

WEST MIFFLIN STREET

Joint Campus Area Committee
September 26, 2024

Submitted September 20, 2024

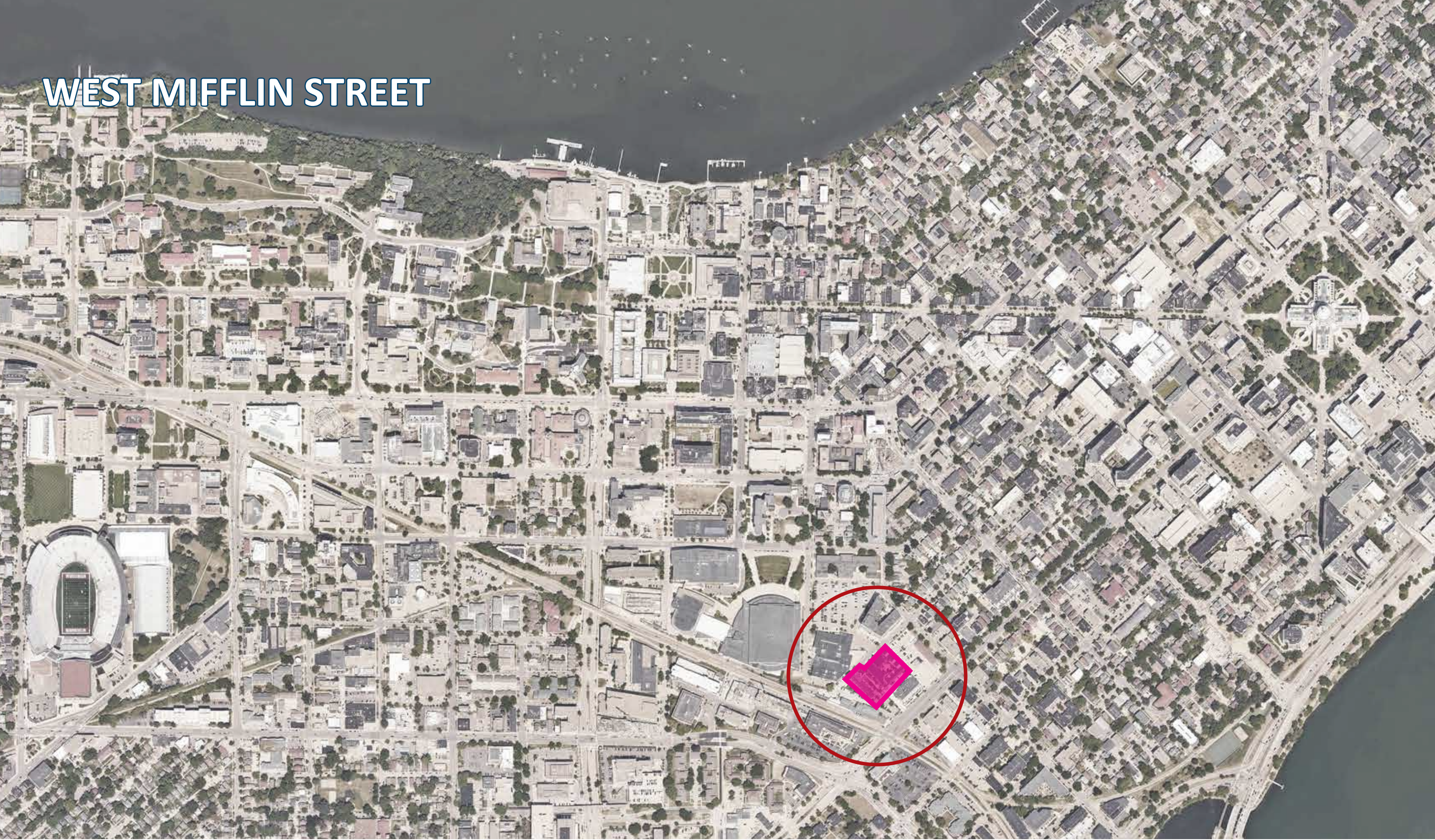


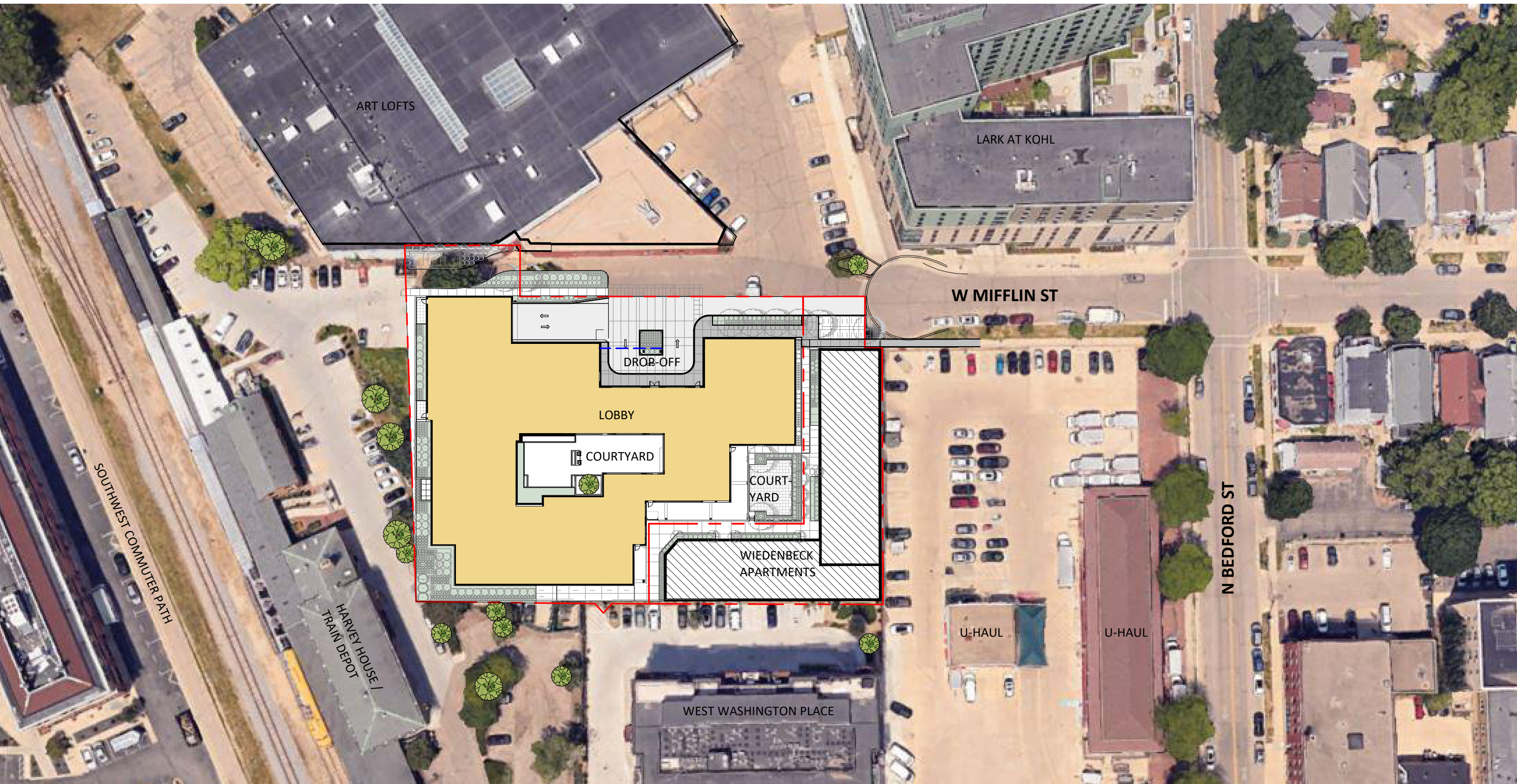
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DF/

