

# WEST MIFFLIN STREET

Joint Campus Area Committee  
September 26, 2024

Submitted September 20, 2024

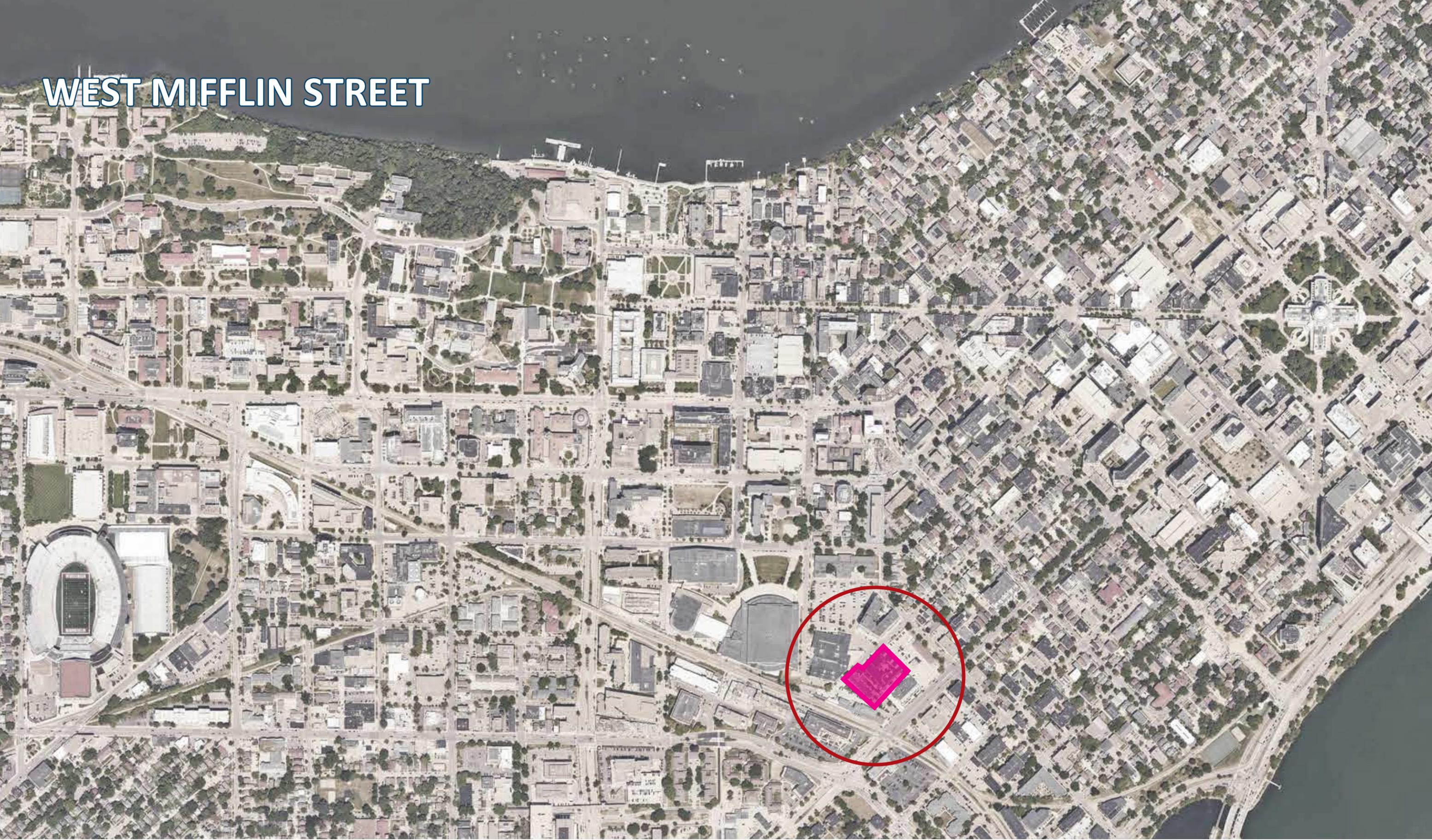


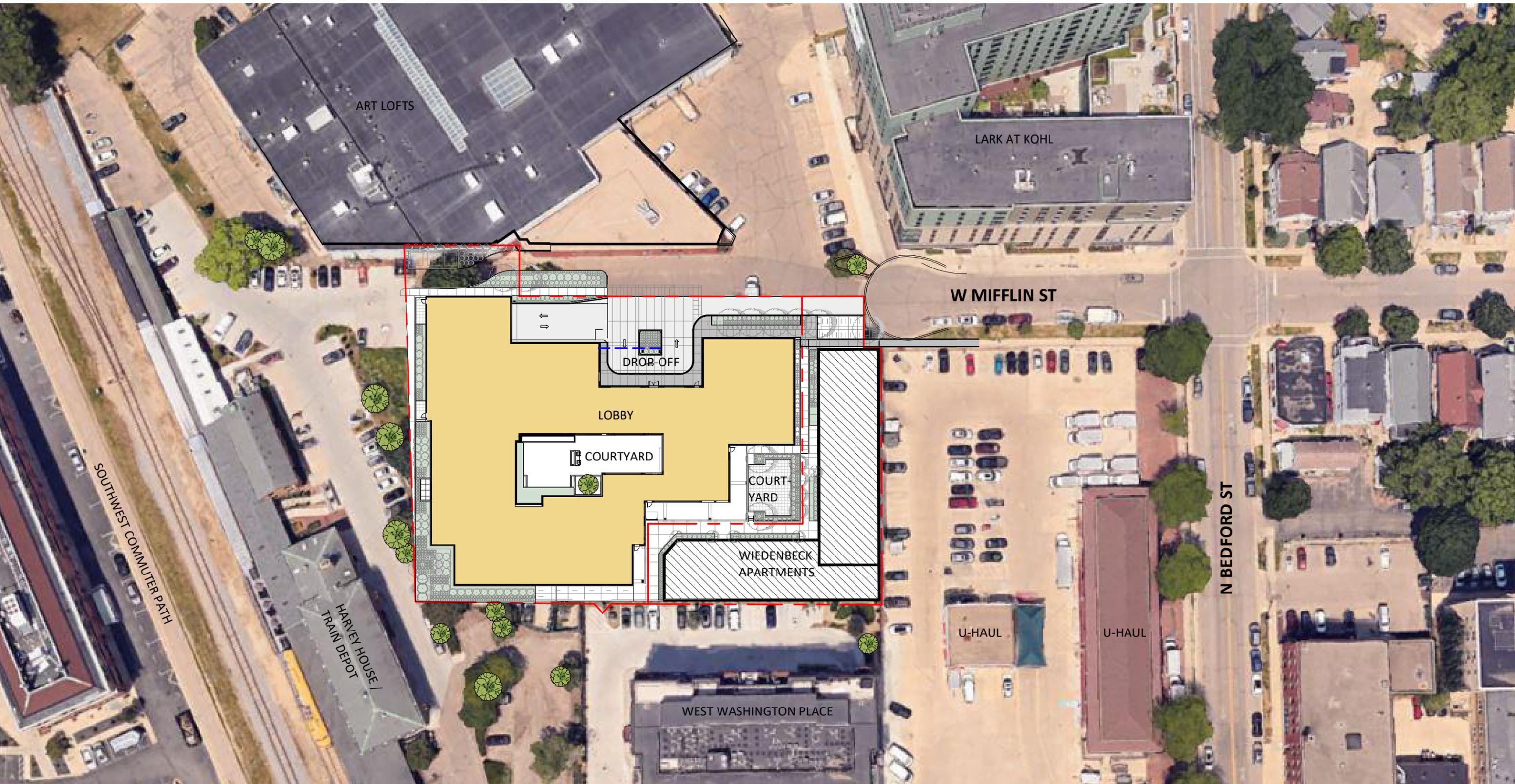
esg

DF/

HERITAGE | CONSULTING GROUP

# WEST MIFFLIN STREET





ART LOFTS

LARK AT KOHL

W MIFFLIN ST

DROP-OFF

LOBBY

COURTYARD

COURTYARD

WIEDENBECK APARTMENTS

N BEDFORD ST

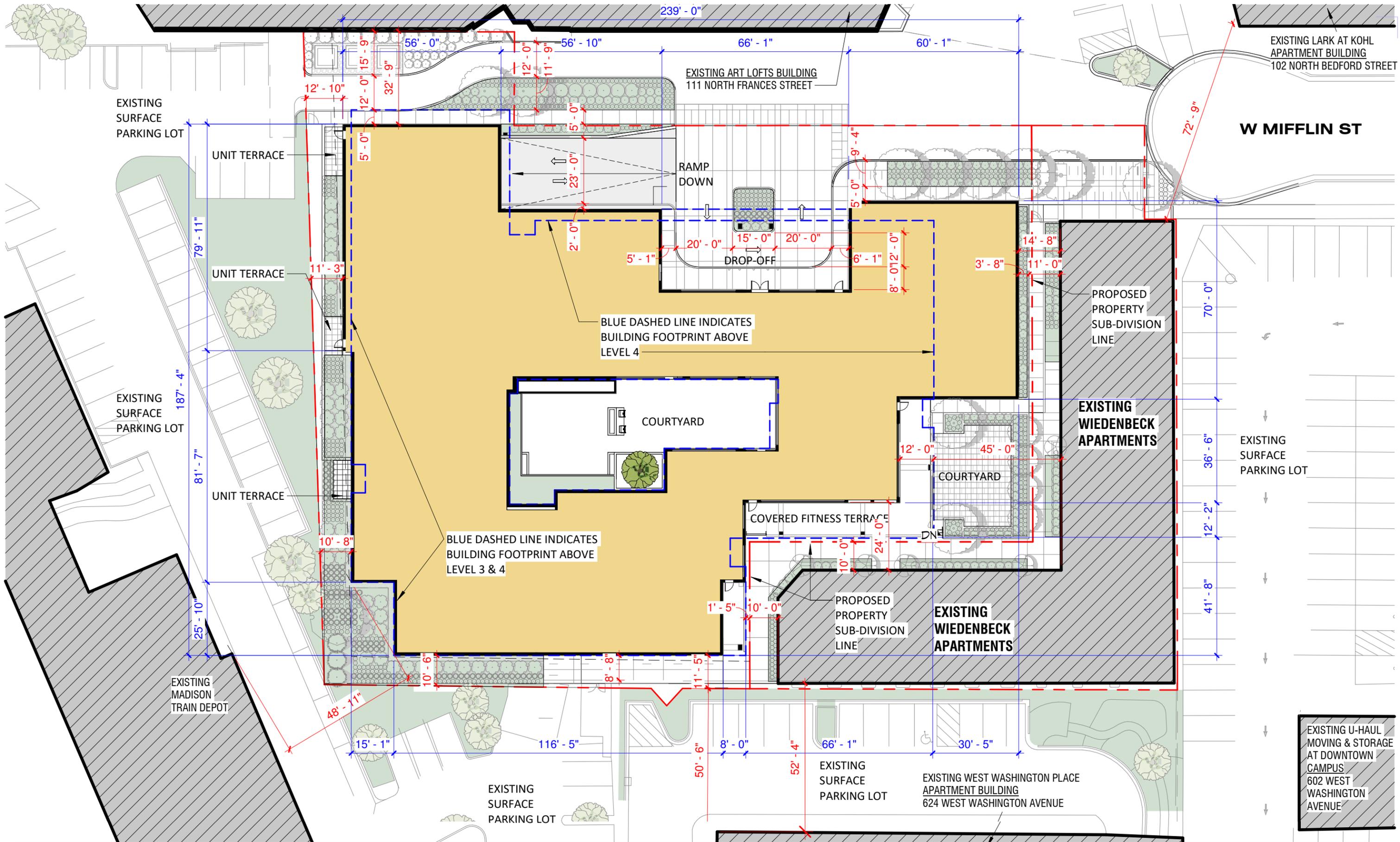
U-HAUL

U-HAUL

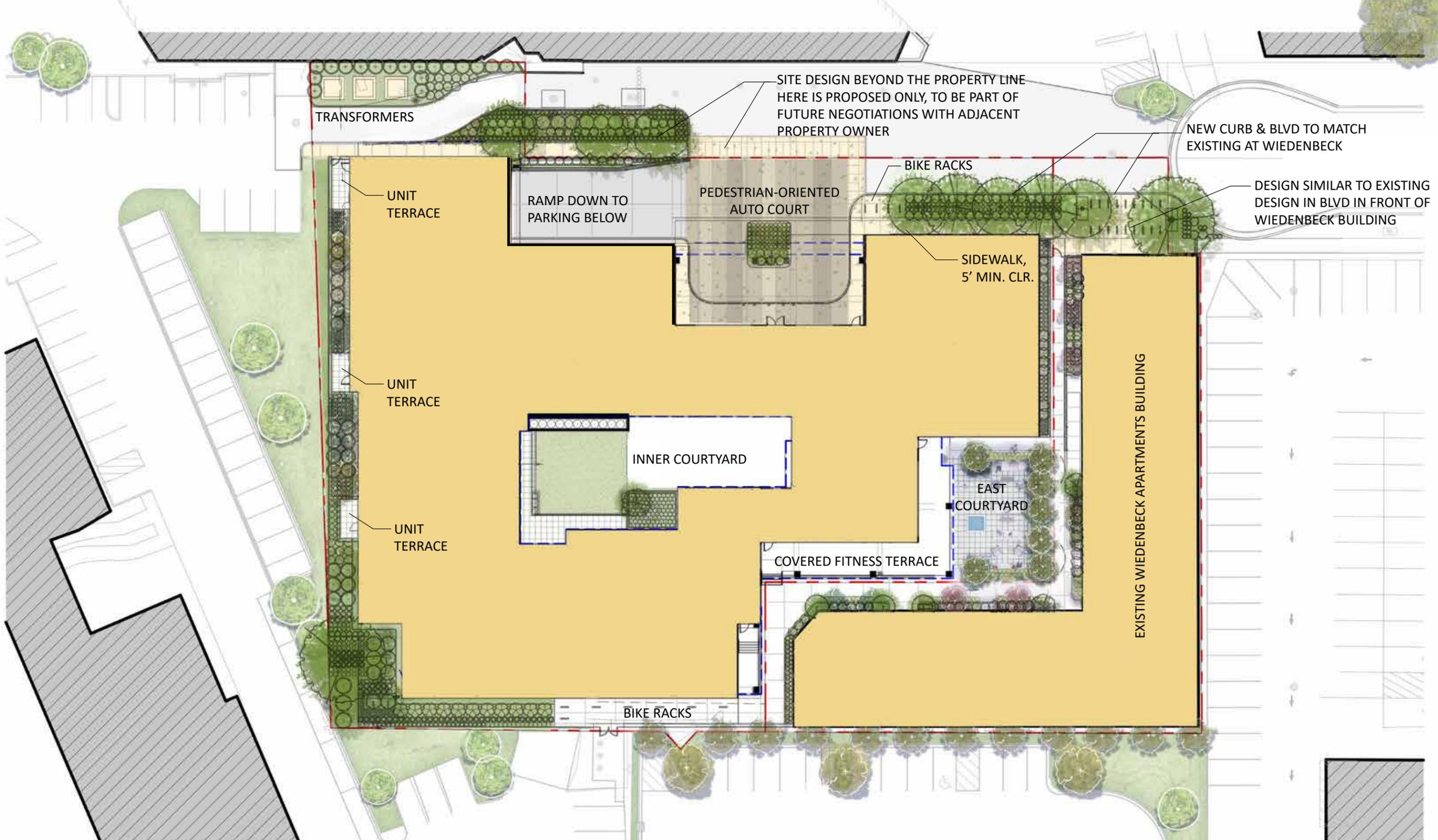
WEST WASHINGTON PLACE

SOUTHWEST COMMUTER PATH

HARLEY HOUSE / TRAIN DEPOT







TRANSFORMERS

SITE DESIGN BEYOND THE PROPERTY LINE  
HERE IS PROPOSED ONLY, TO BE PART OF  
FUTURE NEGOTIATIONS WITH ADJACENT  
PROPERTY OWNER

NEW CURB & BLVD TO MATCH  
EXISTING AT WIEDENBECK

UNIT  
TERRACE

RAMP DOWN TO  
PARKING BELOW

PEDESTRIAN-ORIENTED  
AUTO COURT

BIKE RACKS

DESIGN SIMILAR TO EXISTING  
DESIGN IN BLVD IN FRONT OF  
WIEDENBECK BUILDING

SIDEWALK,  
5' MIN. CLR.

