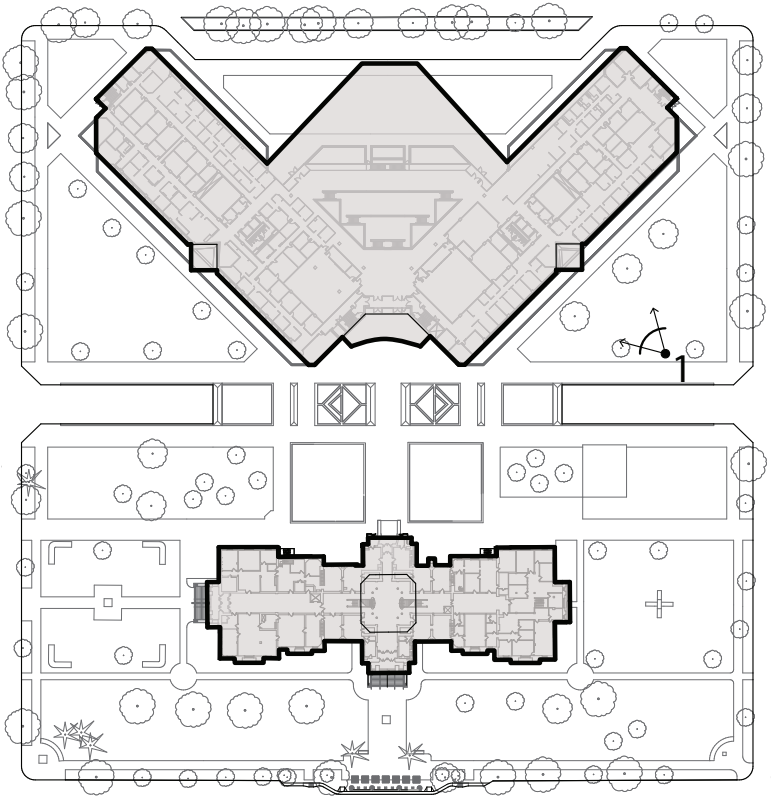
Sectional exploration also allows for an understanding of the needs of the overall Herschler building, and specifically the 2-story large committee room on the 1st floor and mechanical space needs at the 4th floor and its impact to the building’s structural systems, while informing the program adjacencies.

4.4 Conceptual Building Design

Aesthetic Approach

The Level I & II Report contains a “high altitude” approach to the new design aesthetics of the Herschler building. The intent is to display a “first pass” option of possible design avenues to apply to the existing Herschler building. A more in-depth design process will be implemented during the next phase of the project to develop a design vocabulary that is fresh while speaking to the aesthetics of the Capitol Core.

The following perspectives contain a design language at the conceptual level only. Pages 4.4.08, 4.4.09, and 4.4.10 contain several “before and after” images of selected areas of the Herschler building as part of HDR’s review and analysis process.