HERITAGE | CONSULTING GROUP

WEST MIFFLIN STREET





ART LOFTS

LARK AT KOHL

W MIFFLIN ST

DROP-OFF

LOBBY

COURTYARD

COURTYARD

WIEDENBECK APARTMENTS

N BEDFORD ST

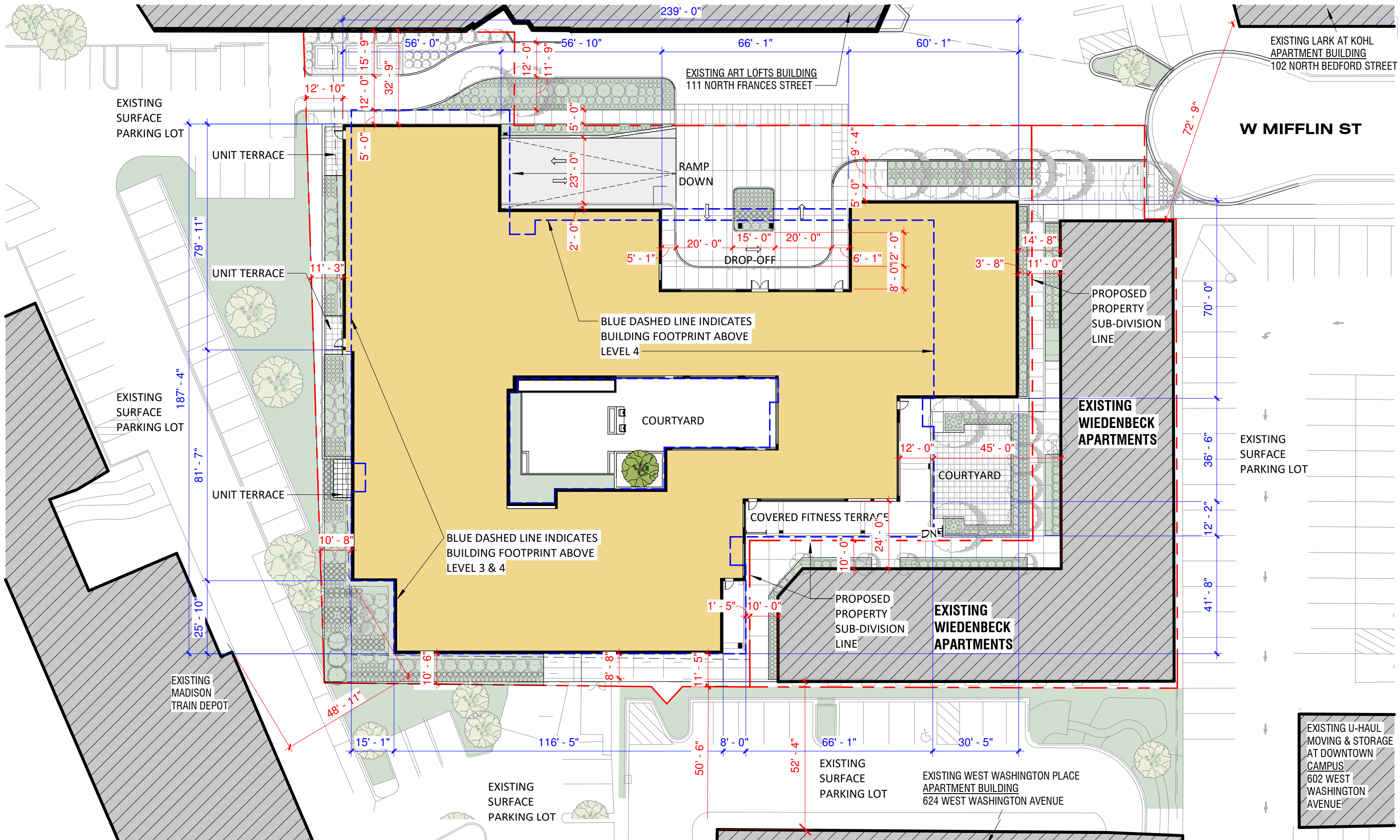
U-HAUL

U-HAUL

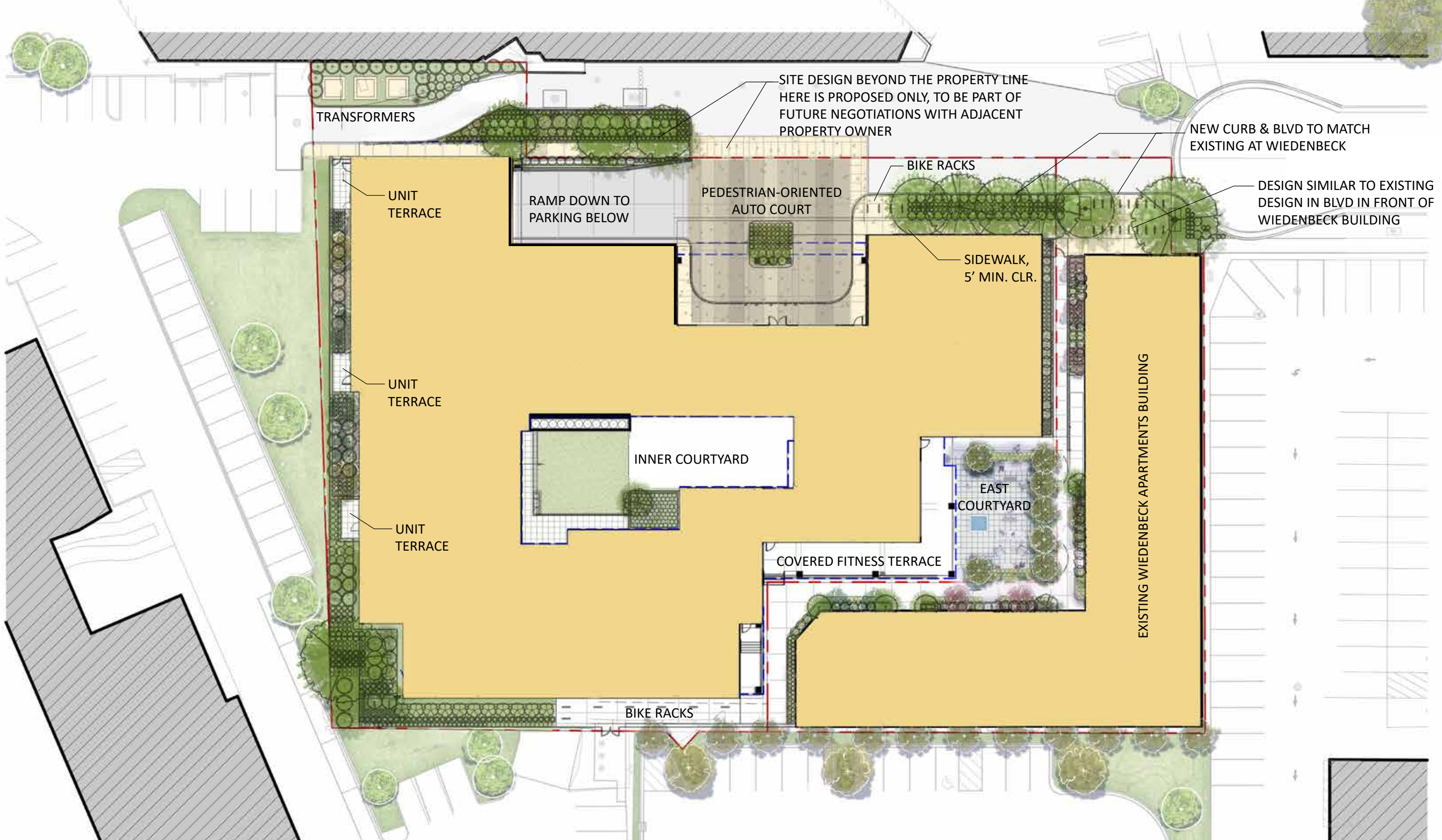
WEST WASHINGTON PLACE

SOUTHWEST COMMUTER PATH

HARLEY HOUSE / TRAIN DEPOT







RENDERINGS

















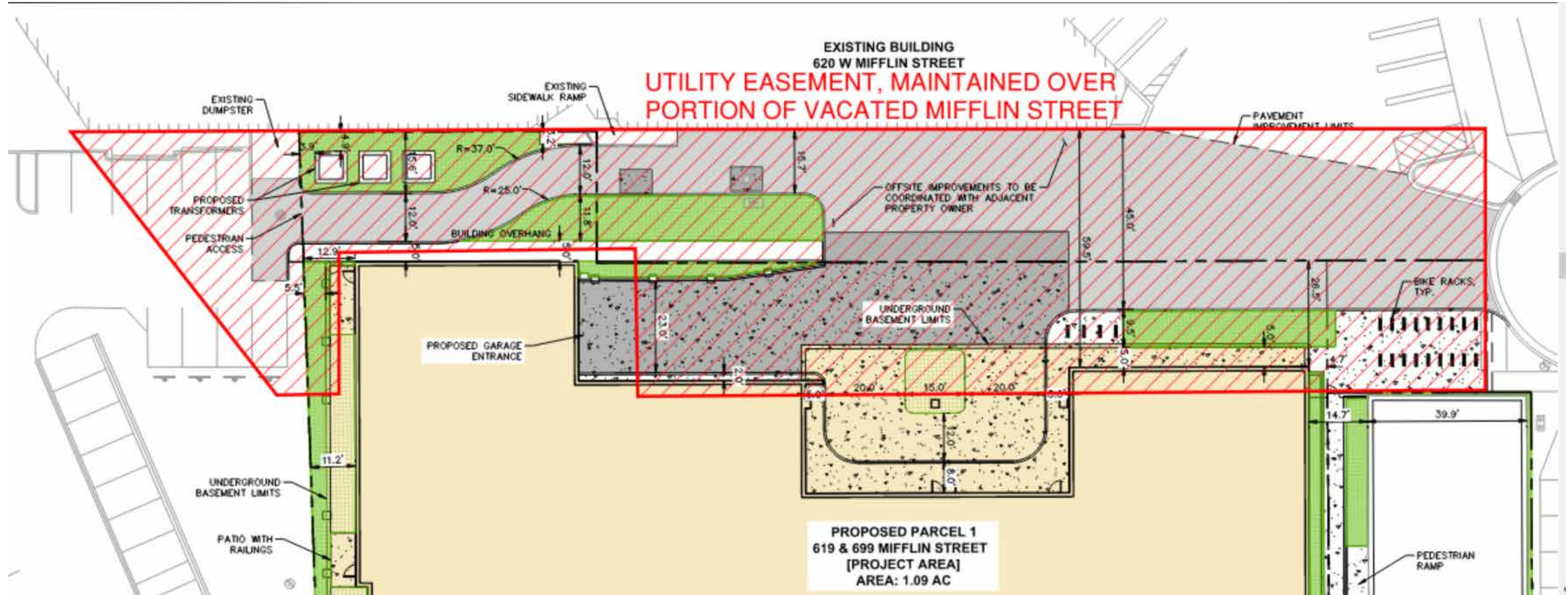






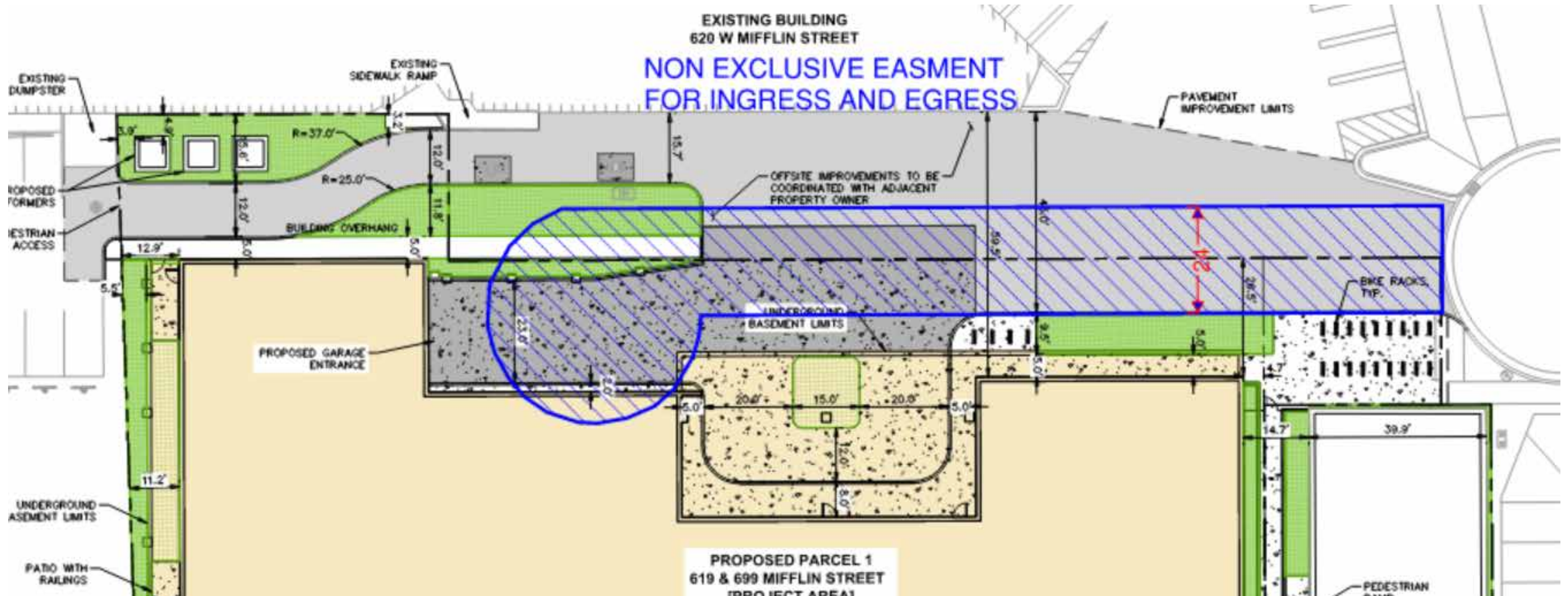
SUMMARY OF EASEMENTS

Extents of Current Utility Easements in the Vacated Mifflin Street Corridor



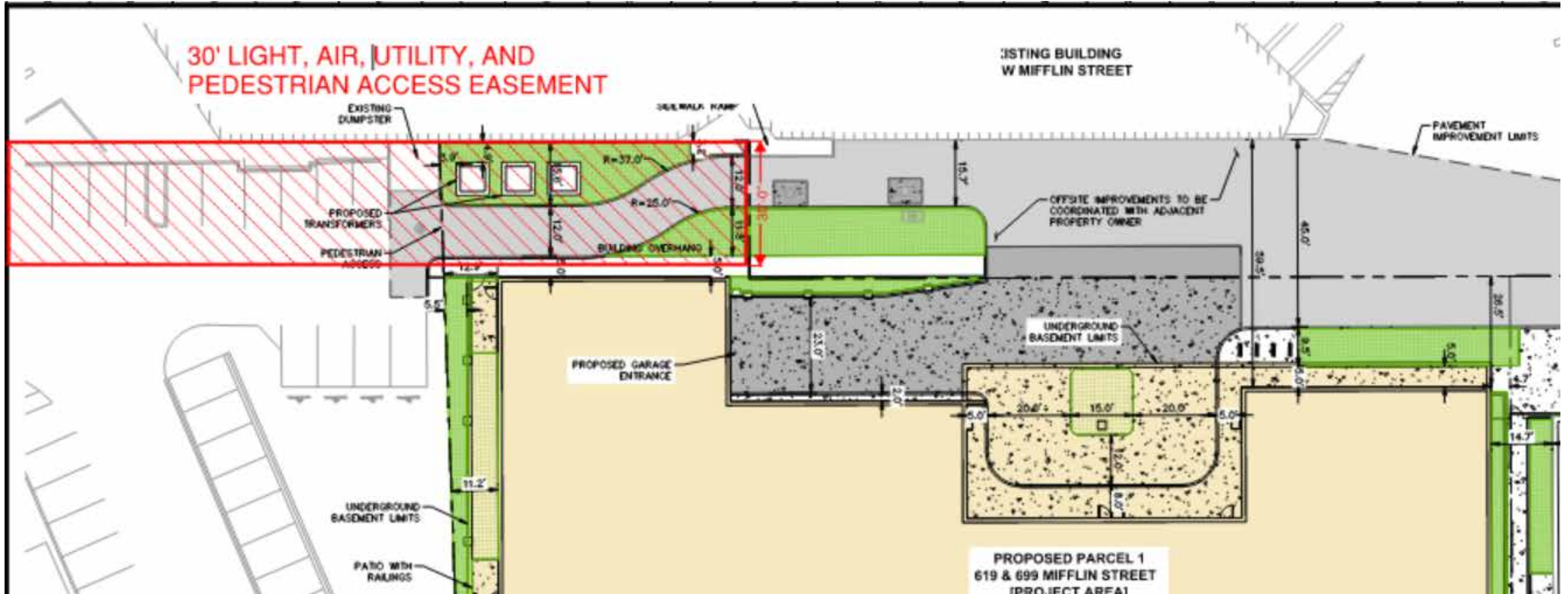
- The limits have been modified once (for the construction of 699)
- Will need to be modified again for the redevelopment (the north face of our building and garage encroaches).