UNIT  
TERRACE

INNER COURTYARD

EAST  
COURTYARD

EXISTING WIEDENBECK APARTMENTS BUILDING

UNIT  
TERRACE

COVERED FITNESS TERRACE

BIKE RACKS

# RENDERINGS

















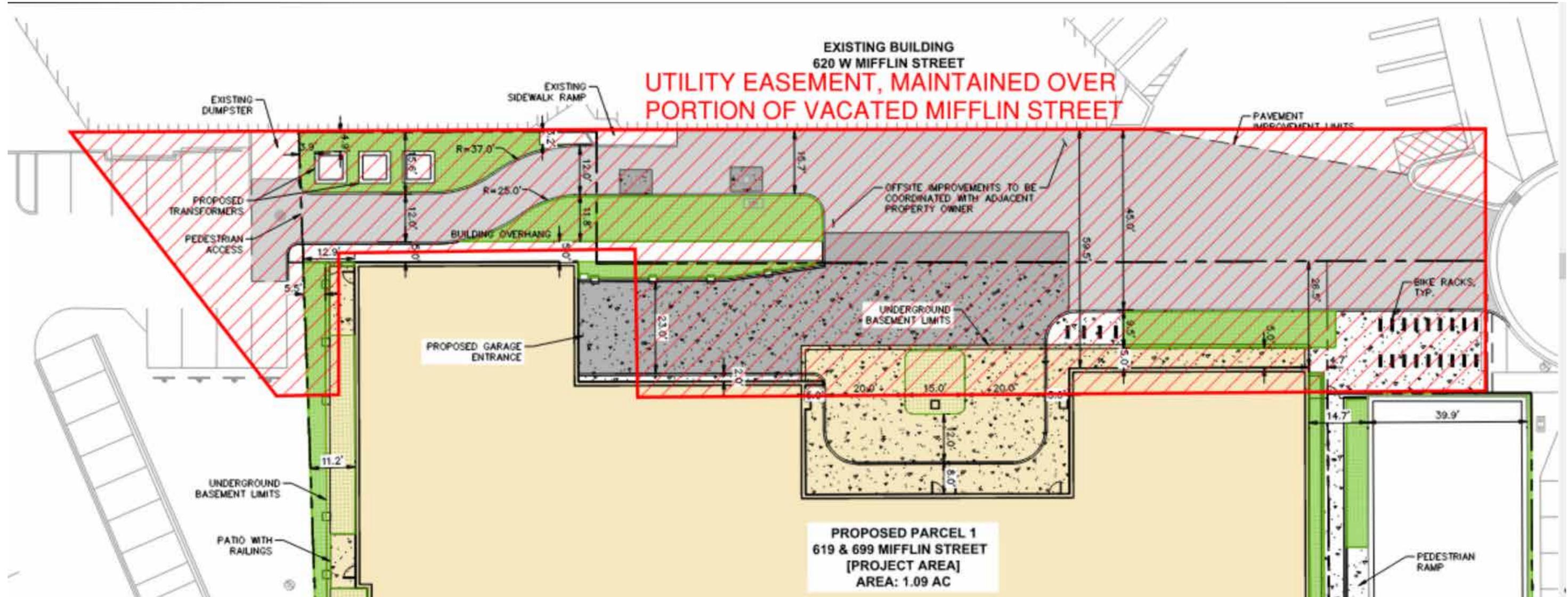






# SUMMARY OF EASEMENTS

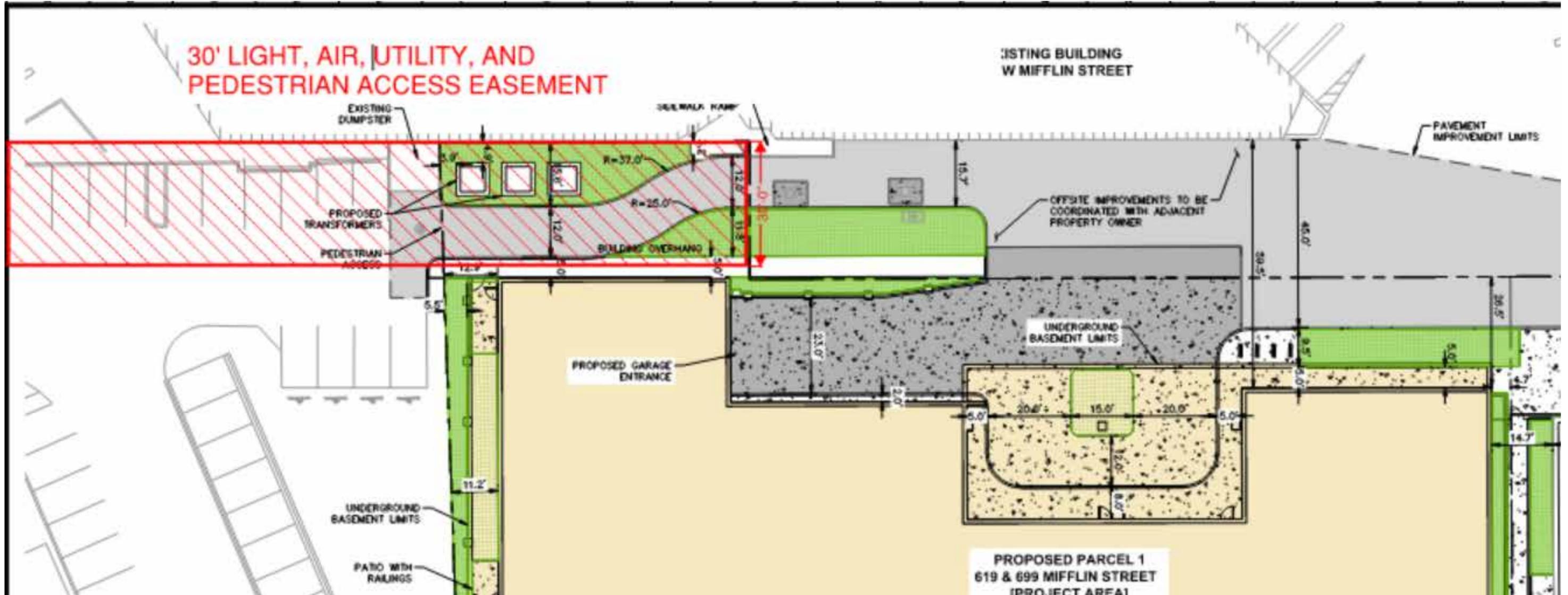
# Extents of Current Utility Easements in the Vacated Mifflin Street Corridor



- The limits have been modified once (for the construction of 699)
- Will need to be modified again for the redevelopment (the north face of our building and garage encroaches).



# Light, Air, Ped, and Utility Easement



- Not proposed to be modified
- Intended as an “alley way” to maintain separation between buildings
- Allowing for appropriate light and air for window openings, as well as the maintenance of existing utilities and the buildings themselves

# WEST MIFFLIN STREET

## SITE DESIGN

Solving existing brownfield site with remediation

87 Walk score, 99 Bike score and 60 Transit score with the bus stop and Southwest Commuter Path access on the south side of the site on W. Washington Ave

Providing secure bicycle storage for 341 bicycles

## ENERGY

Approximately 50kW solar photovoltaic array on the roof to power amenity areas

Water source heat pumps with programmable thermostats

High-efficiency boilers

Electric vehicle charging stations

## WATER CONSERVATION

Native/ adaptive planting with water sense irrigation controller to reduce exterior water use

Target of a 20-30% indoor water use reduction using low flow shower heads, faucets and toilets

## MATERIALS

Low-VOC materials, paints and coatings to improve the interior environmental air quality

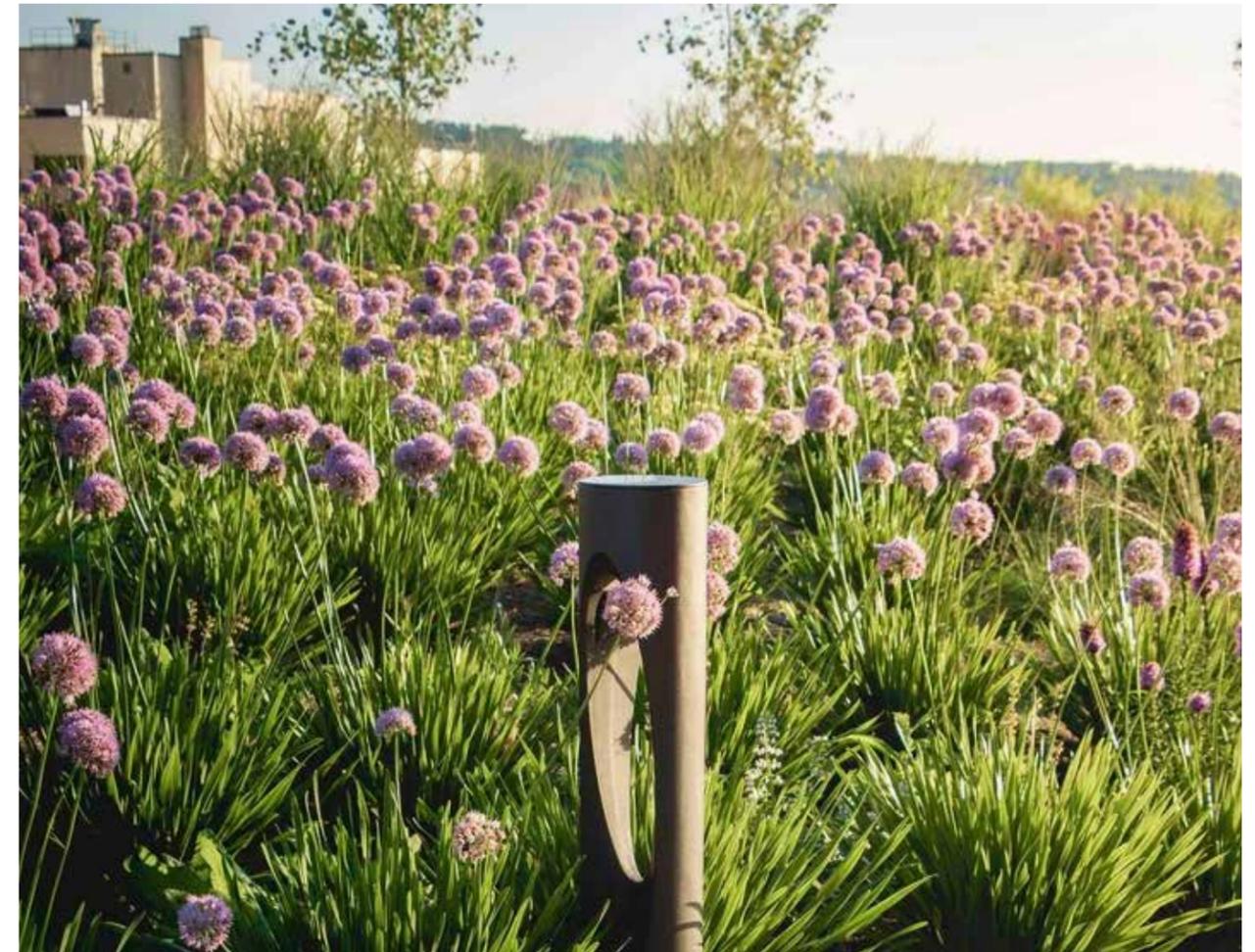
High-efficiency windows

Light colored TPO roof membrane to mitigate the heat island effect

## CONSTRUCTION

Non-smoking building during construction

Just-in-time deliveries to reduce unnecessary trucking and materials stored on site