Key Plan - First Level/Plaza



Figure 4.4.11: Perspective 1 - Existing Herschler Building - East Elevation

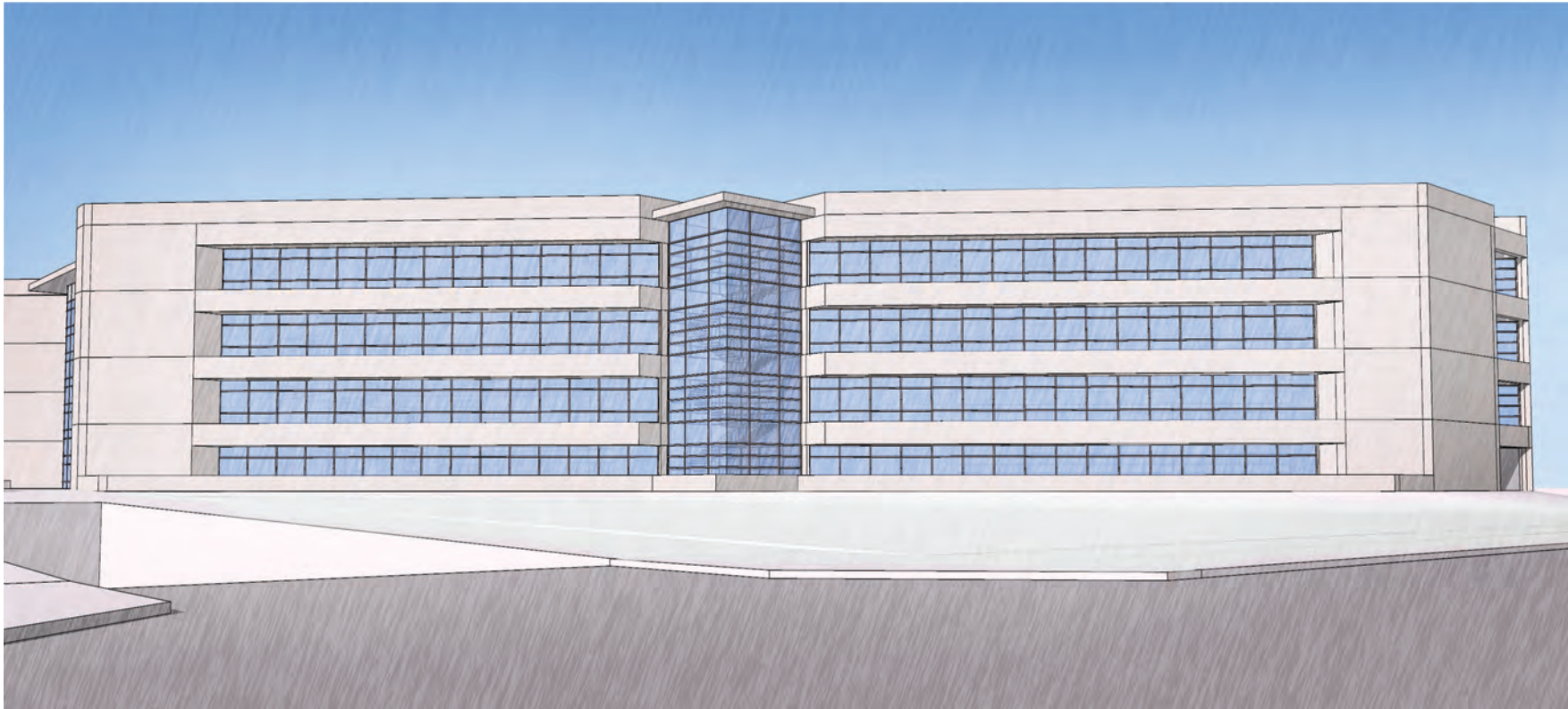


Figure 4.4.12: Perspective 1 - Proposed Herschler Building - East Elevation

4.4 Conceptual Building Design

Figures 4.4.13 and 4.4.14 relate directly to the south side of the Herschler building, specifically to the removal of the existing vertical precast sunshades, select areas of horizontal precast bands and their related structures. The intent of this design opportunity is to gather more light into the existing east and west wings of the building. The current daylighting conditions are less than adequate and are severely limited in their projection into the work space.

Windows serve as an important feature for the office aesthetics. Natural daylight has been proven to increase staff health and attendance, productivity, and general being. Windows located throughout the façade of the building will help take advantage of the great Wyoming daylight as well as celebrate the spectacular views throughout Cheyenne and back to the Capitol.

It is our understanding that the current exterior window systems require extreme maintenance due to the existing conditions and are currently scheduled for this repair. The re-envisioning of the system would coincide with this work effort.