Shared Ingress and Egress Easement



- The limits will need to be modified for the new drive alignment

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

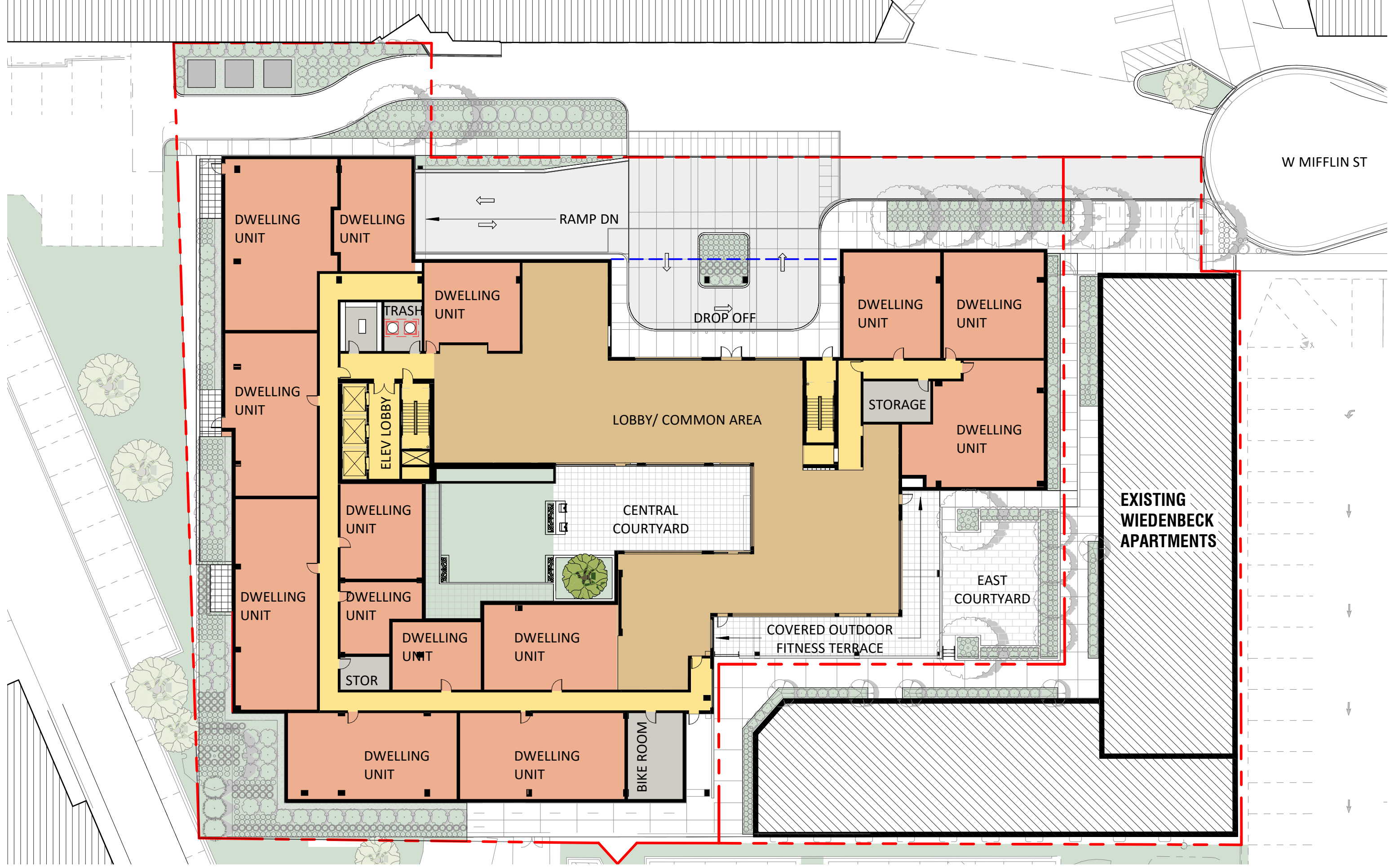


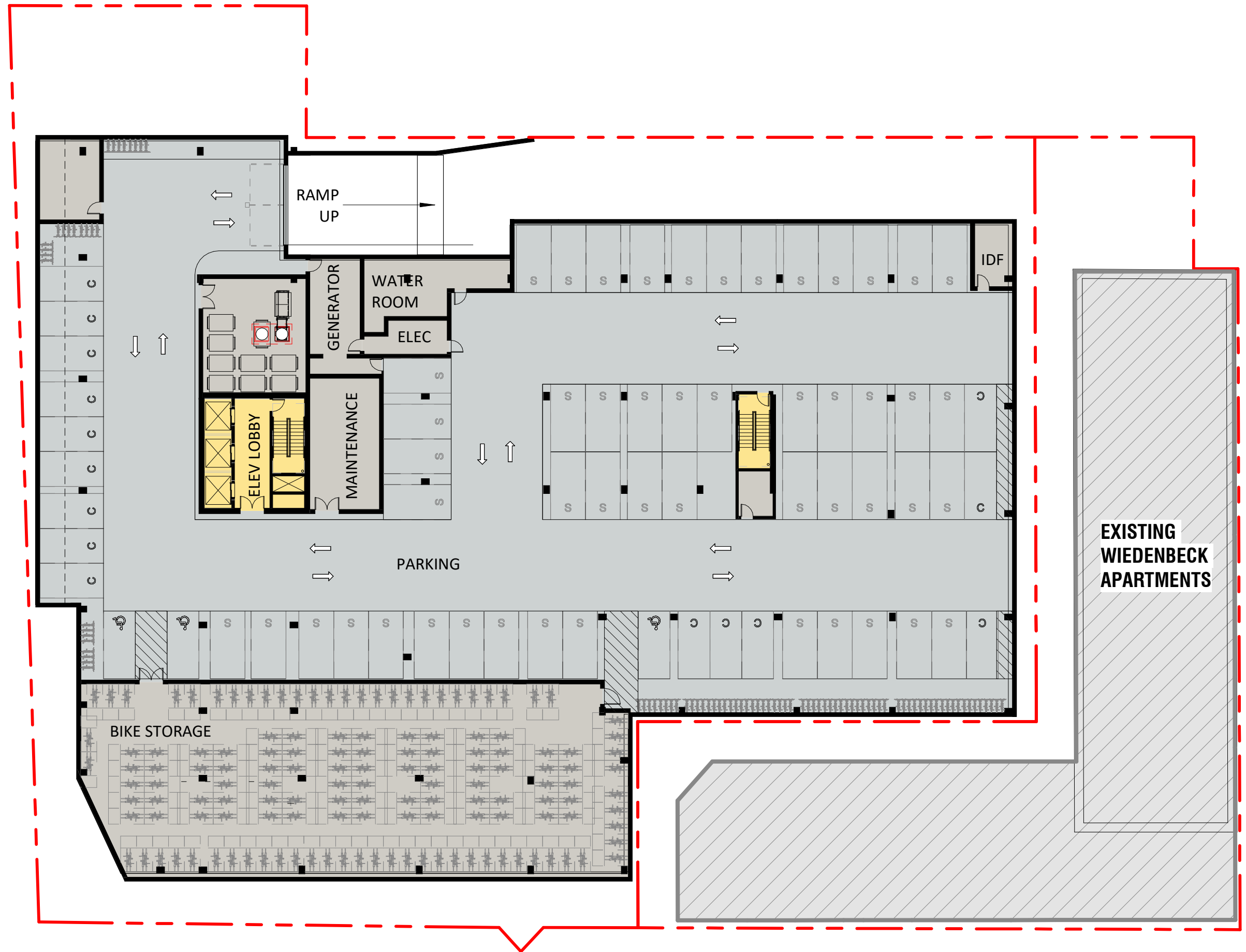
THANK YOU

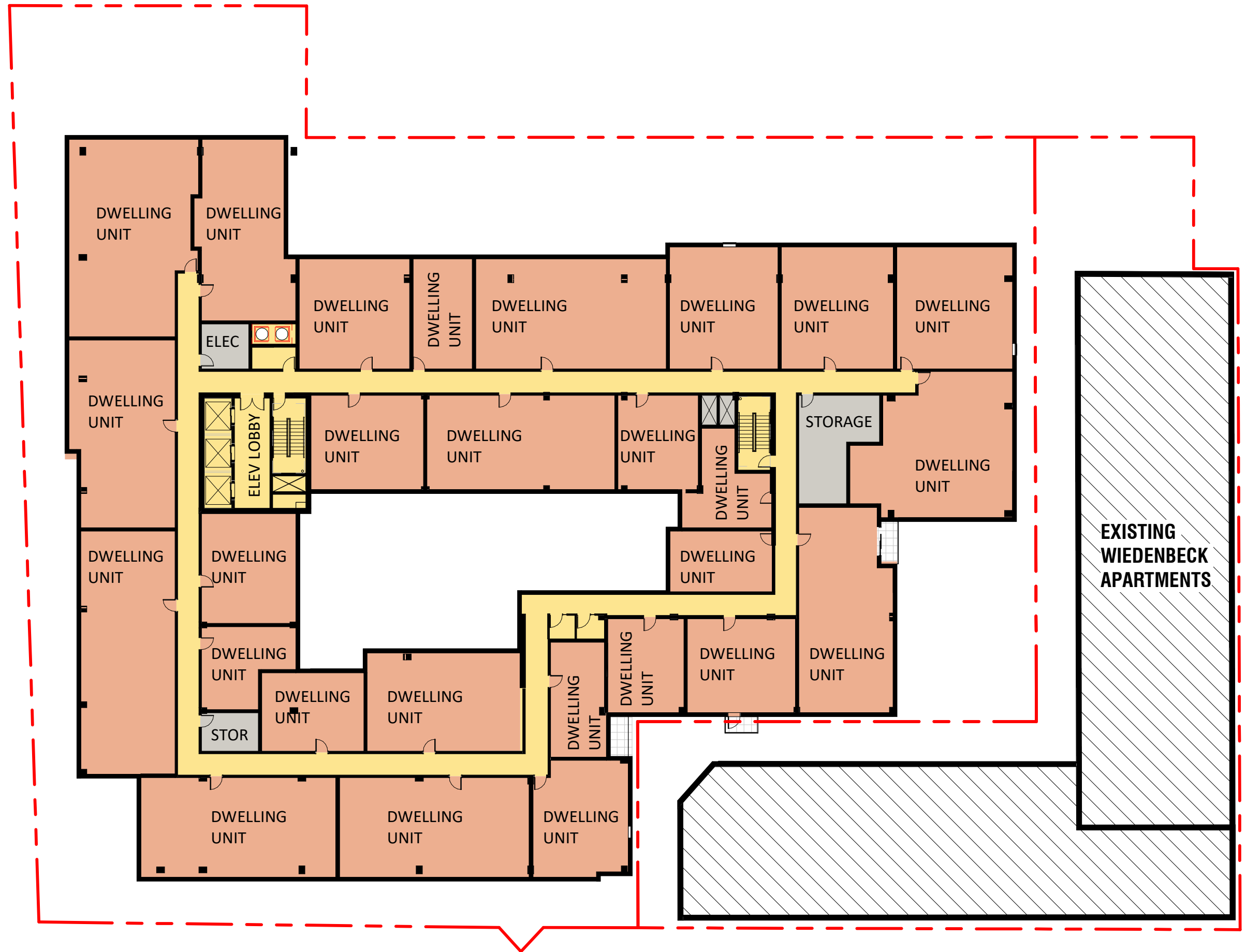


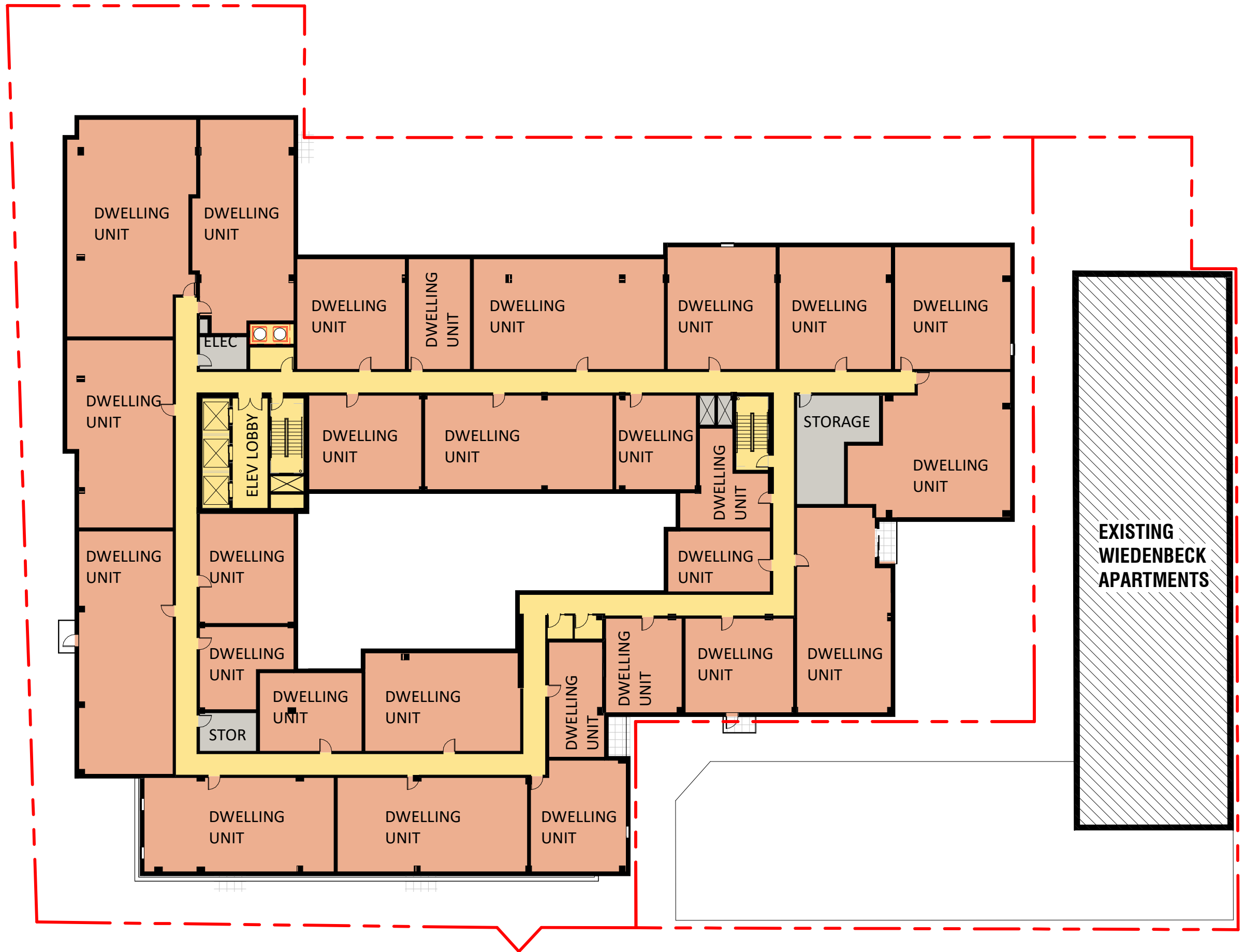