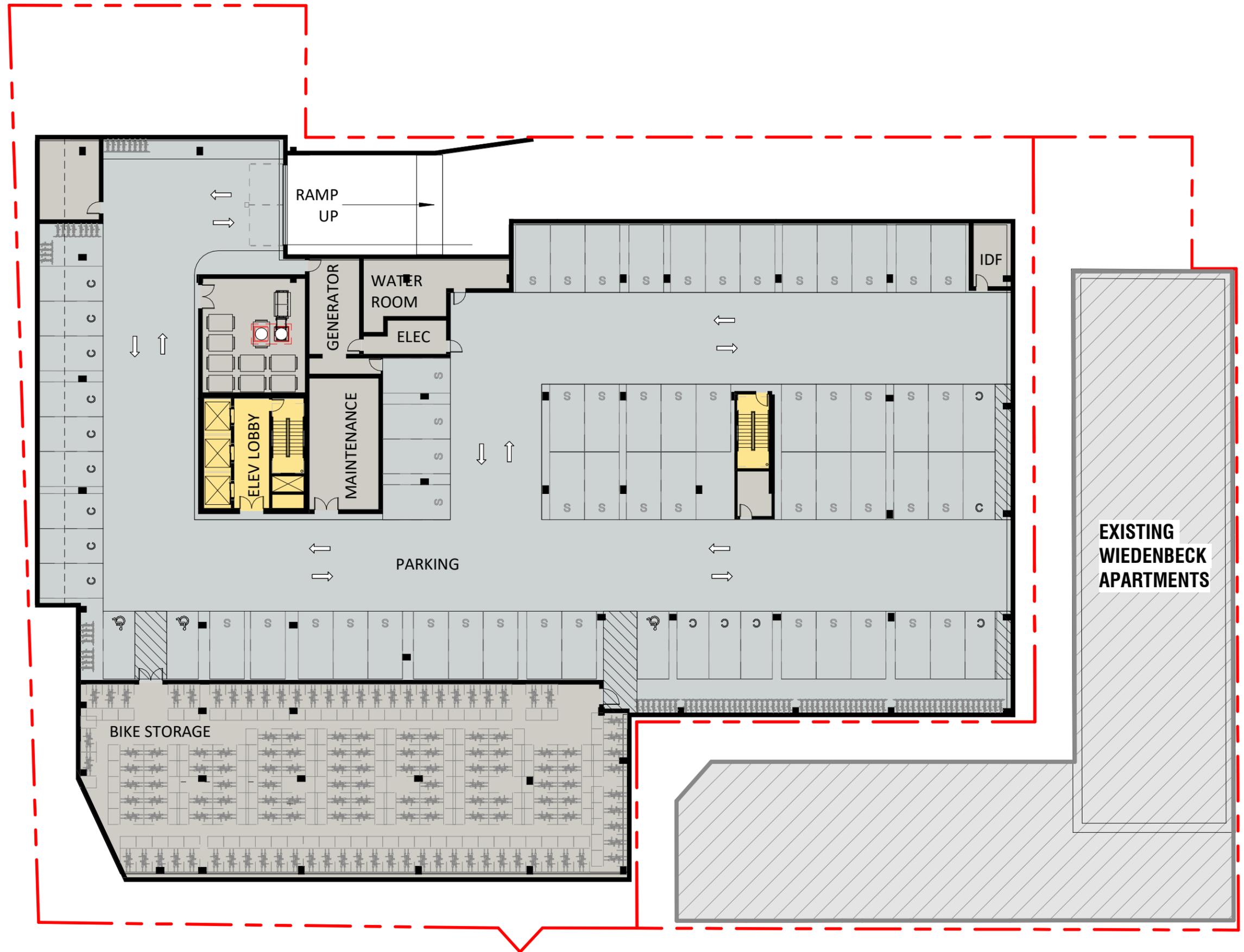
**THANK YOU**

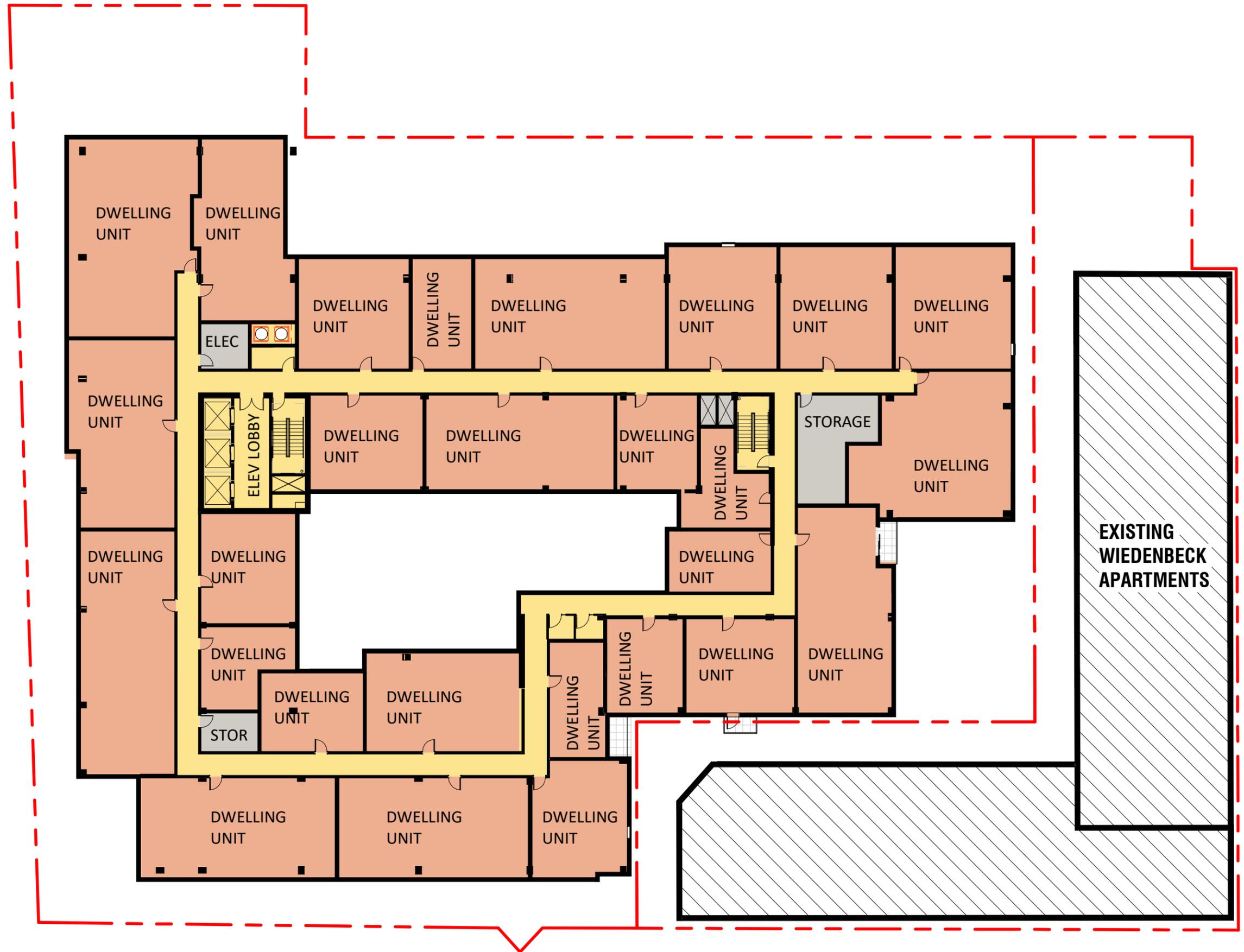


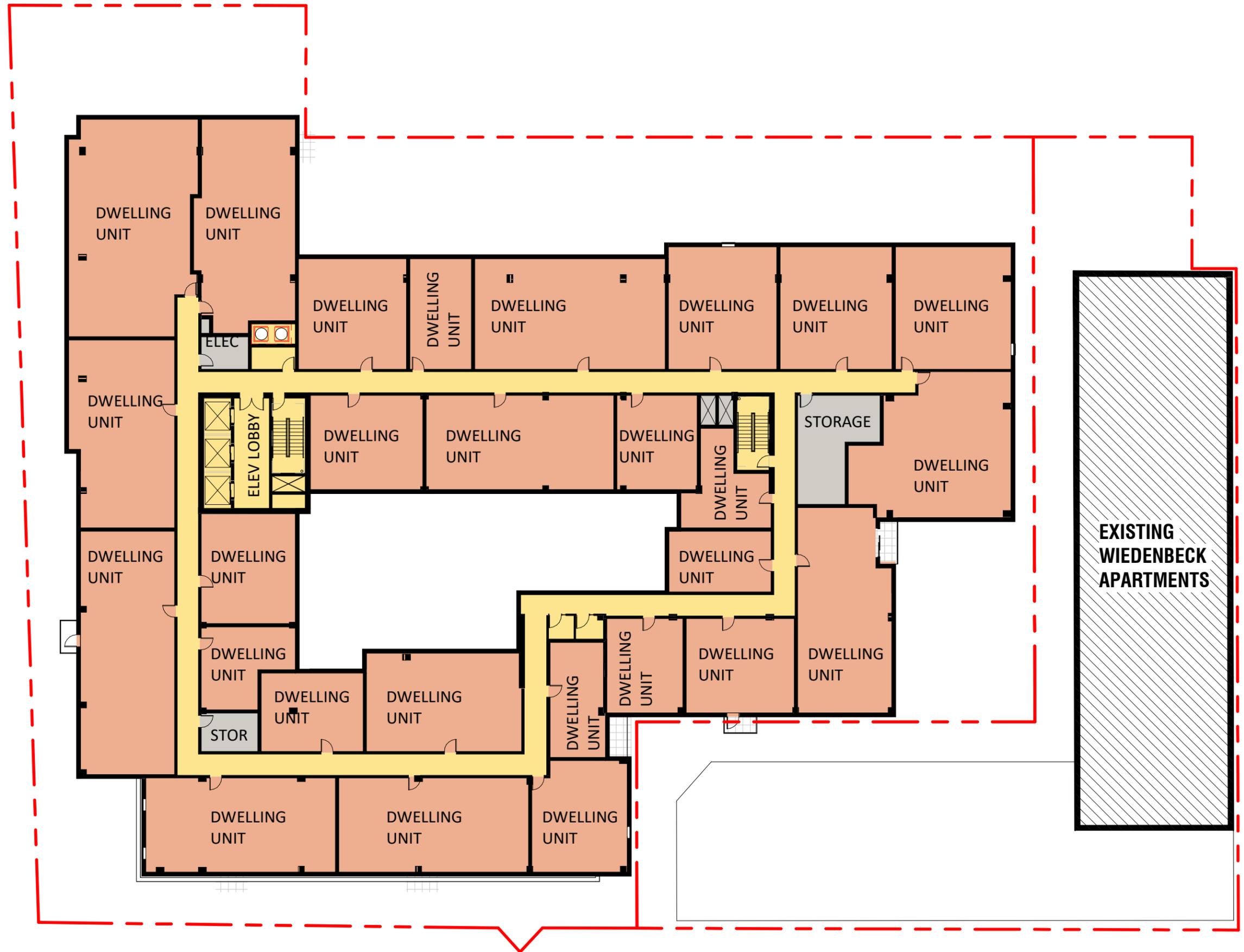
# SUPPLEMENTARY CONTENT

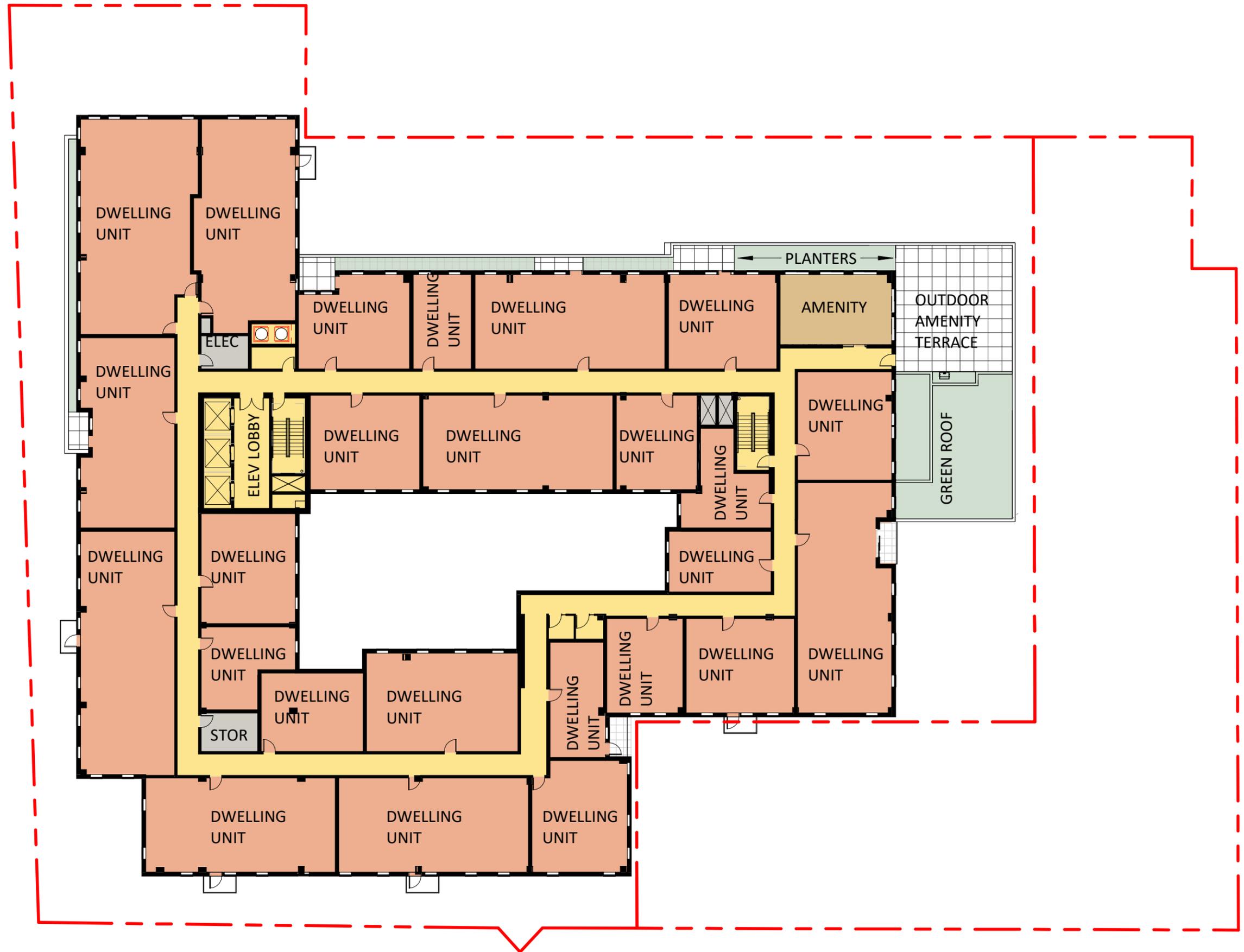
# FLOOR PLANS

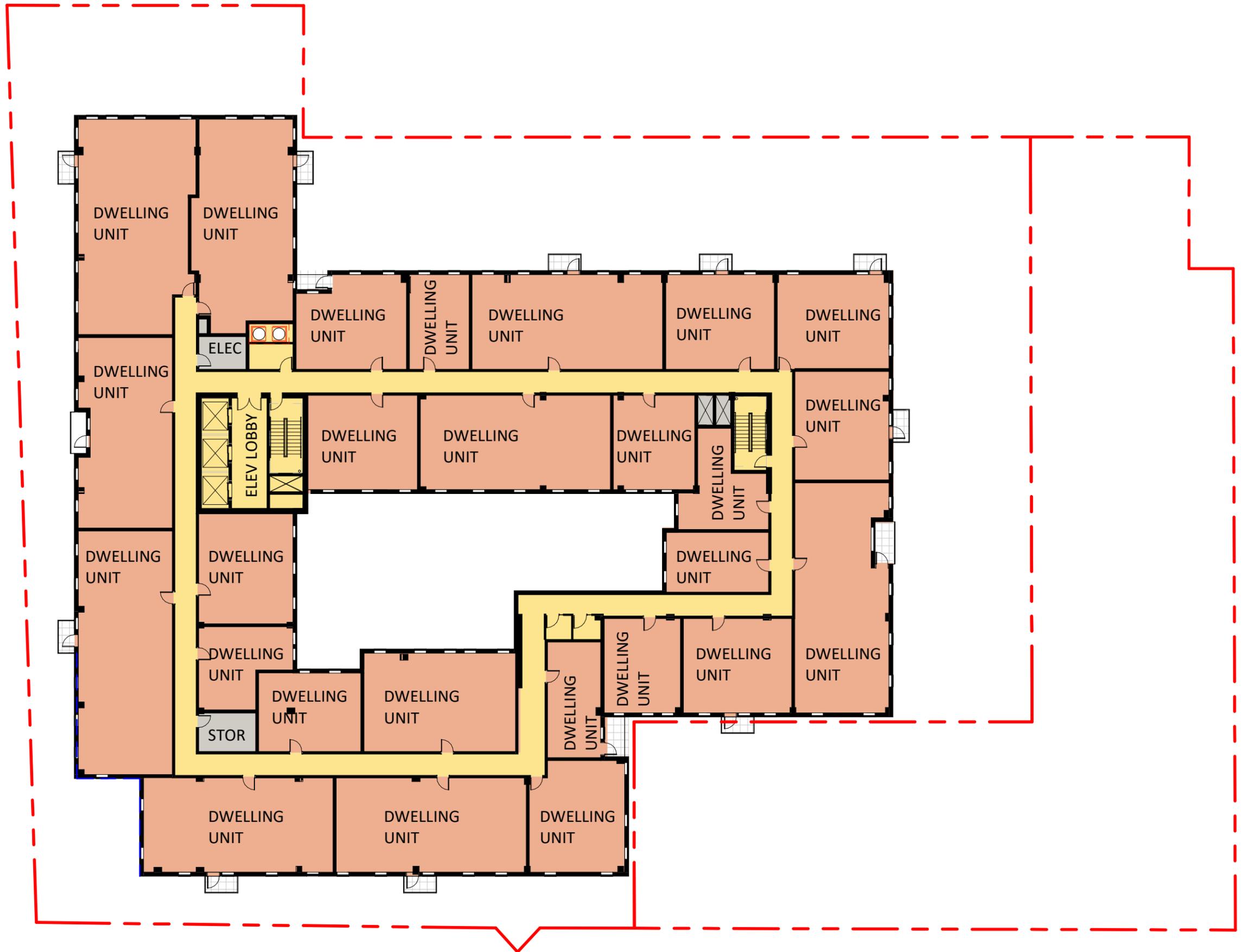




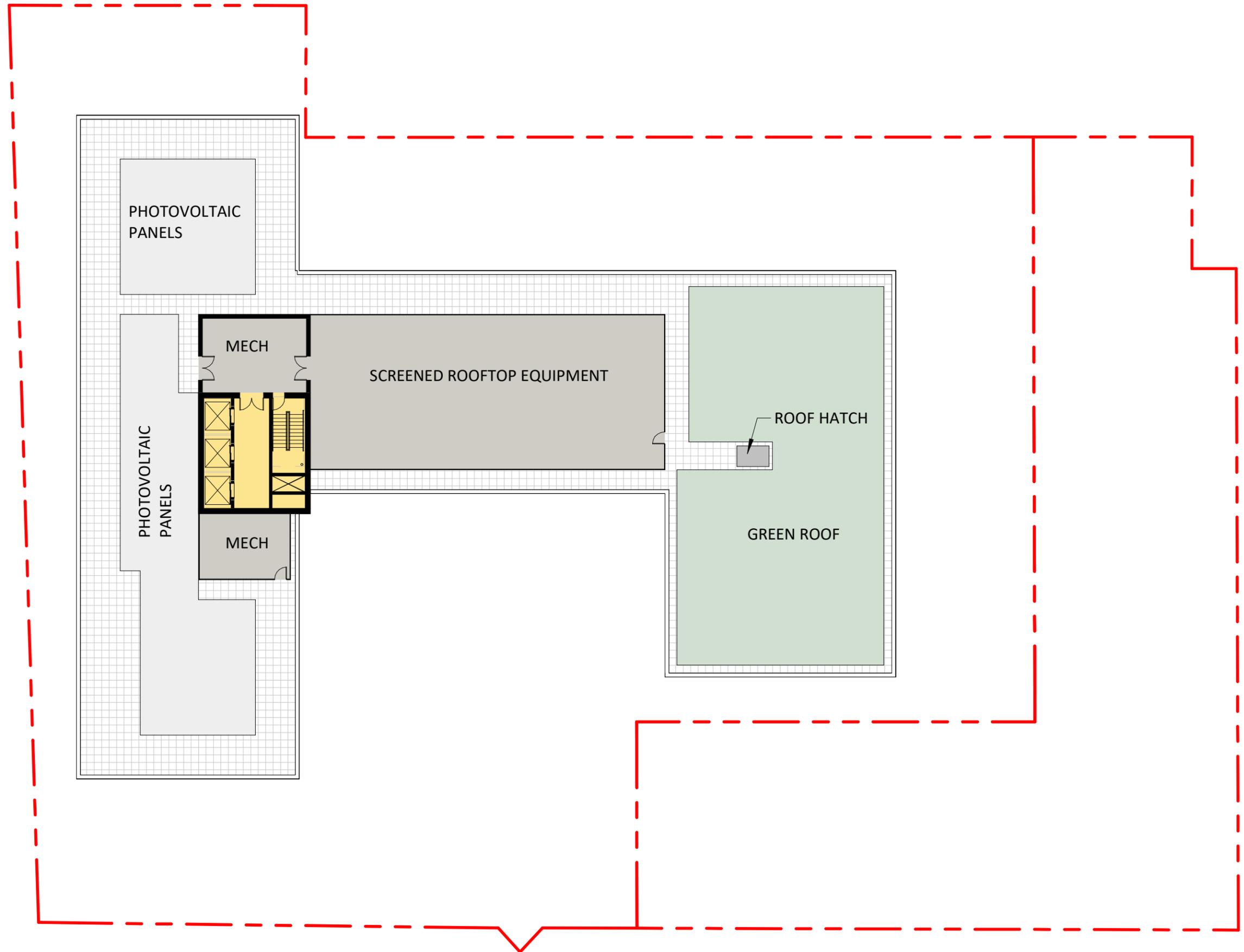




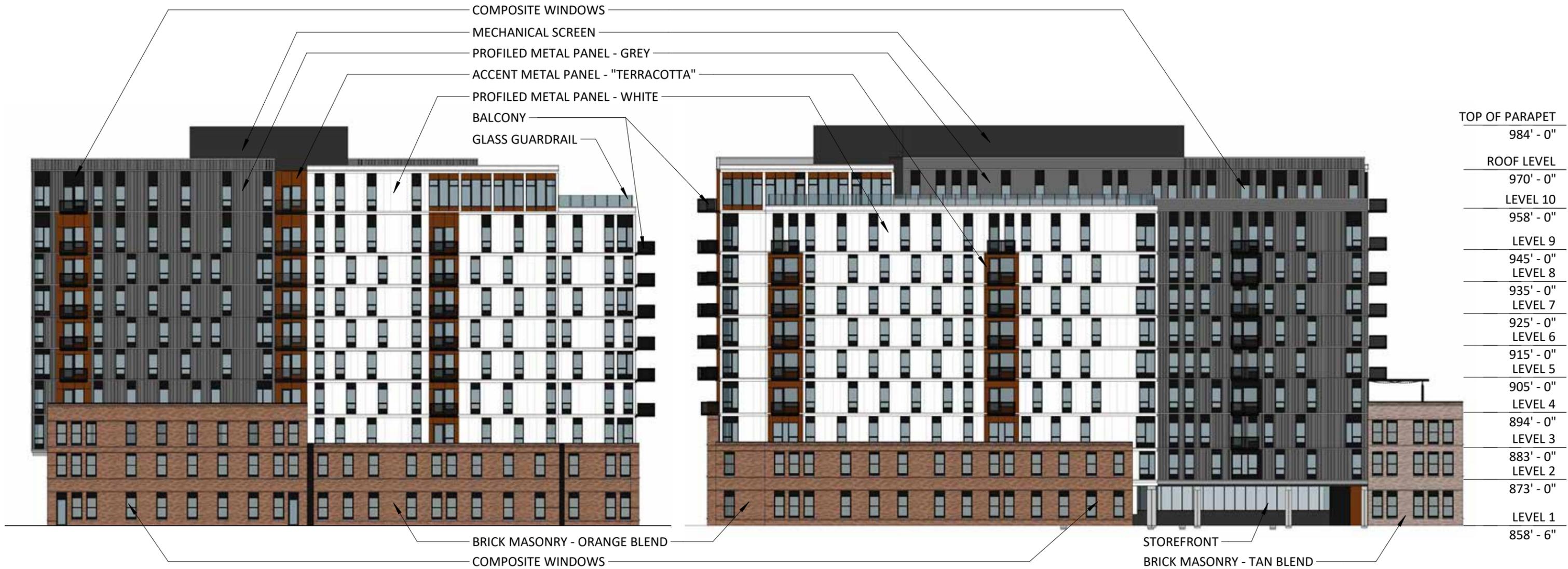






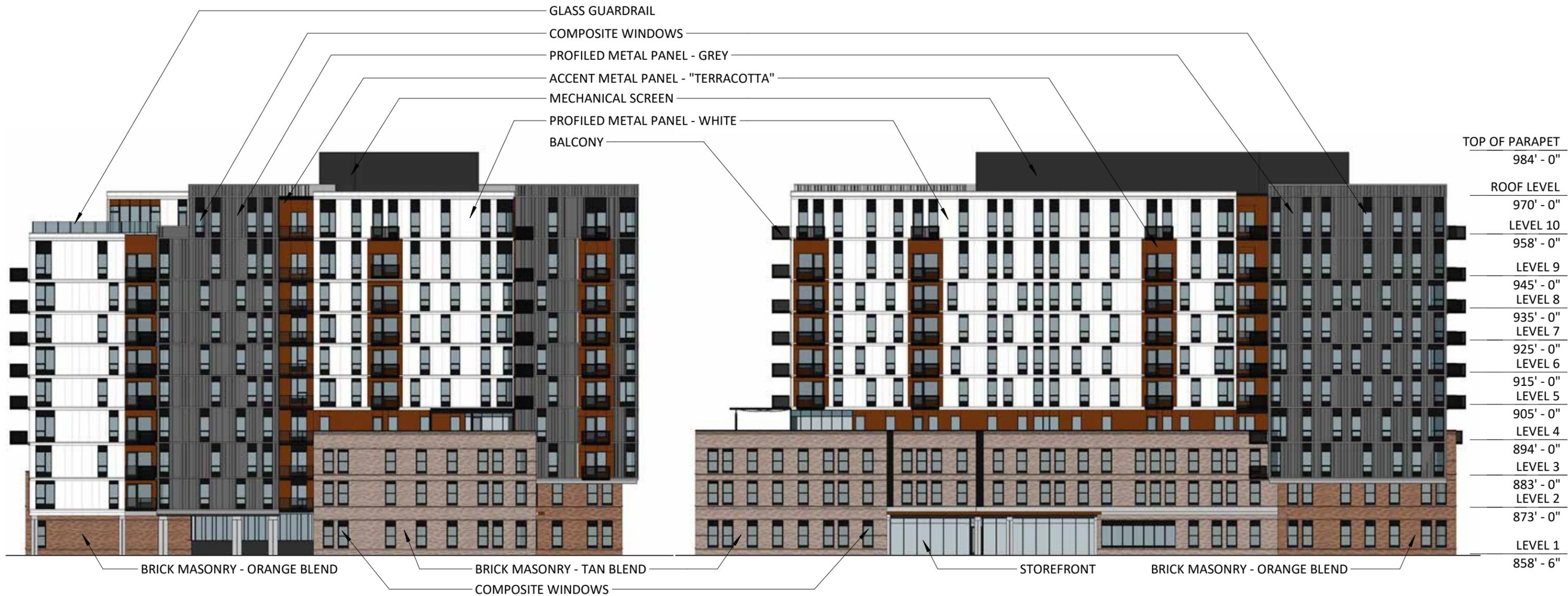


# ELEVATIONS & MATERIALS



**2 WEST ELEVATION**  
MP2.1 1" = 30'-0"

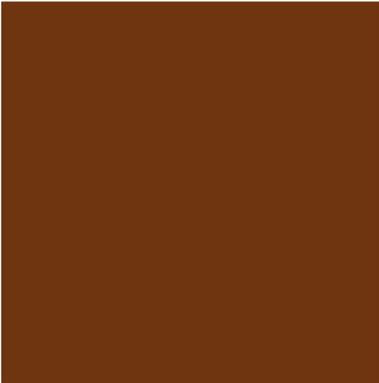