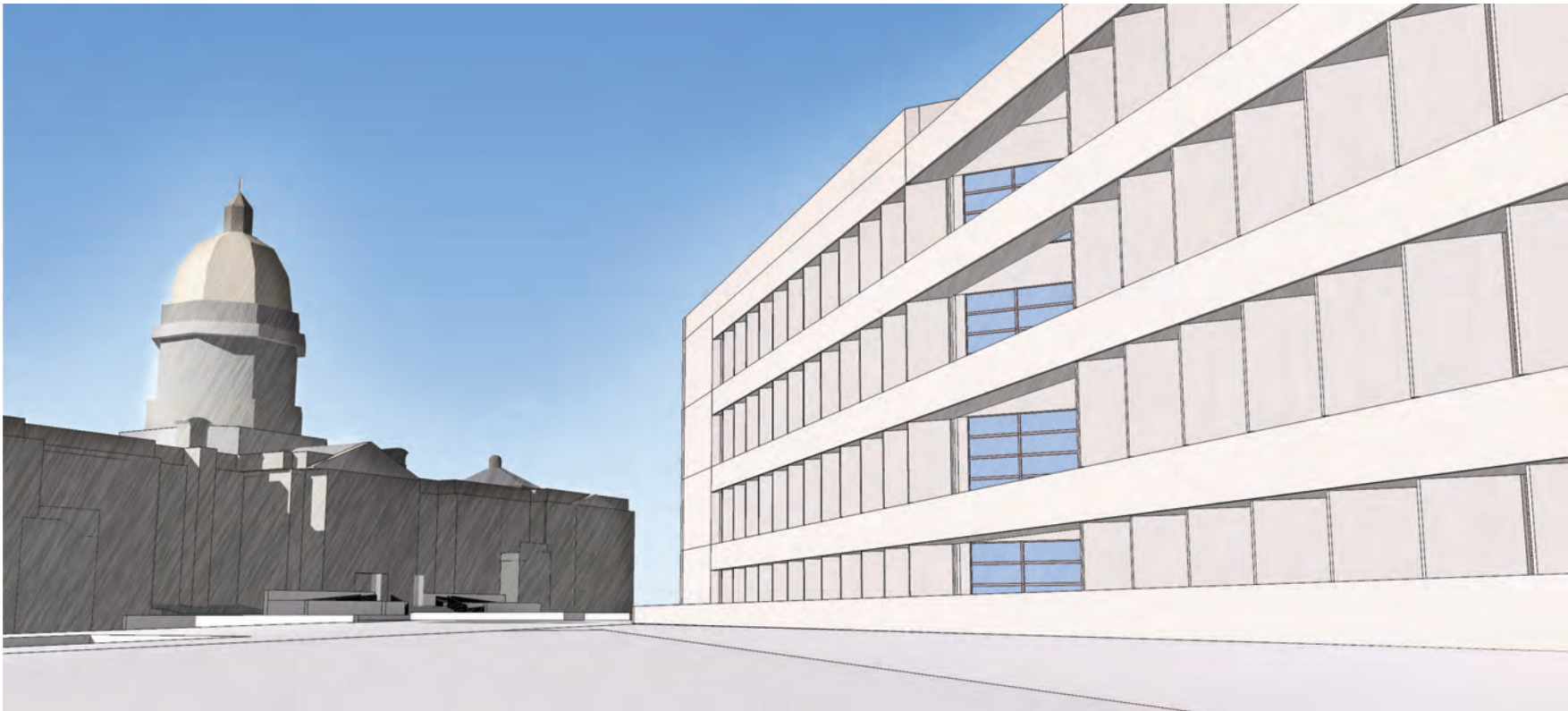


Figure 4.4.13: Perspective 2 - Existing Herschler Building - East Elevation Looking South East