SUPPLEMENTARY CONTENT

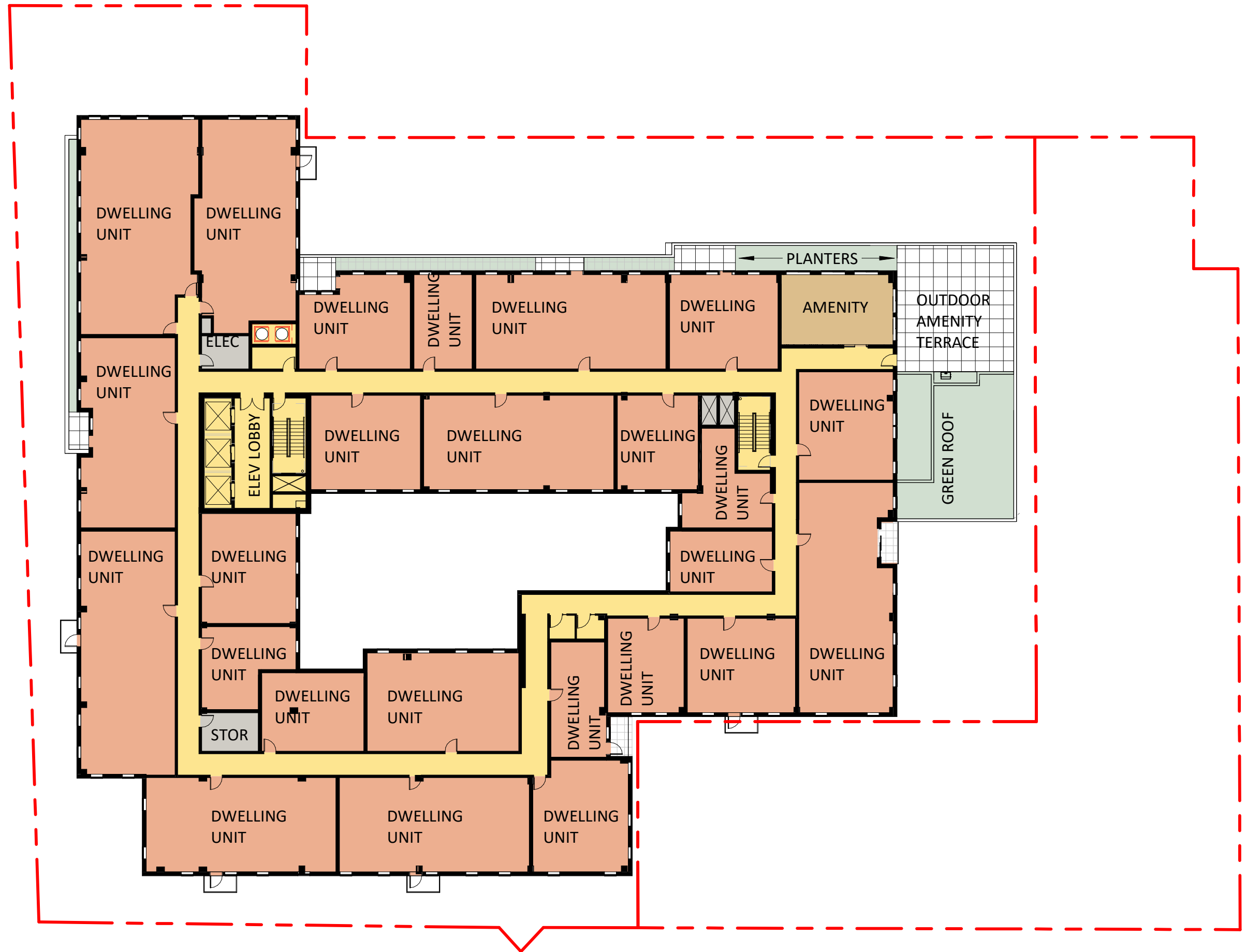
FLOOR PLANS

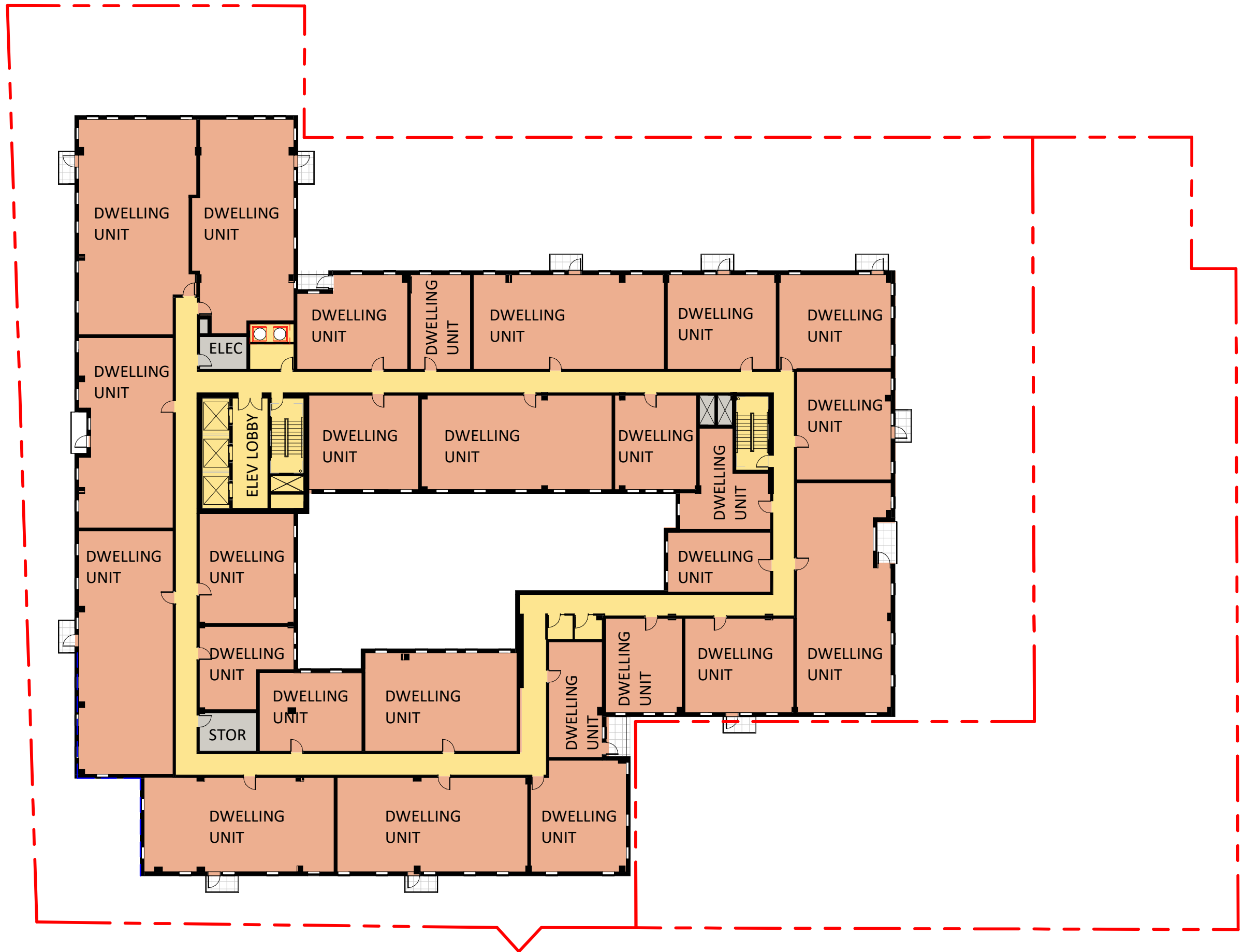




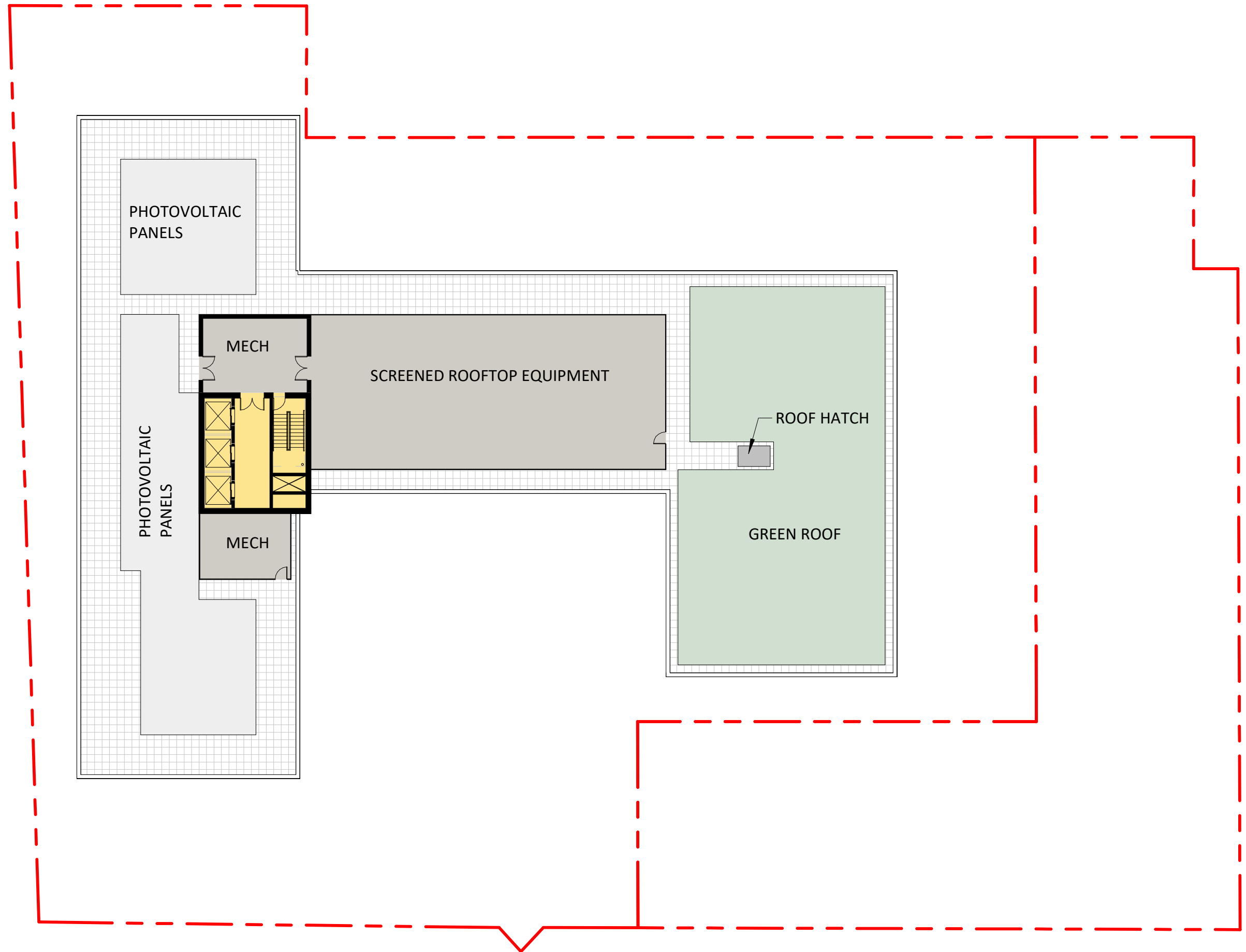




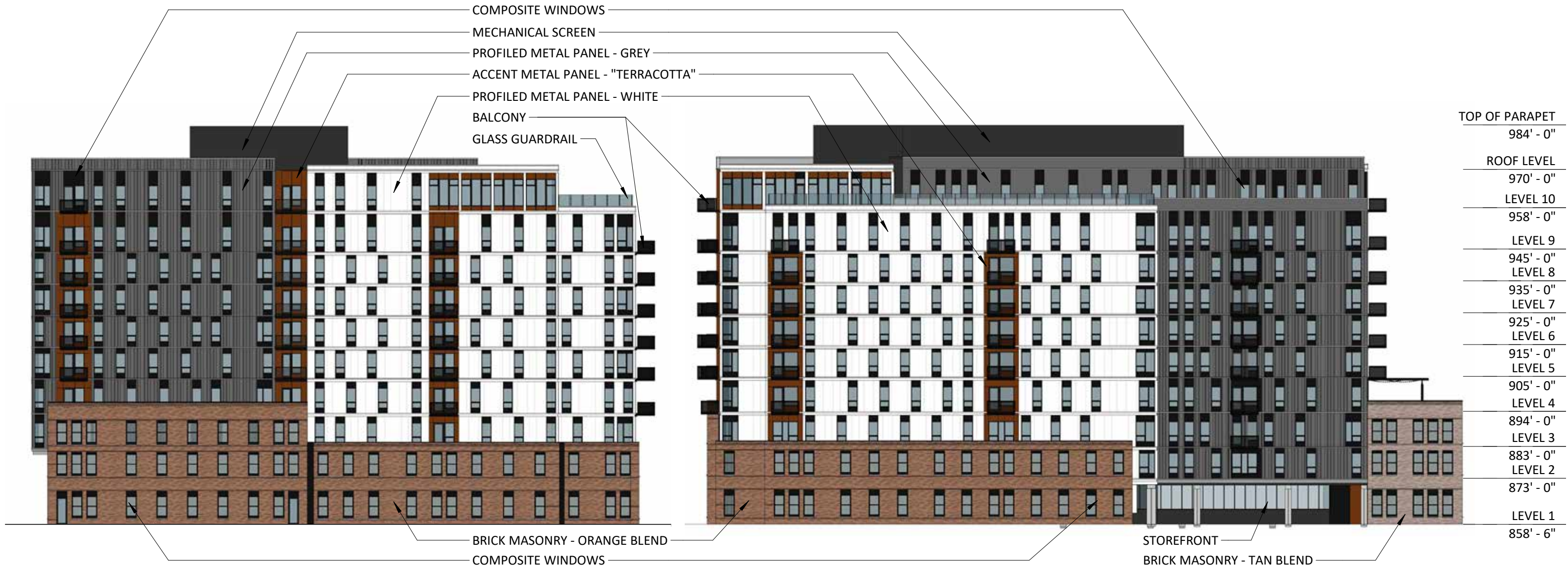






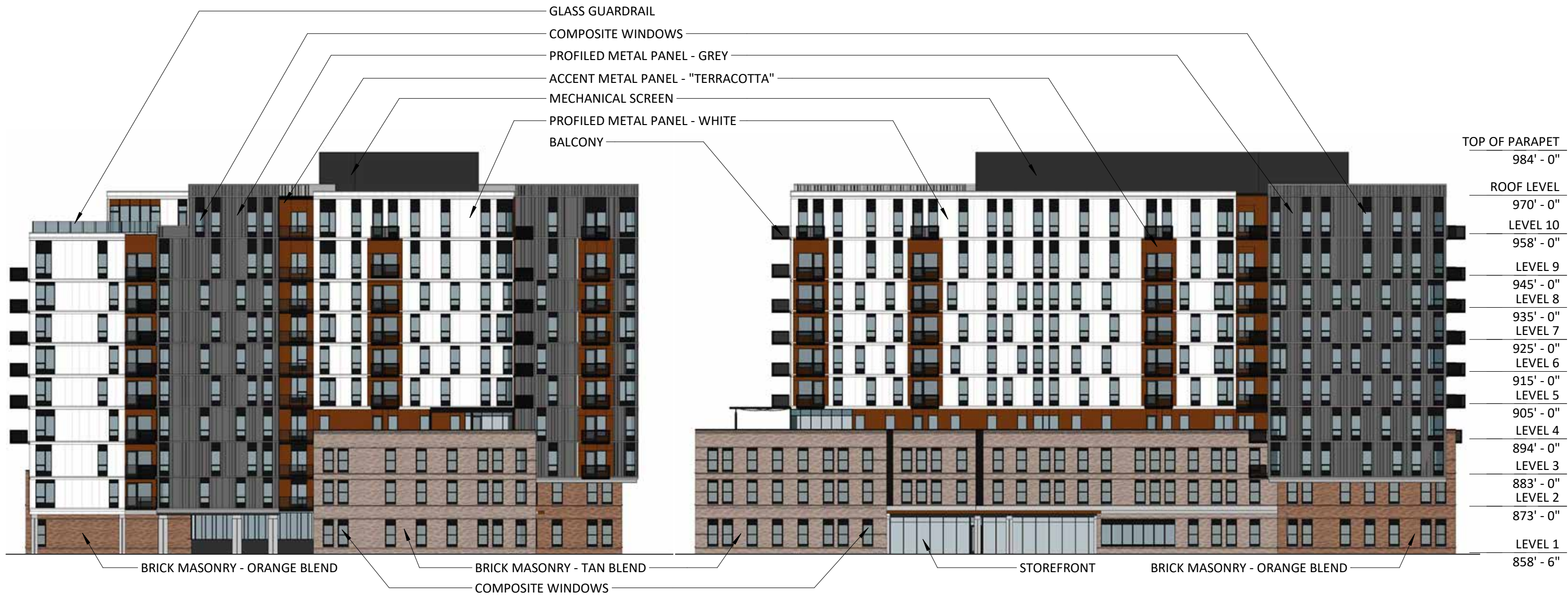


ELEVATIONS & MATERIALS



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"