**3 SOUTH ELEVATION**  
MP2.1 1" = 30'-0"



**2 EAST ELEVATION**  
 MP2.2 1" = 30'-0"

**1 NORTH ELEVATION**  
 MP2.2 1" = 30'-0"

# SUMMARY OF MATERIALS



ACCENT METAL PANEL - "TERRACOTTA"



PROFILED METAL PANEL - GREY



PROFILED METAL PANEL - WHITE



BRICK MASONRY - ORANGE BLEND



BRICK MASONRY - TAN BLEND



BLACK MESH BALCONY RAILING



# HISTORIC CONTEXT

# WEST MIFFLIN STREET

## PROJECT SUMMARY:

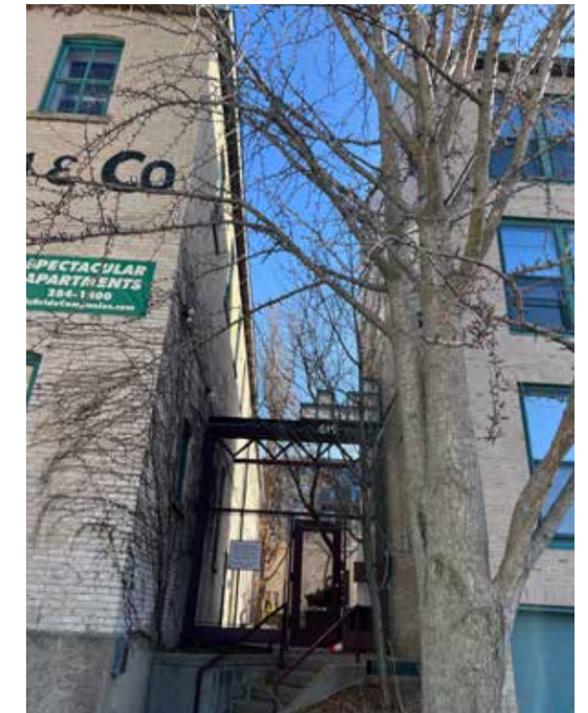
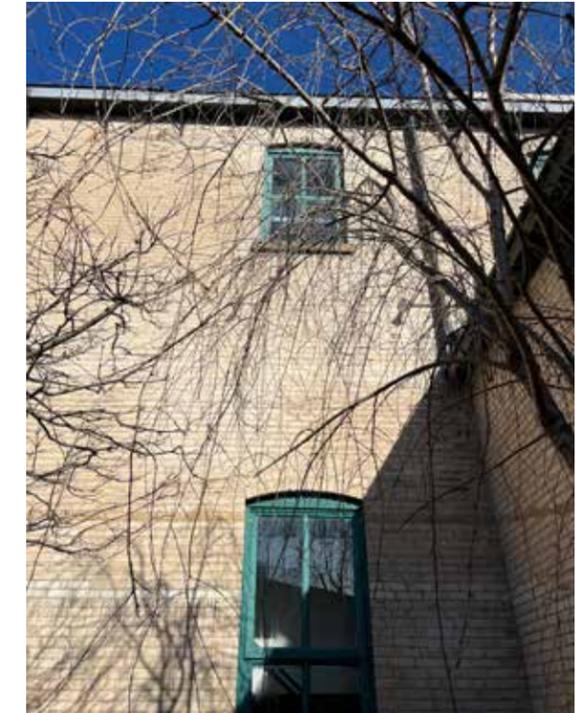
619 West Mifflin Site Boundary