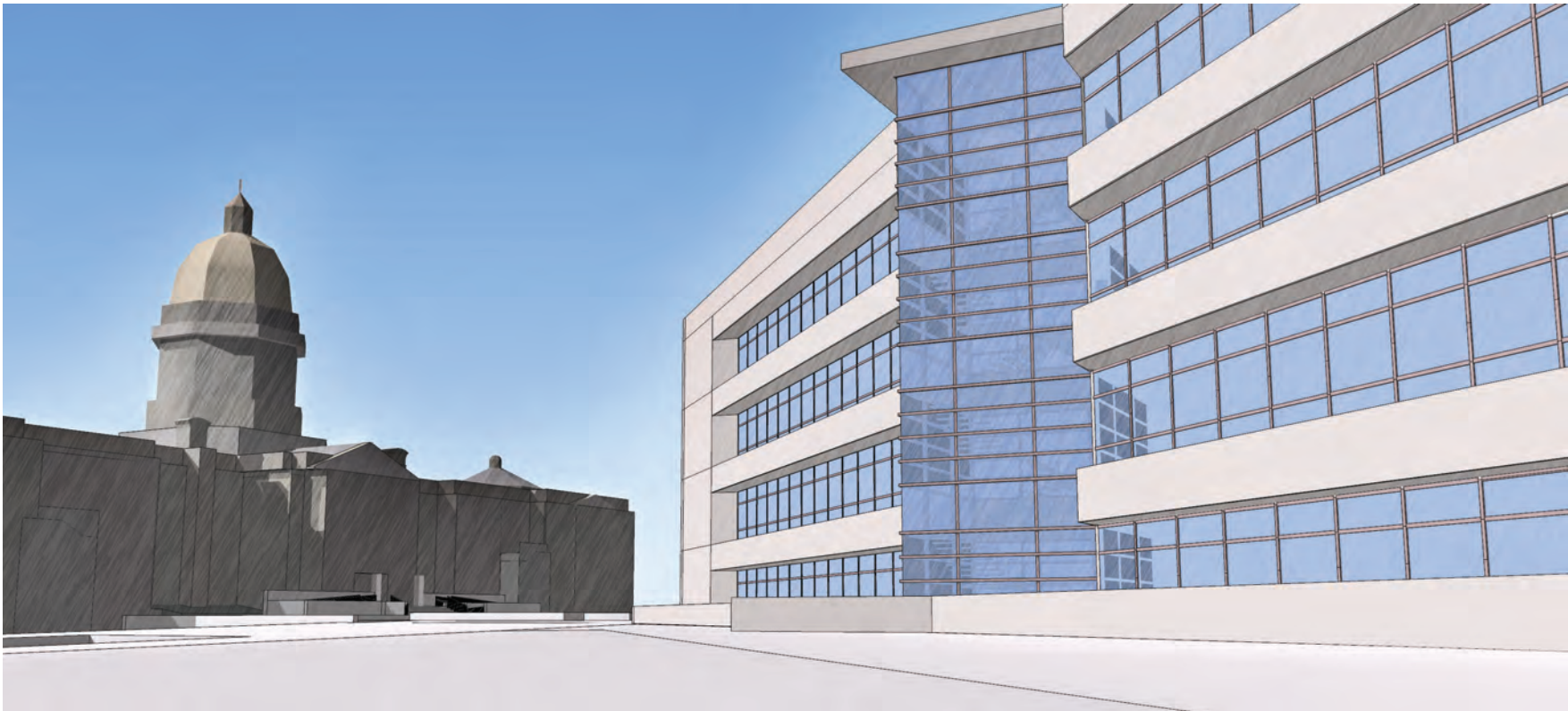
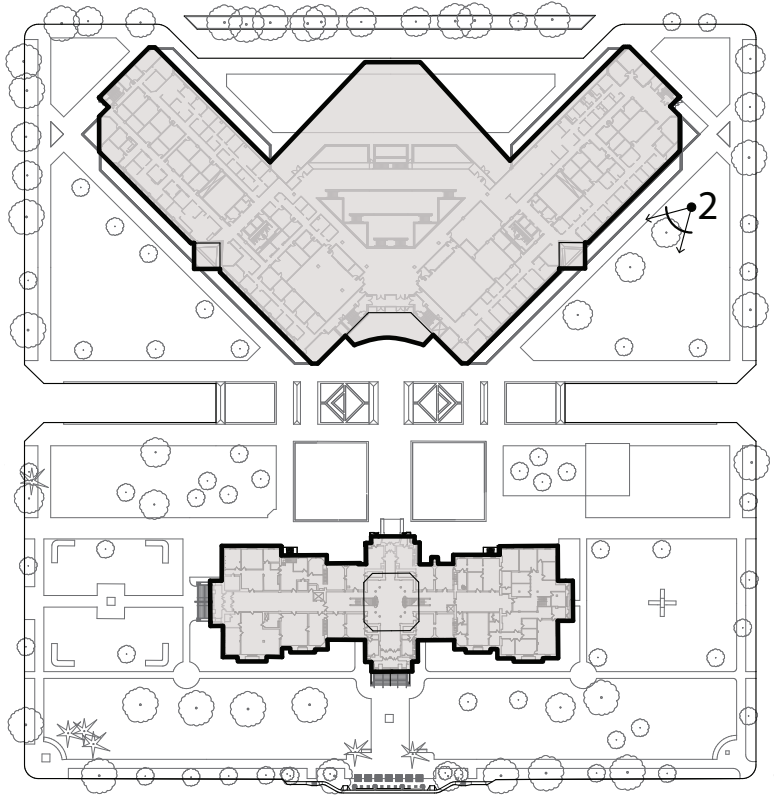