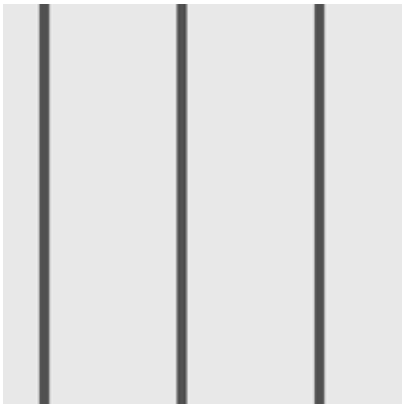
SUMMARY OF MATERIALS



ACCENT METAL PANEL - "TERRACOTTA"



PROFILED METAL PANEL - GREY



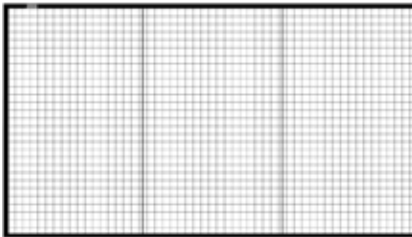
PROFILED METAL PANEL - WHITE



BRICK MASONRY - ORANGE BLEND



BRICK MASONRY - TAN BLEND



BLACK MESH BALCONY RAILING



HISTORIC CONTEXT

WEST MIFFLIN STREET

PROJECT SUMMARY:

619 West Mifflin Site Boundary

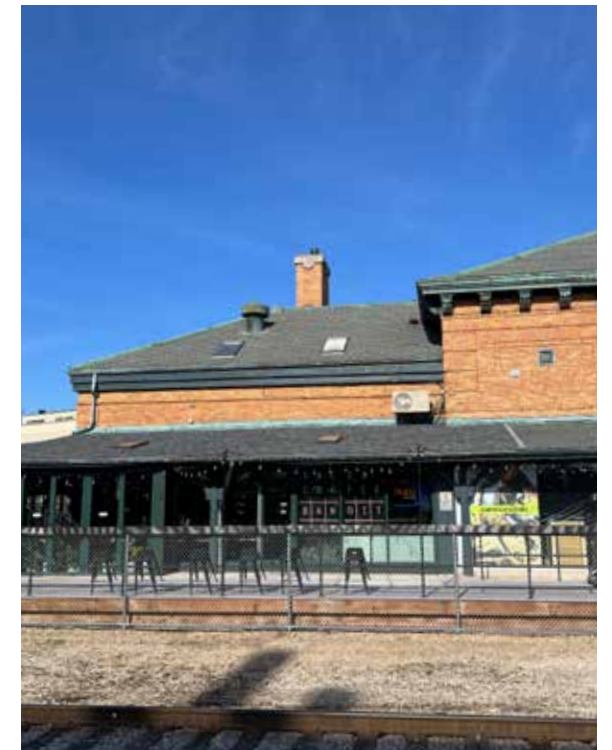
Local Landmarks vs Historic Districts

Secretary of the Interior's Standards

Urban Infill







DESIGN REVISIONS & EVOLUTION

A



B



C



D



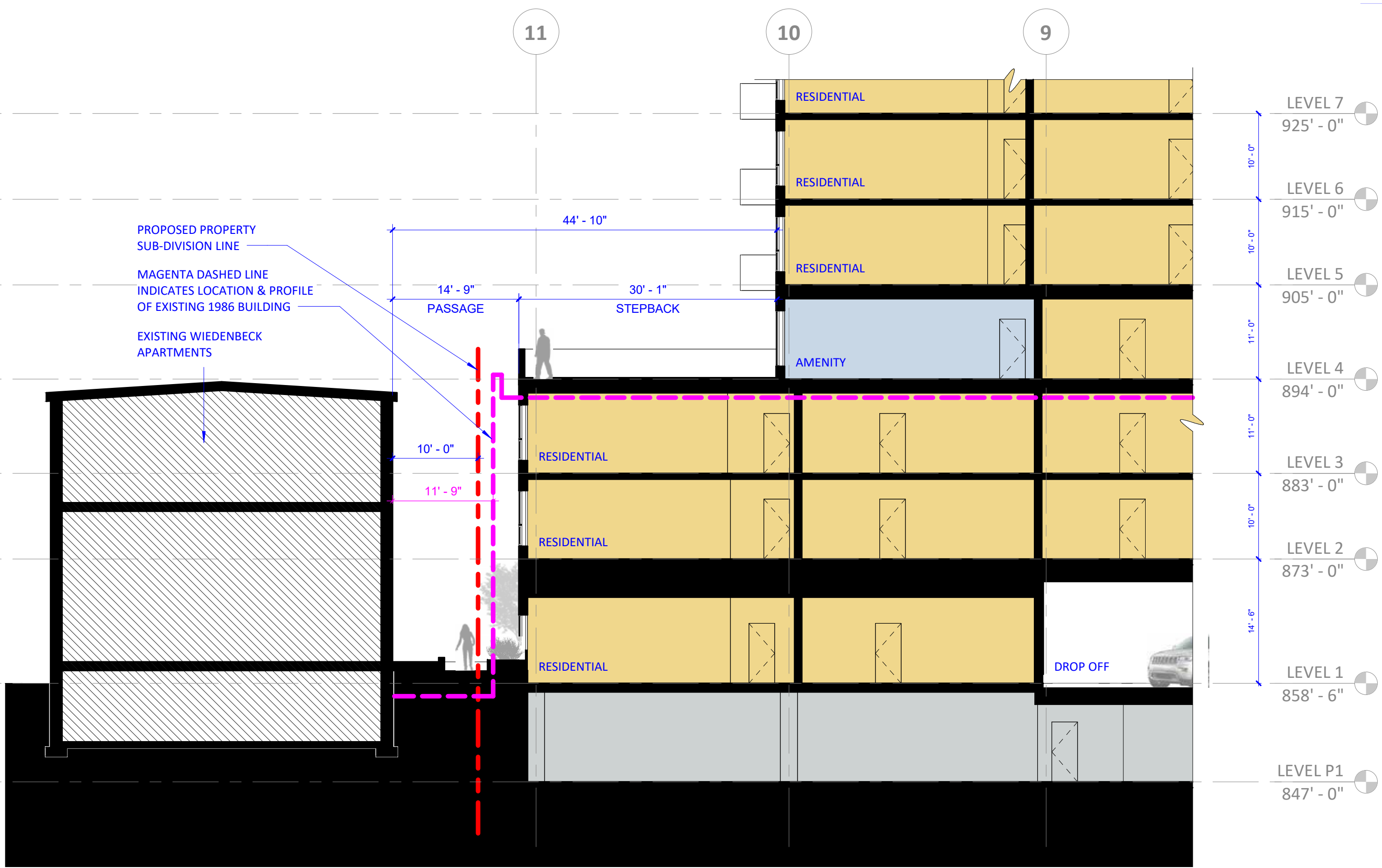