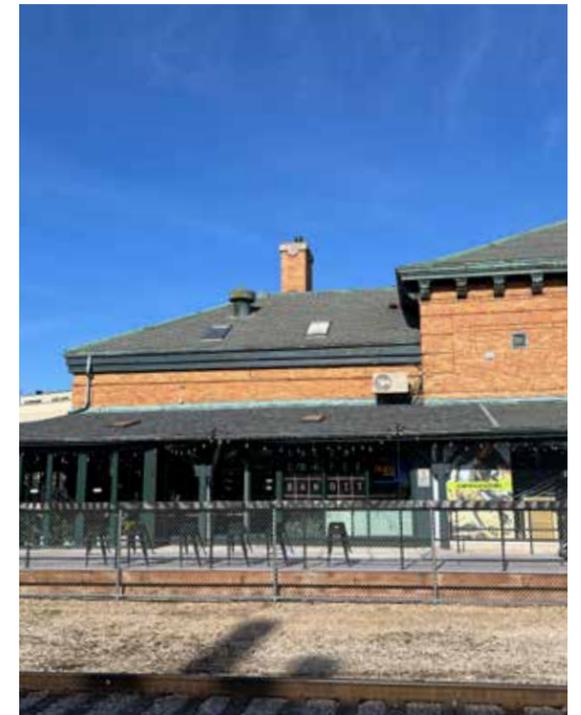
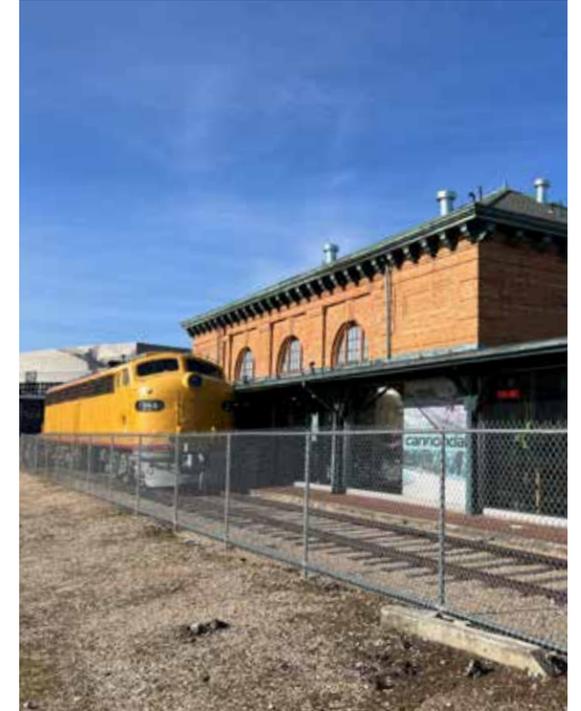
Local Landmarks vs Historic Districts