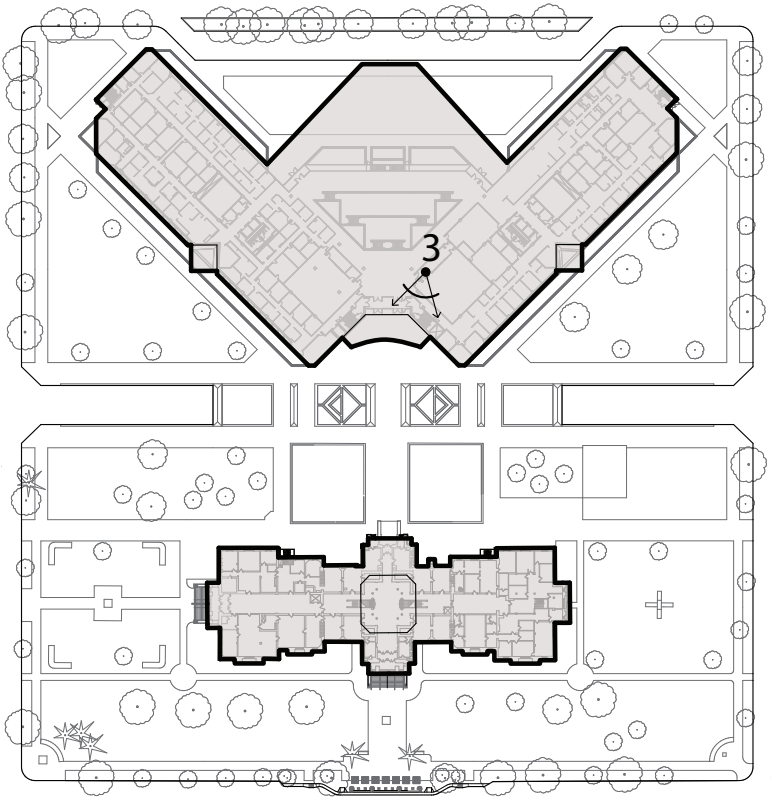
Figure 4.4.14: Perspective 2 - Proposed Herschler Building - East Elevation Looking South East



Key Plan - First Level/Plaza

4.4 Conceptual Building Design

Figures 4.4.15 and 4.4.16 are provided to show the removal of the current bridges and vestibule at the south entry of the Herschler building and replacement of a new glazing system will improve the line of site back to the Capitol. It is intended that the added visual connection between the two buildings will create a sense of cohesiveness between the Capitol Core buildings.