E - CURRENT DESIGN

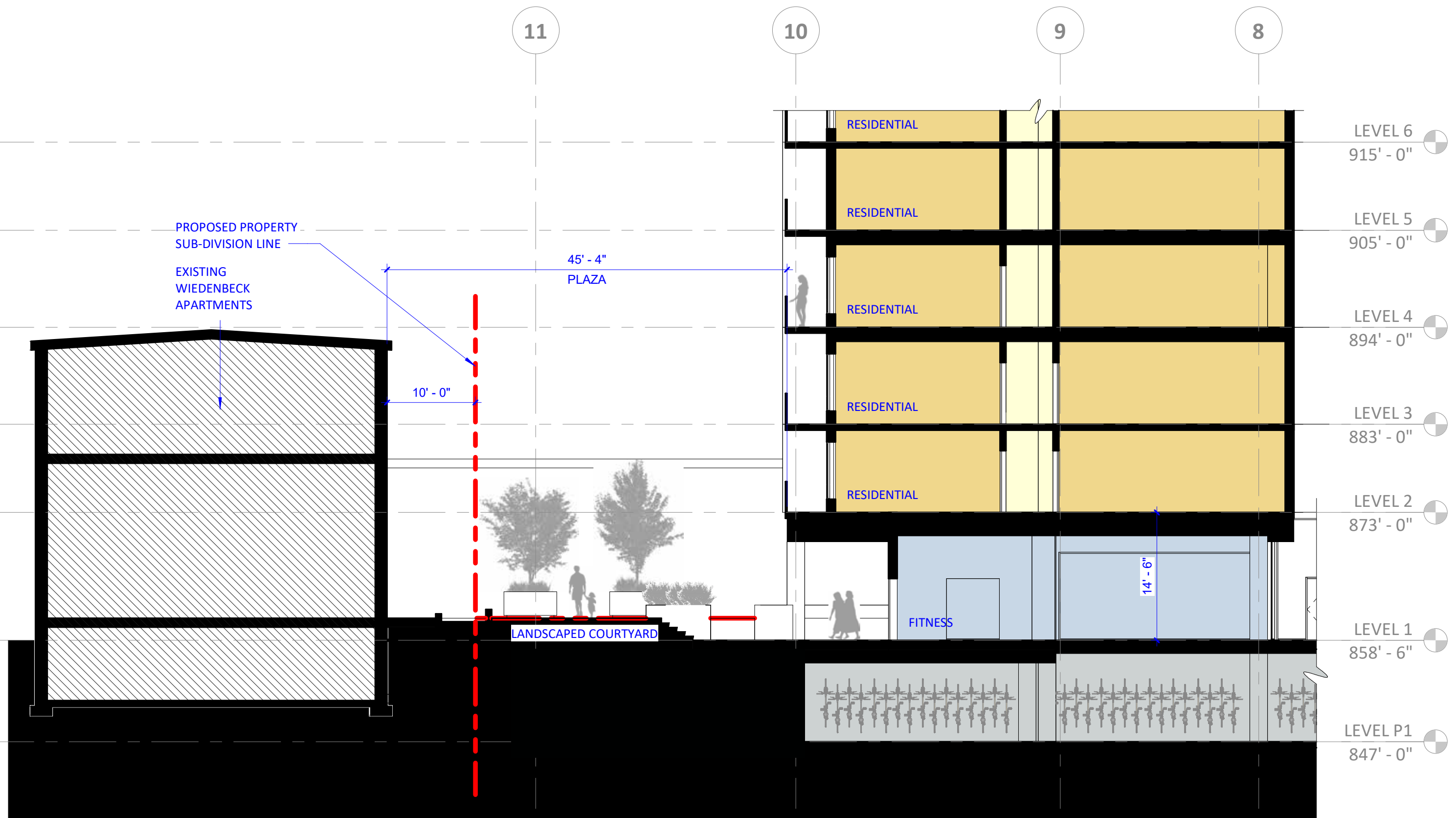


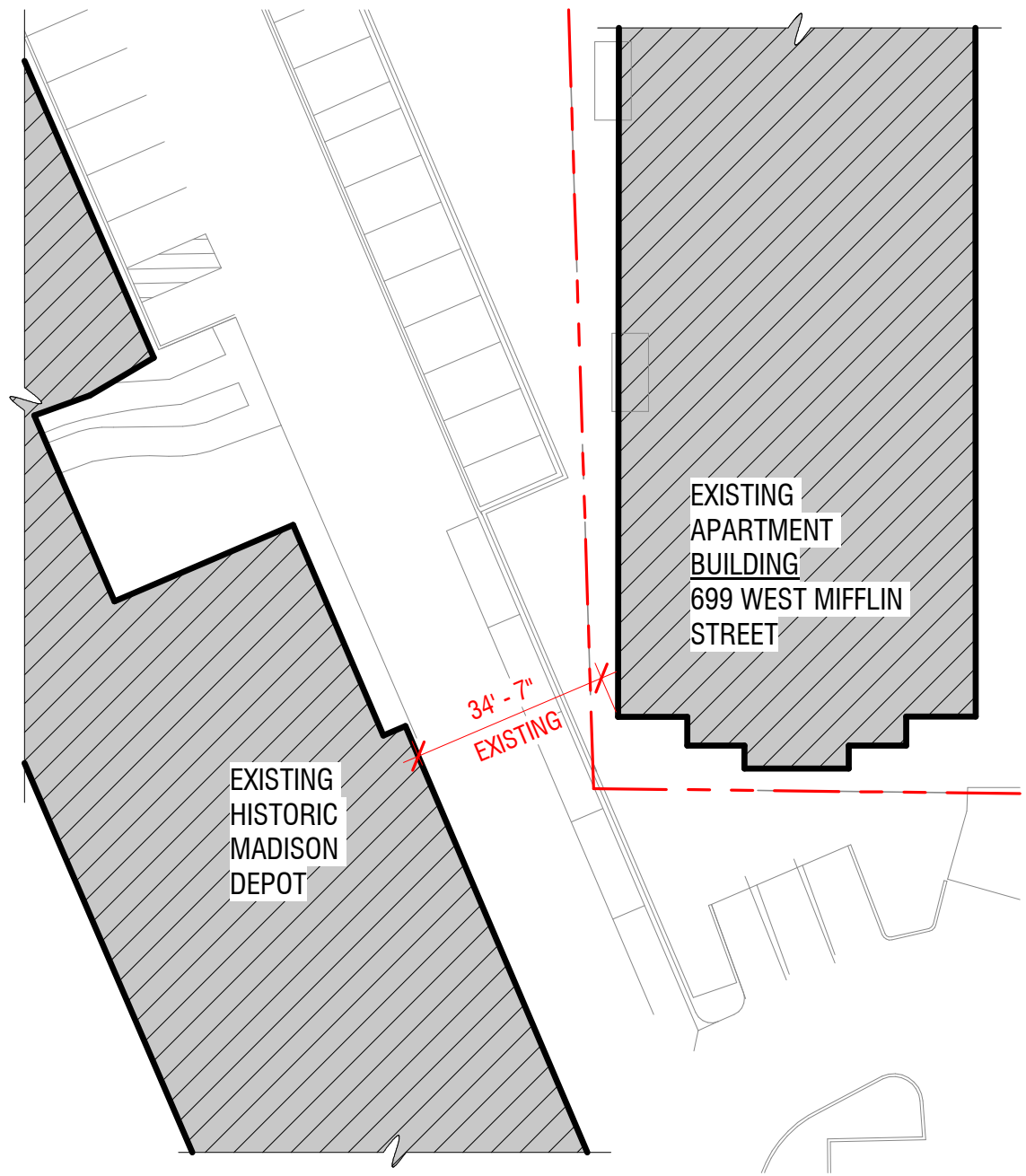




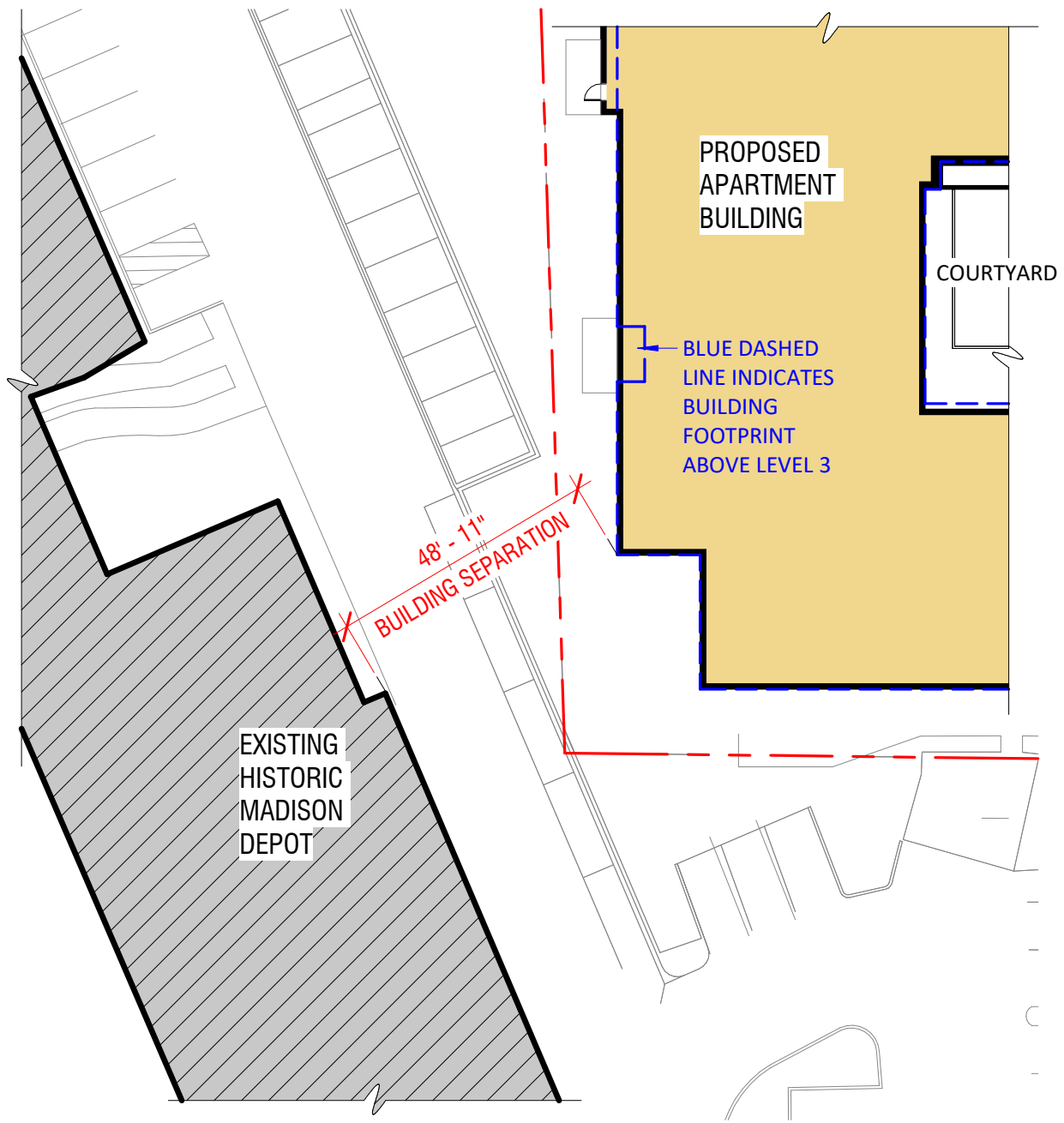
BUILDING DIAGRAMS







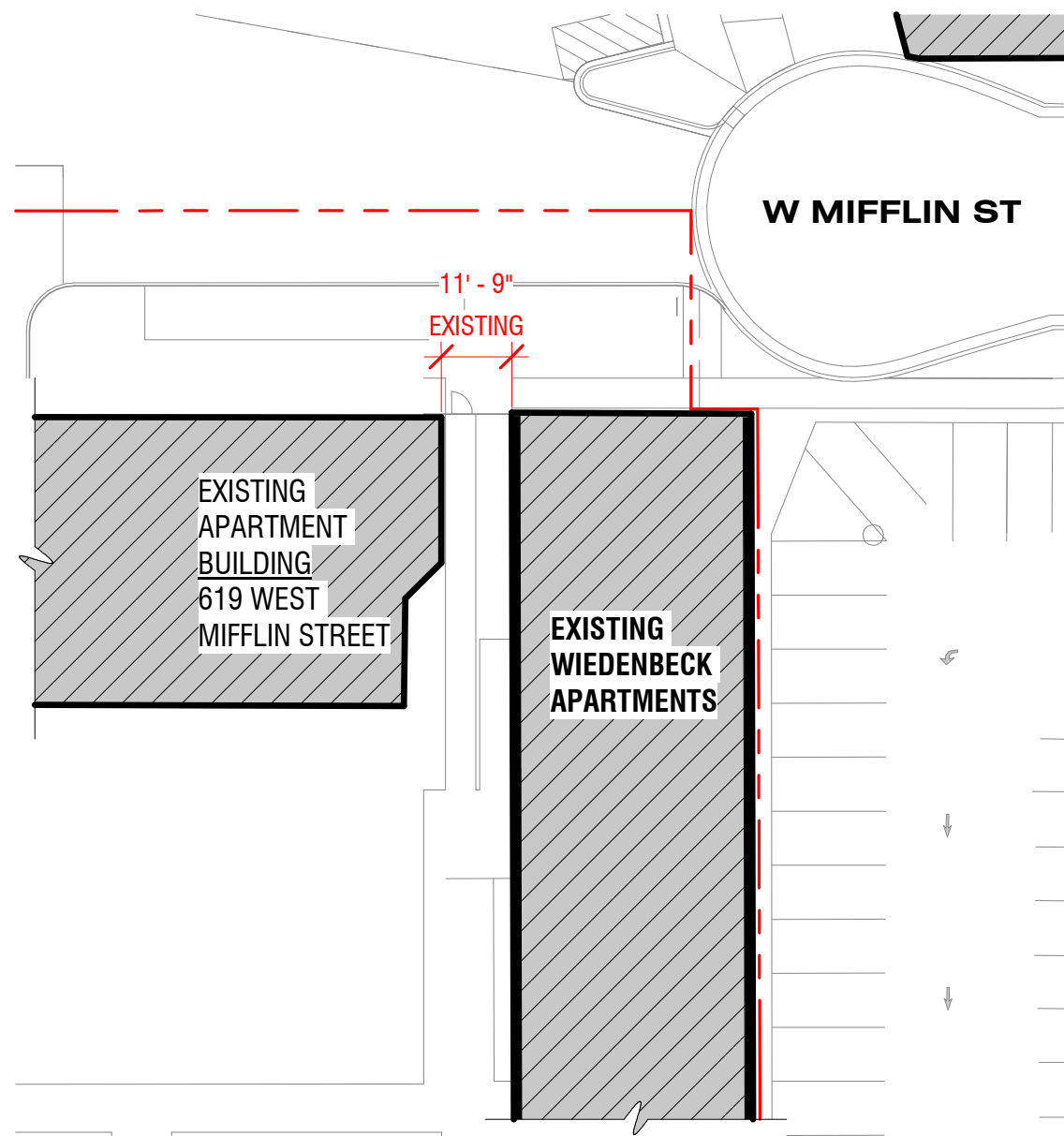