Secretary of the Interior's Standards

Urban Infill







# DESIGN REVISIONS & EVOLUTION

A



**B**



C



D



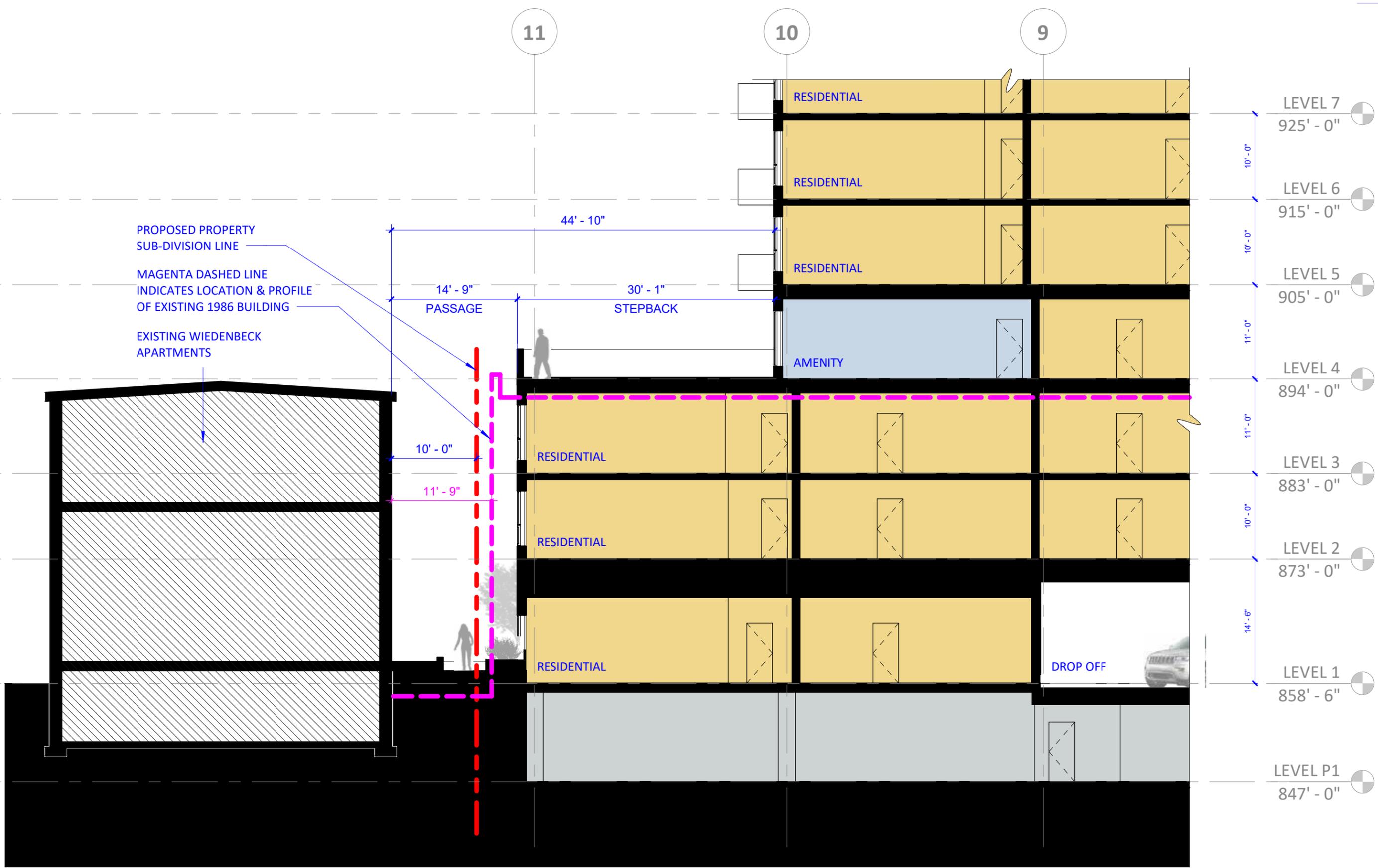
# E - CURRENT DESIGN

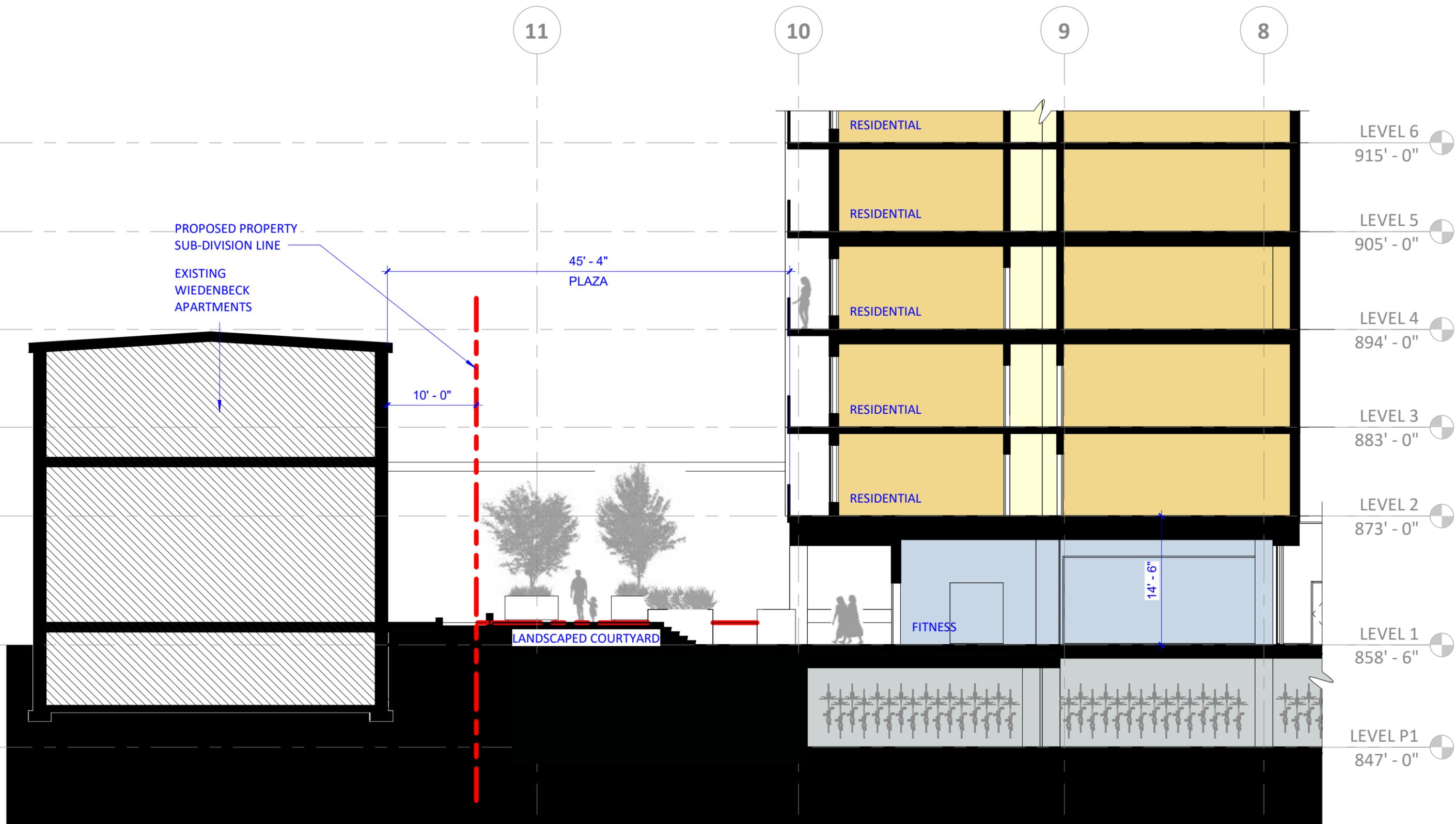


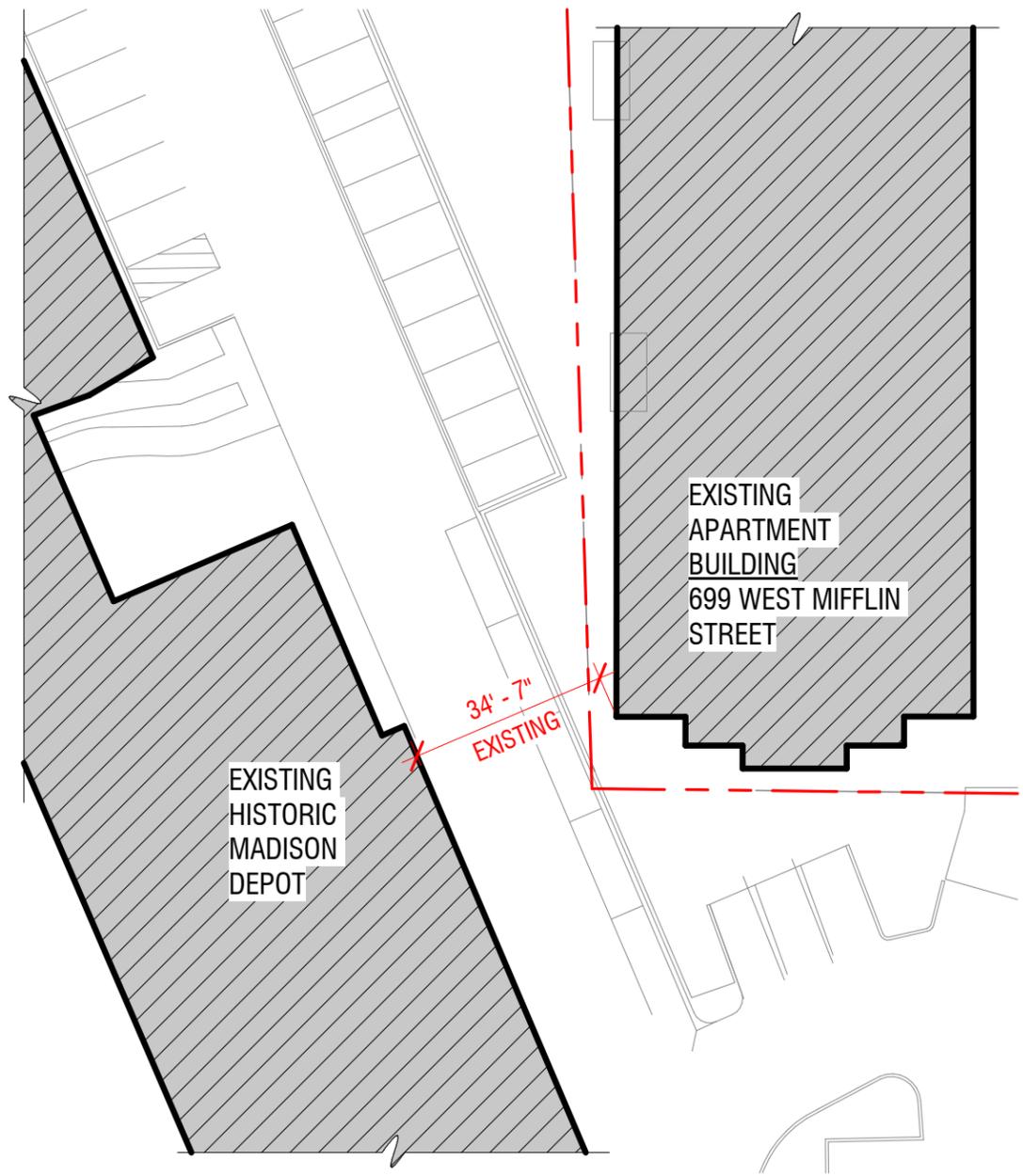




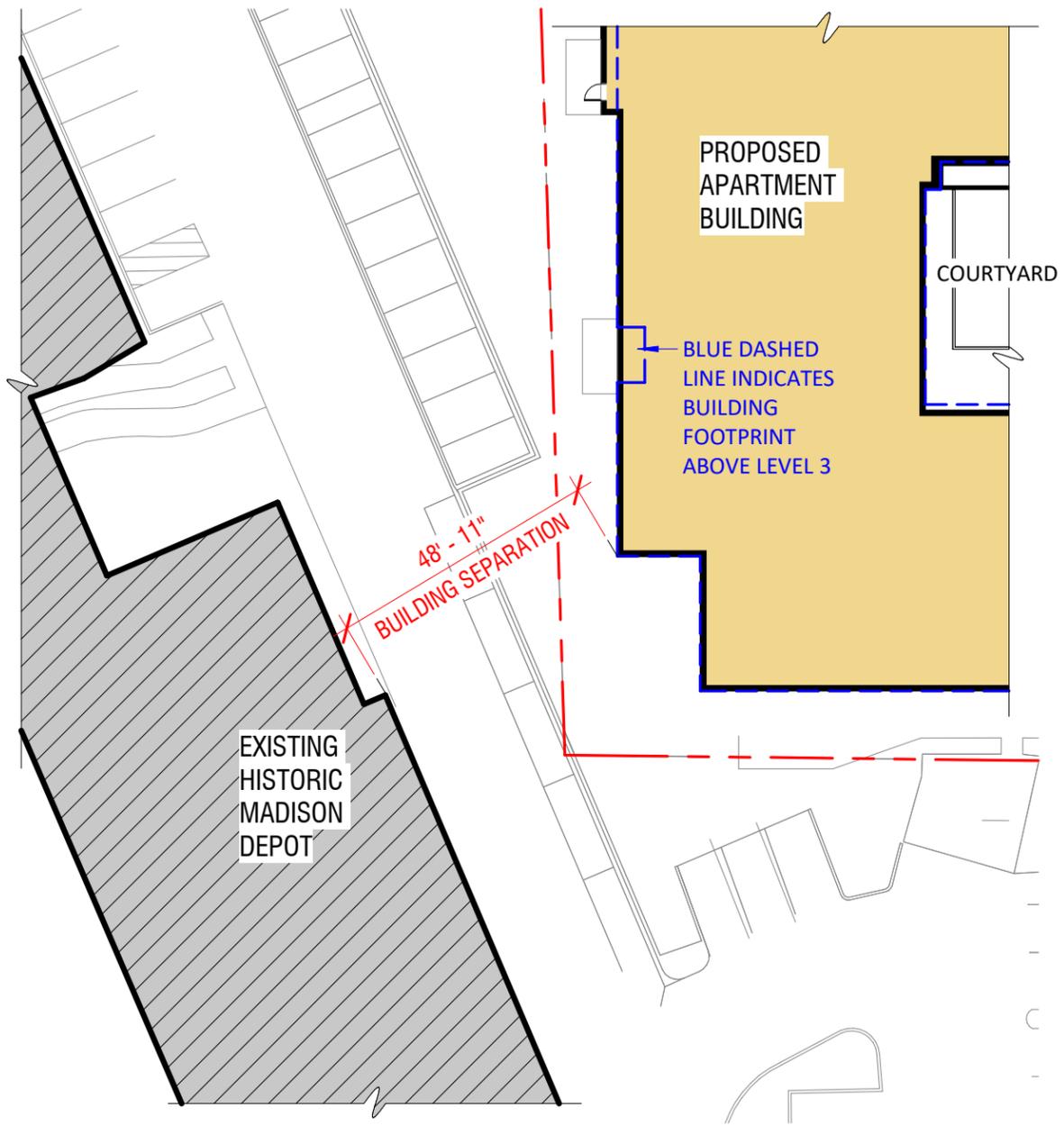
# **BUILDING DIAGRAMS**







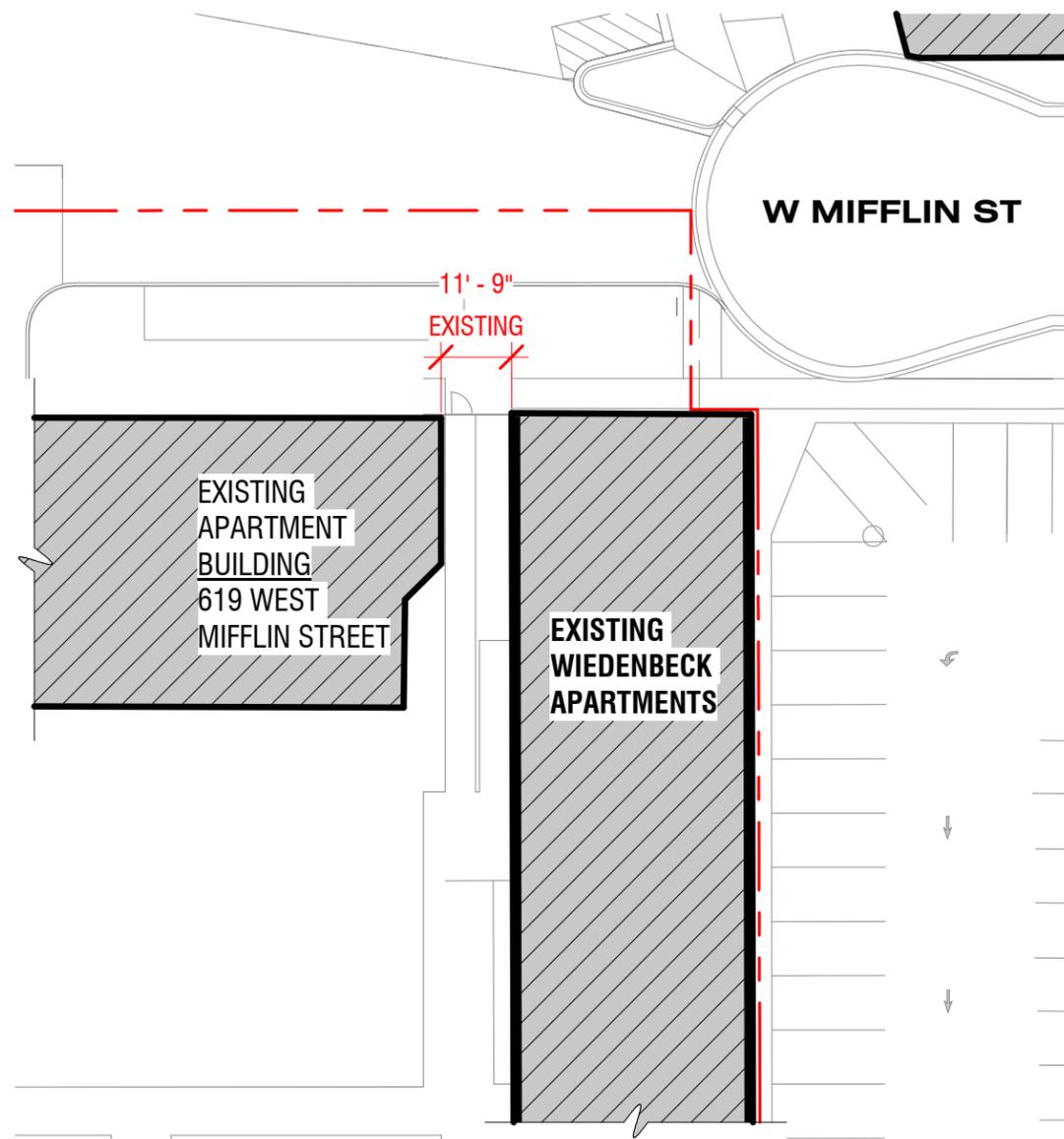
**BUILDING SEPARATION @ MADISON DEPOT - EXISTING CONDITION**



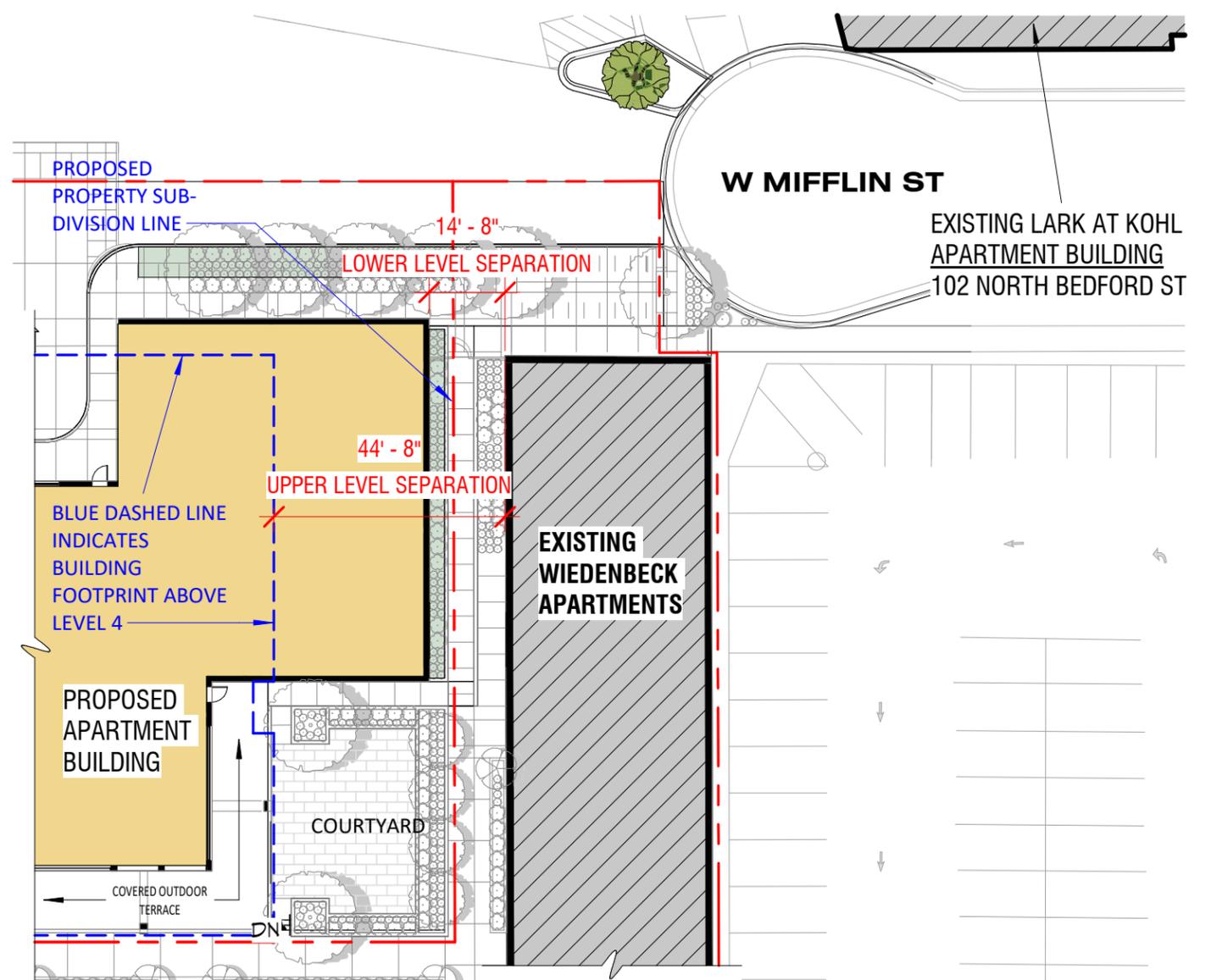
**BUILDING SEPARATION @ DEPOT - PROPOSED**

Scale: 1" = 30'-0"





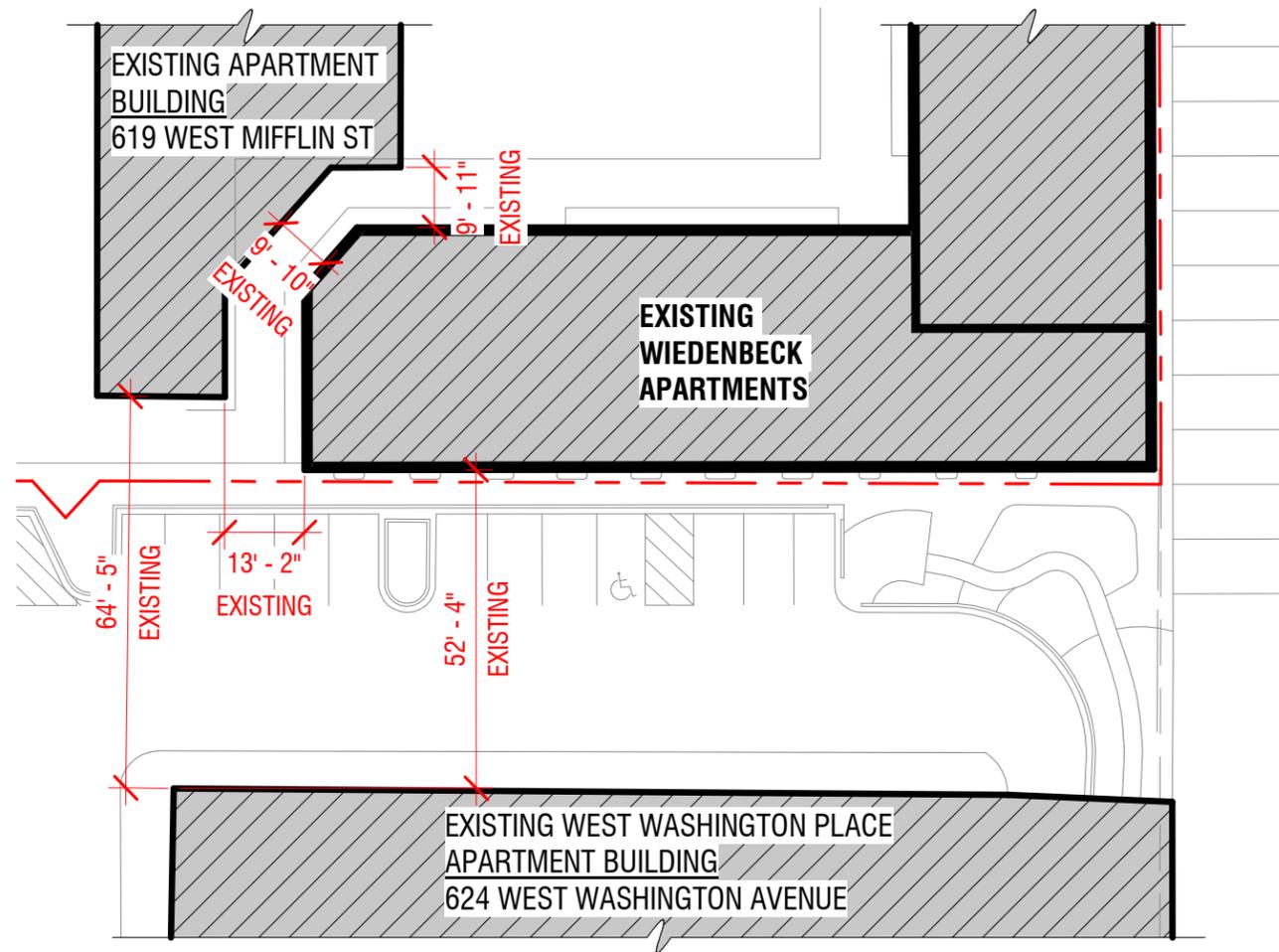
**BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION**