Key Plan - First Level/Plaza

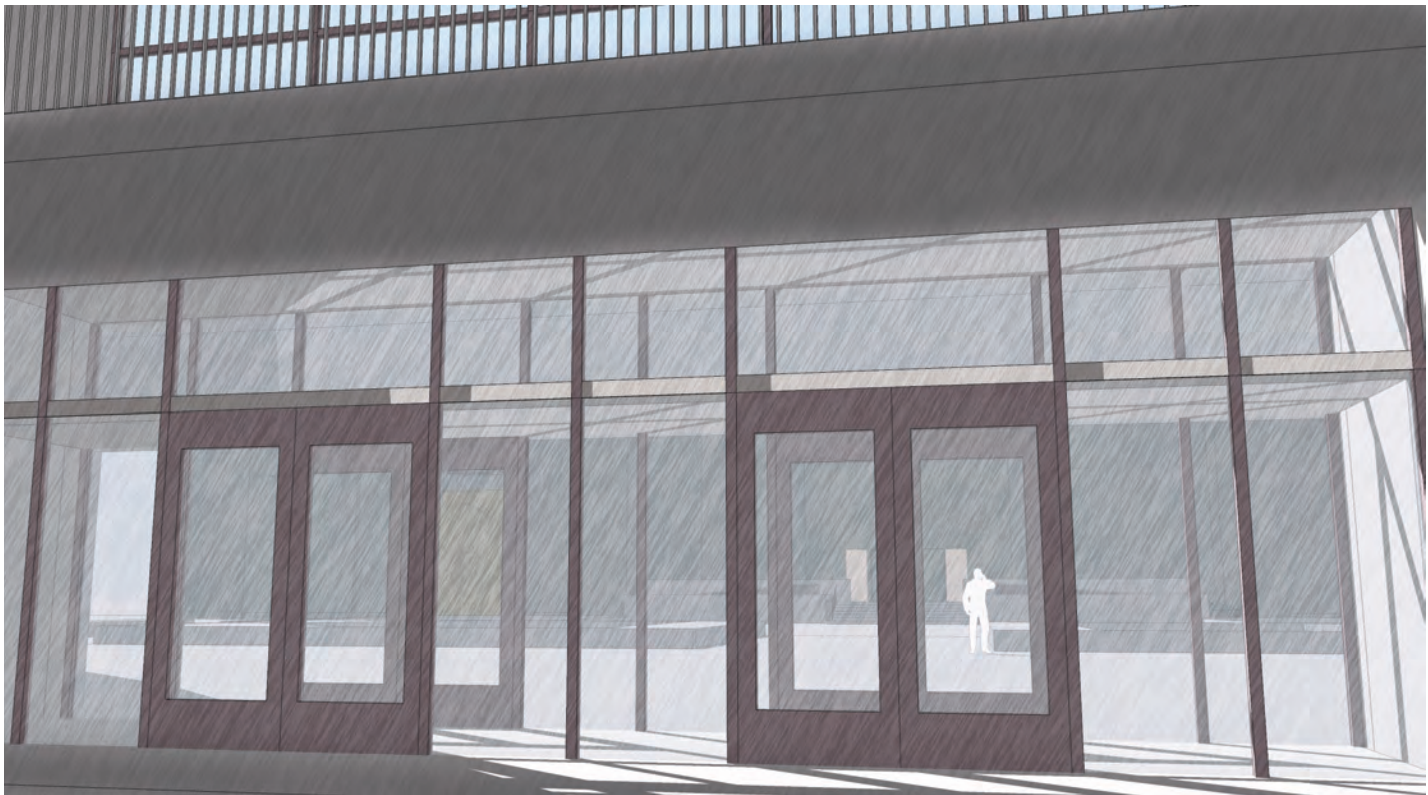


Figure 4.4.15: Perspective 3 - Existing Herschler Building - Interior Vestibule Looking South at Capitol Building