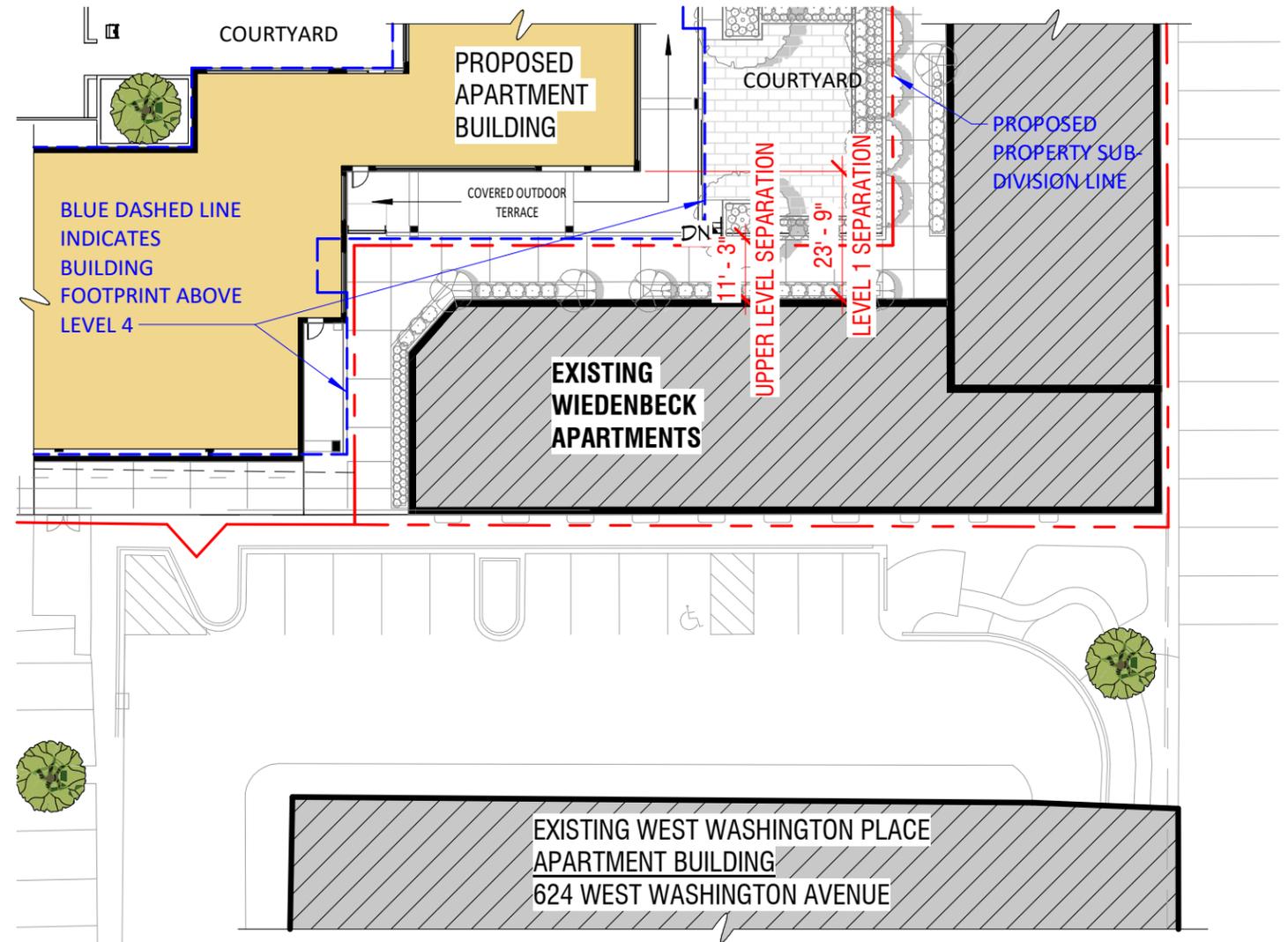
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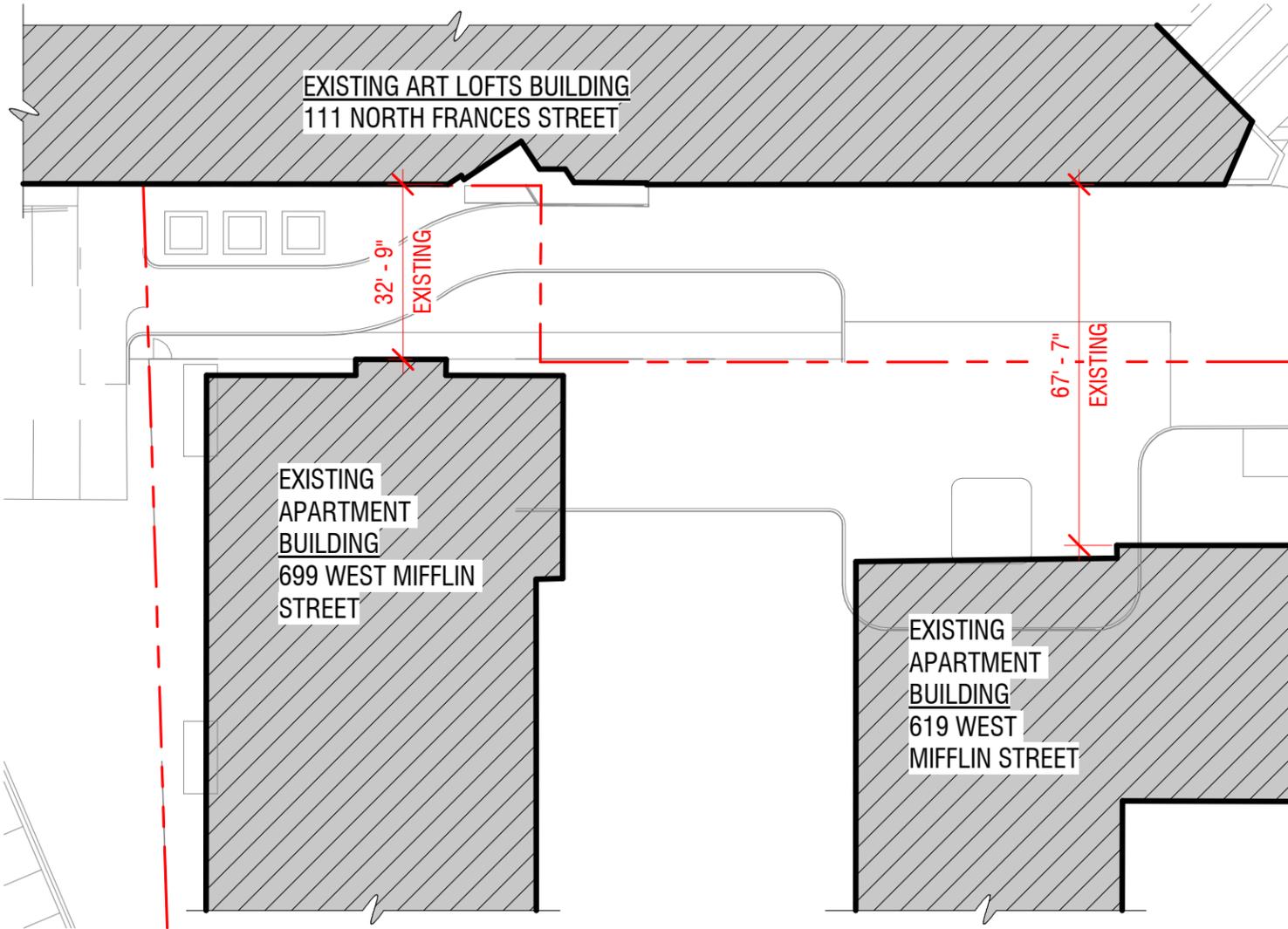
**BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION**



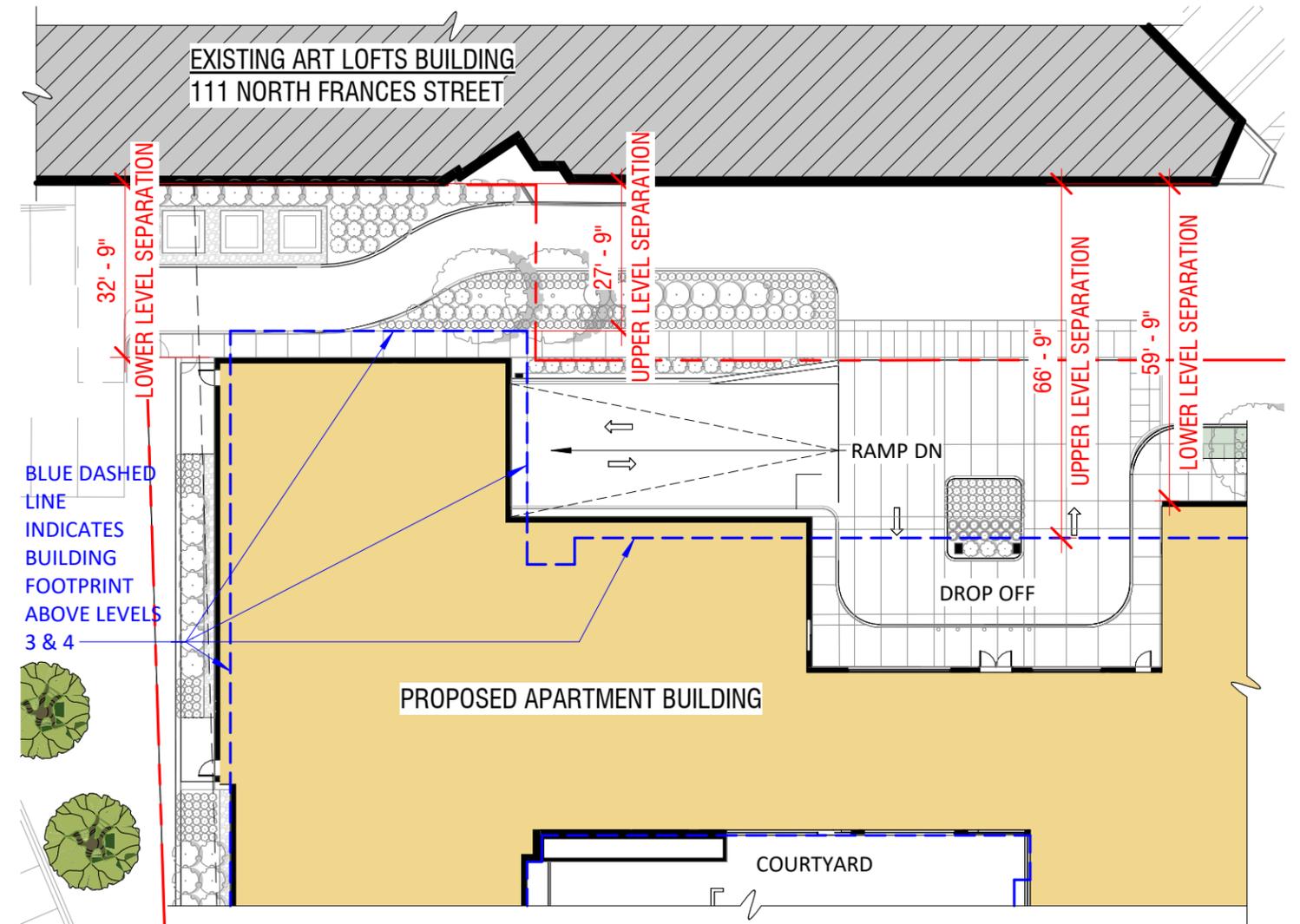
**BUILDING SEPARATION @ WIEDENBECK - PROPOSED**

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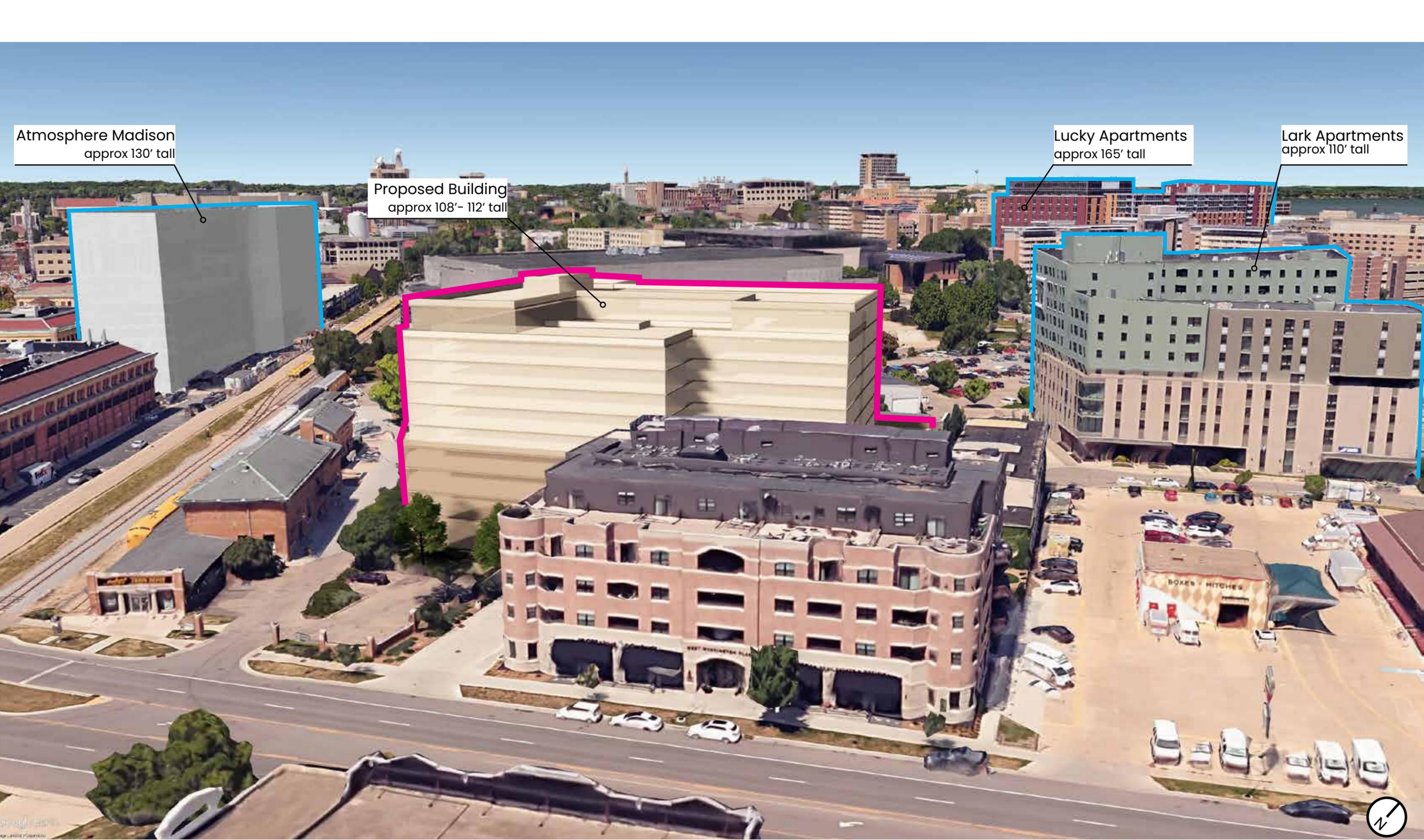
**BUILDING SEPARATION @ ART LOFTS - EXISTING CONDITION**



**BUILDING SEPARATION @ DEPOT - PROPOSED**

Scale: 1" = 30'-0"





Atmosphere Madison  
approx 130' tall

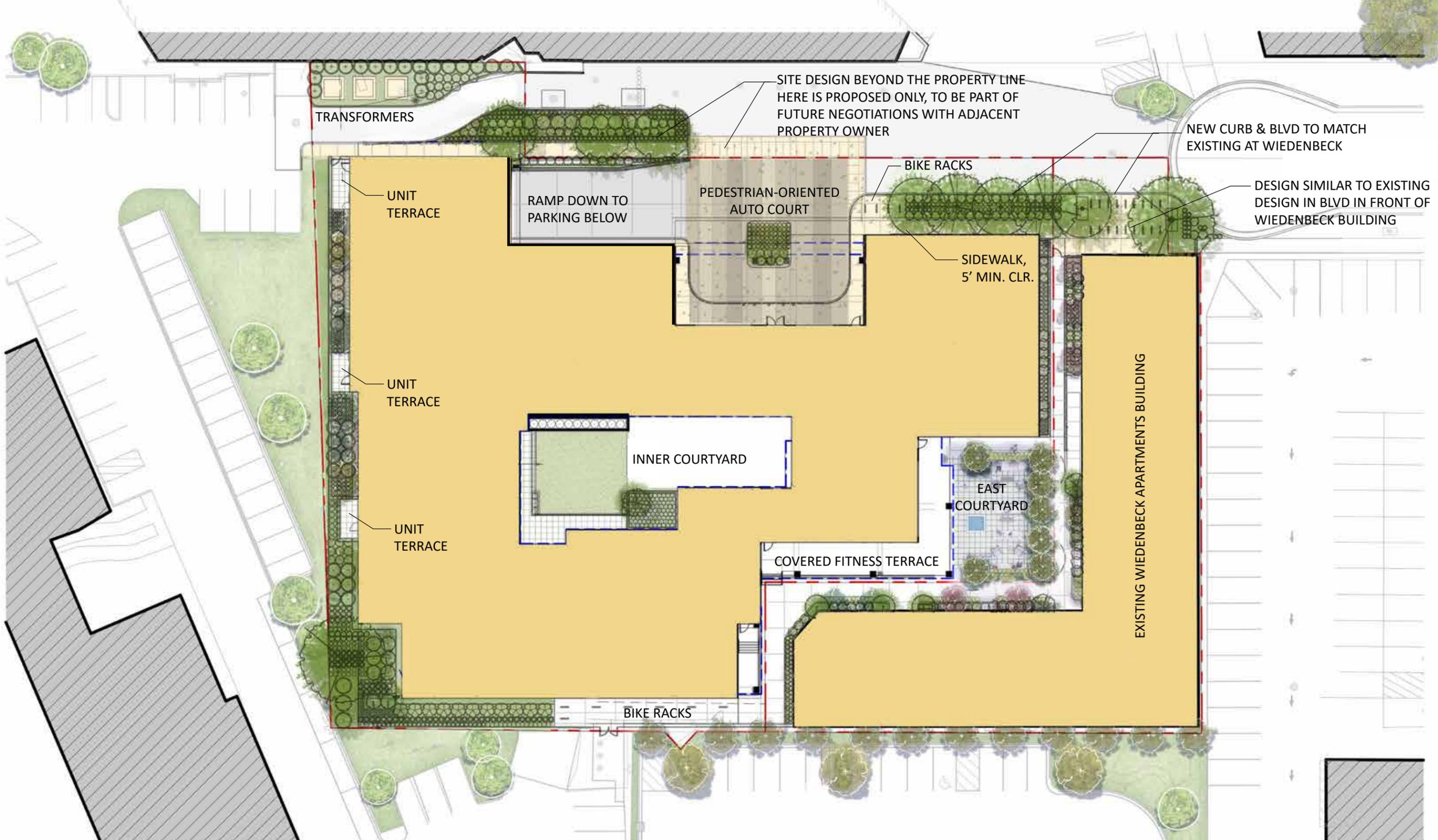
Proposed Building  
approx 108'- 112' tall

Lucky Apartments  
approx 165' tall

Lark Apartments  
approx 110' tall



# SITE & LANDSCAPE DESIGN



# COURTYARD ENTRY







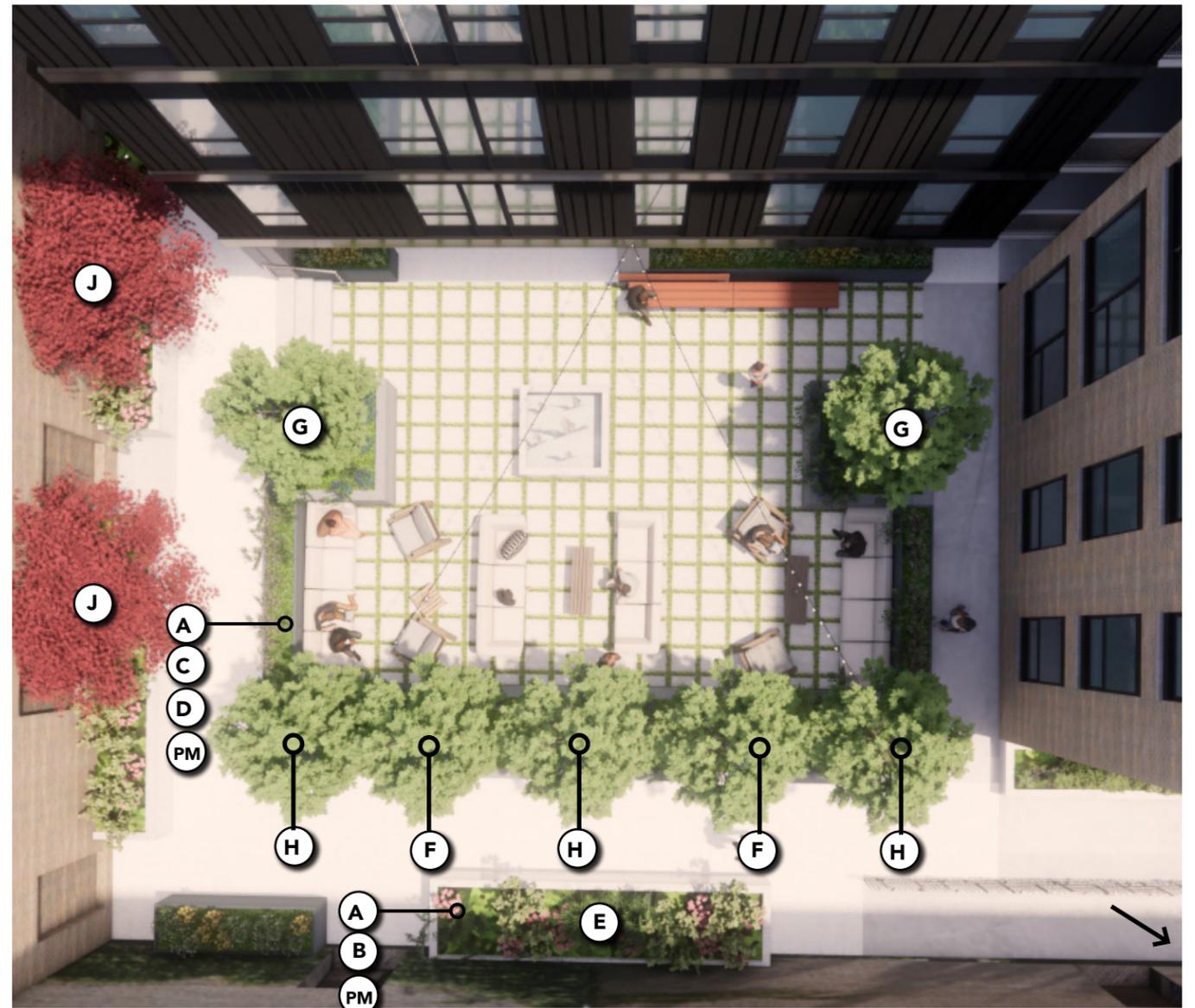
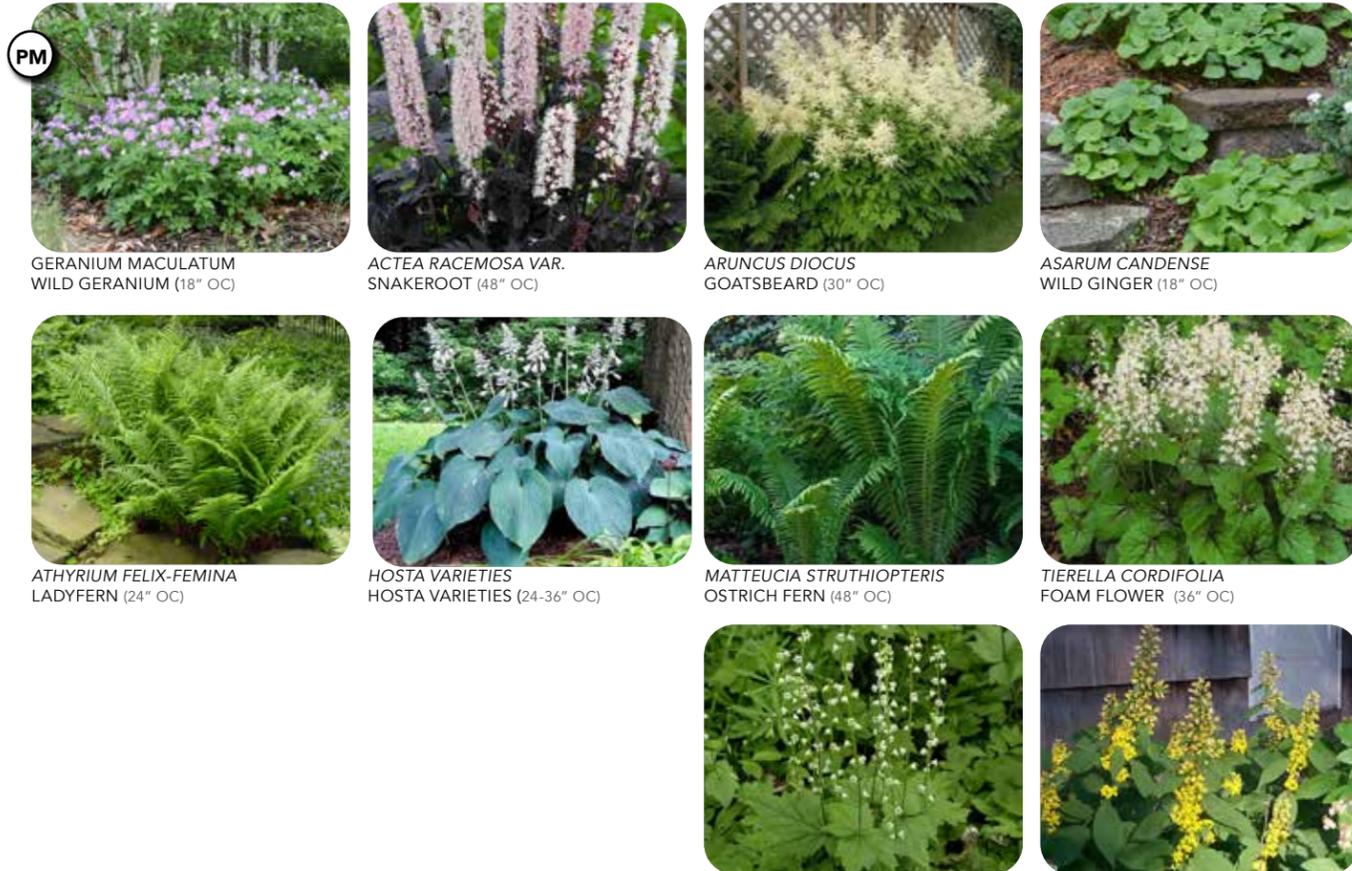
# L2 SOFTSCAPE RECOMMENDATIONS | PLANTING

## COURTYARD PLANT PALETTE OVERVIEW

● Full shade - less than 4 hours of direct sun per day

○ Part shade - 4 to 6 hours of direct sun per day, mostly before mid-day

### SELECTION OF PERENNIALS & FERNS MIX - 40%



### SELECTION OF SHRUBS & TREES - 60%