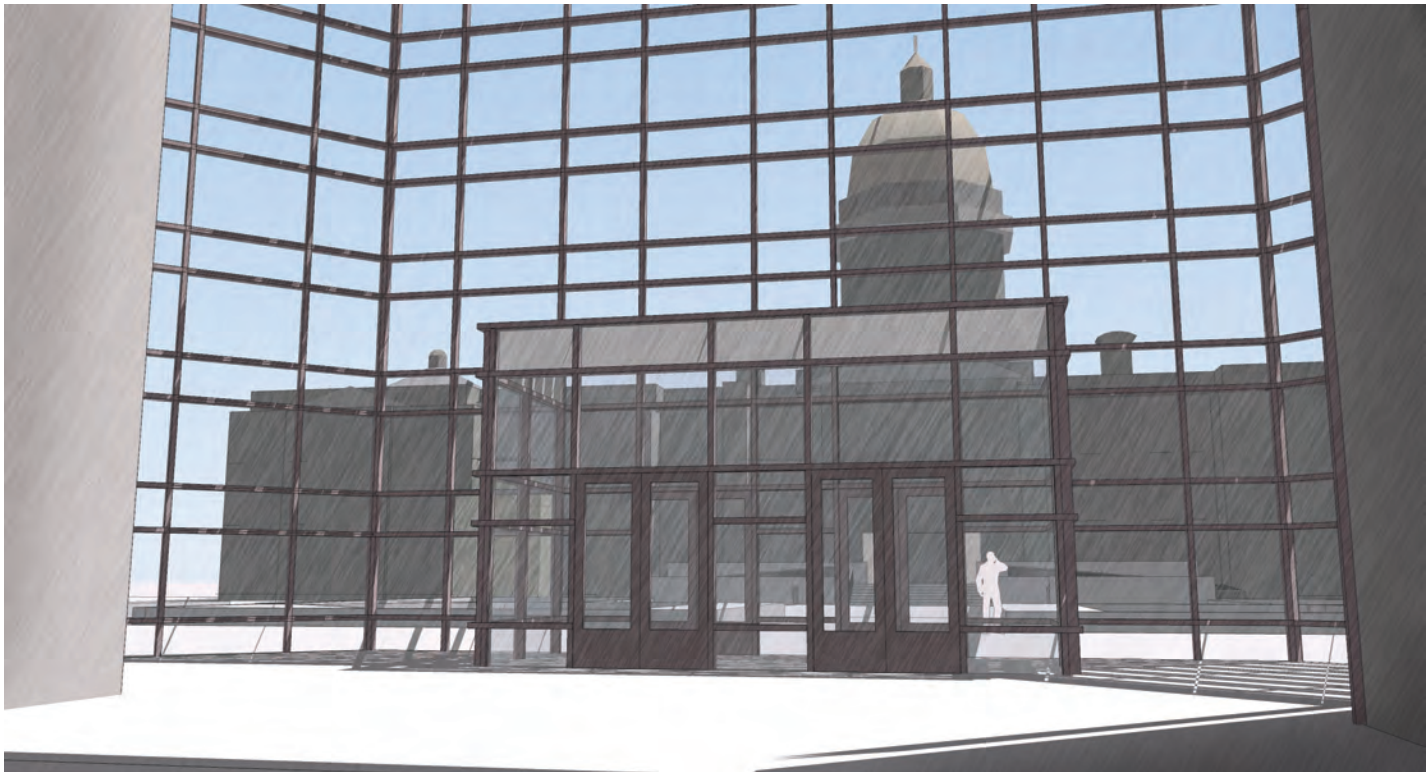
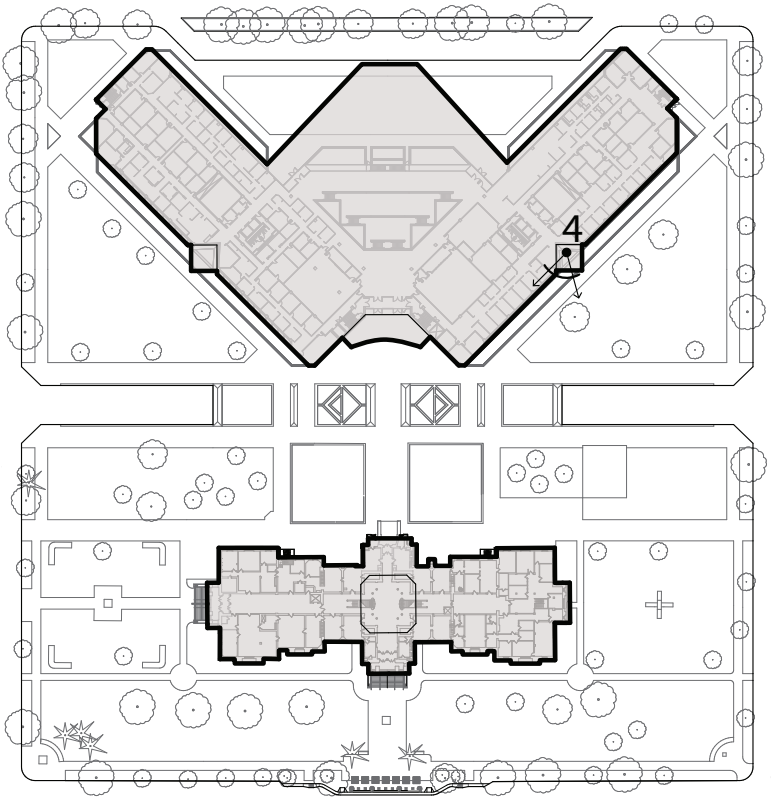


Figure 4.4.16: Perspective 3 - Proposed Herschler Building - Interior Vestibule Looking South at Capitol Building

4.4 Conceptual Building Design

Figure 4.4.17 also communicates the intent to add vertical circulation to the existing indentation on the south side façade and plan of the building through the introduction of new stairs. The addition of these stairs will increase the efficiency of the floor plan and improve the wayfinding of the building. Full glazing is included in these areas to maximize the views back to the Capitol building while traversing these stairs.



Key Plan - First Level/Plaza



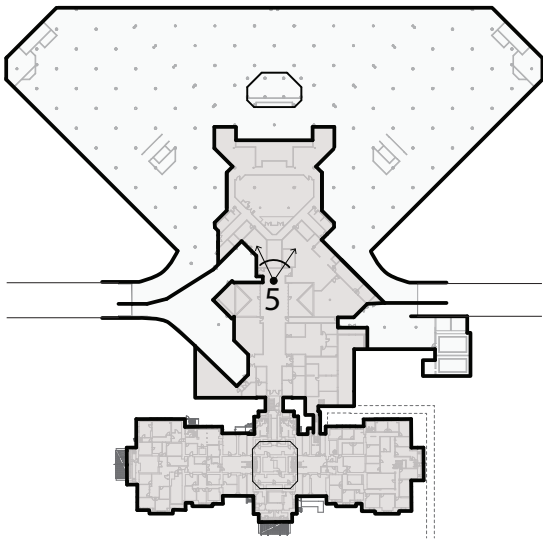
Figure 4.4.17: Perspective 4 - Proposed Herschler Building - East Elevation

4.4 Conceptual Building Design

Figure 4.4.19 [bottom right] faces north and is positioned on the lower level at the north end of the new connector beneath the Herschler’s proposed main-level front entry. This perspective portrays a grand stair that feeds upward into the Herschler atrium, creating a receptive, processional entry into the Herschler from below. The grand stair also serves as a focal point at the terminus of the connector from the Capitol, delivering both an aesthetic and functional architectural component. A new skylight acts as a visual cue within the corridor and heightens the interior space while admitting natural light.



Figure 4.4.18: Perspective 5 - Existing Interior Connector



Key Plan - Basement/Connector



Figure 4.4.19: Perspective 5 - Interior Connector Character Study looking North



4.4 Conceptual Building Design

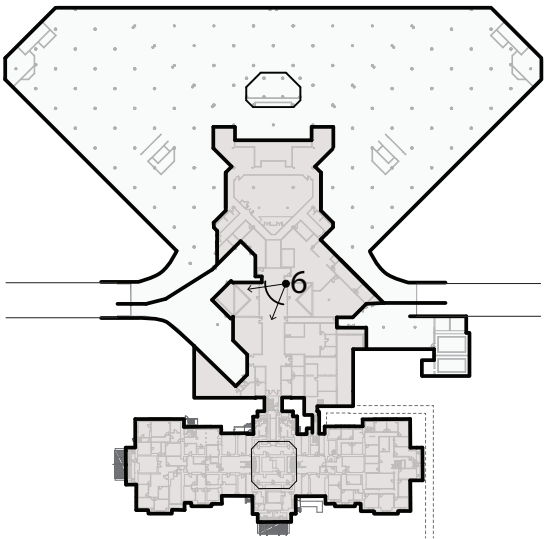
Figure 4.4.21 [bottom left] displays a character study of the interior connector link on the lower level between the Capitol and the Herschler buildings. This view faces southwest as positioned from the center of the connector link. The design concept embraces the idea of increasing natural light in order to enliven the space and establish a relationship with the exterior. This is achieved via the use of skylights as well as floor-to-ceiling glazing that opens to an exterior recessed courtyard. The mullion pattern on the glazing walls will remain proportionally consistent with the new modules on Herschler's exterior curtain wall. The courtyard's stepped retaining walls integrate bench seating along the perimeter. Individual benches and artwork are provided in the interior connector's corridor spaces in order to support interstitial meeting areas. The doors at the right of the image feed into proposed committee rooms. The use of natural materials is anticipated to achieve a pristine and sustainable space.



Figure 4.4.20: Perspective 6 - Existing Interior Connector



Figure 4.4.21: Perspective 6 - Interior Connector Character Study looking West



Key Plan - Basement/Connector



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