BUILDING SEPARATION @ MADISON DEPOT - EXISTING CONDITION



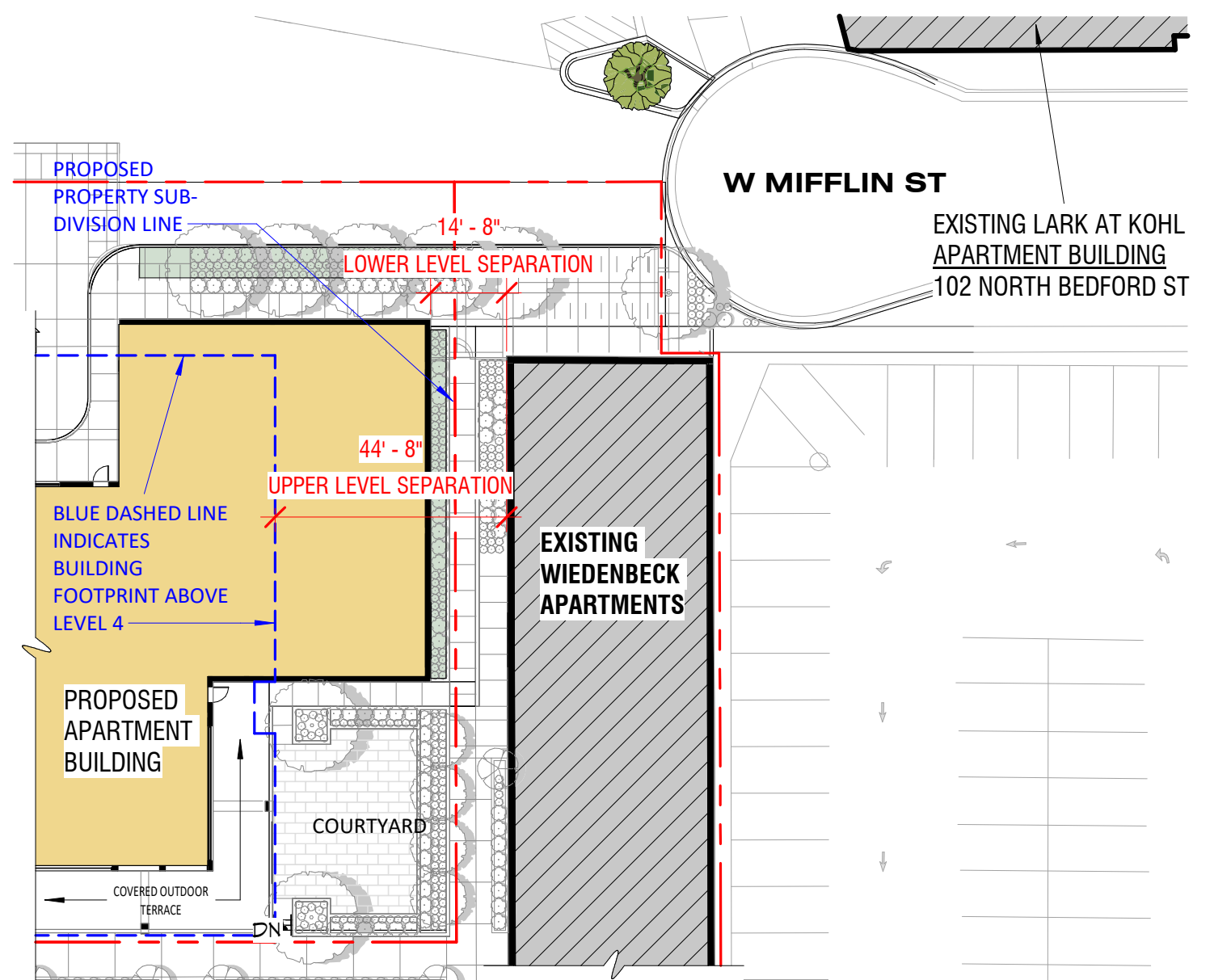
BUILDING SEPARATION @ DEPOT - PROPOSED

Scale: 1" = 30'-0"





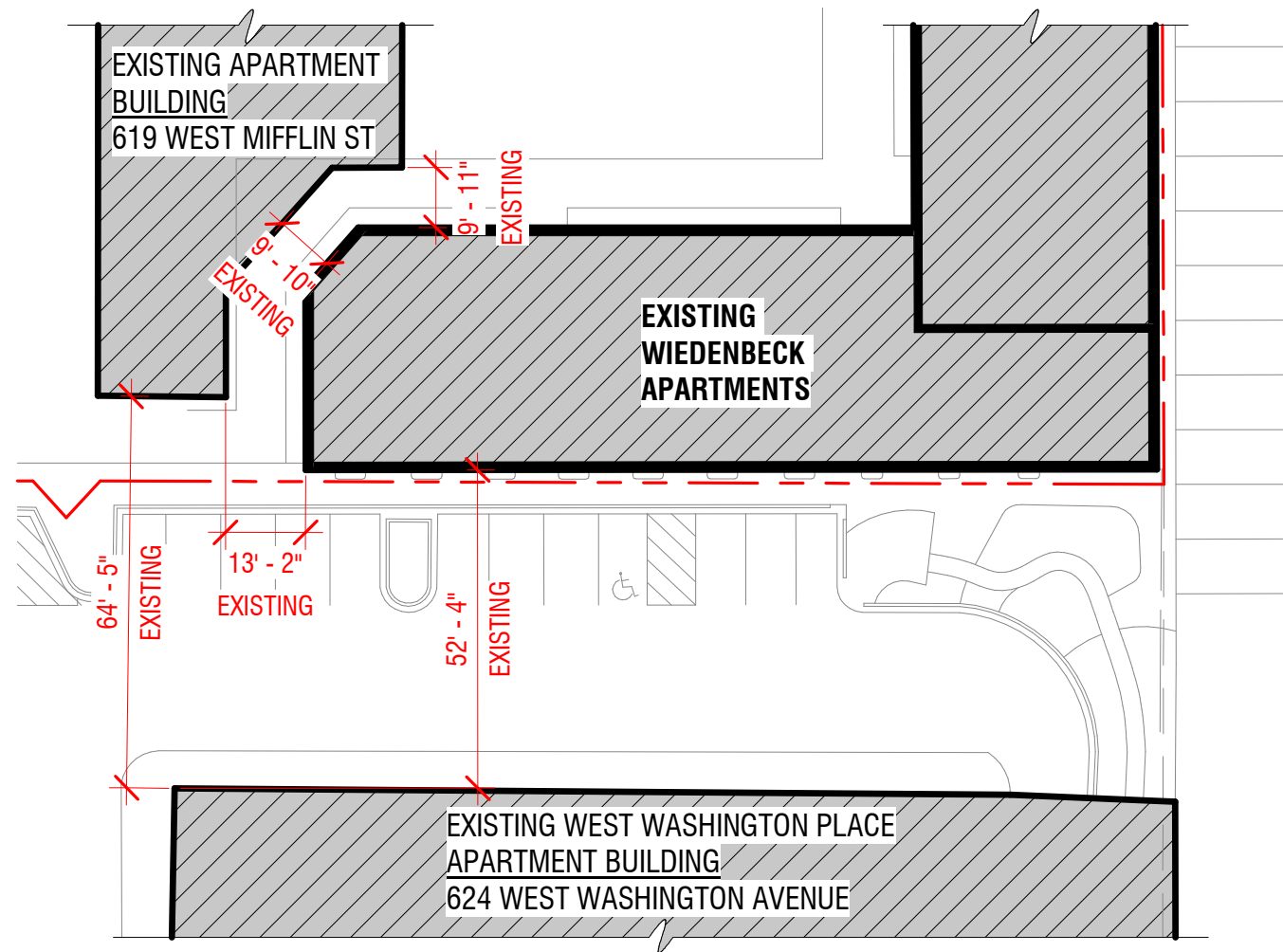
BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION



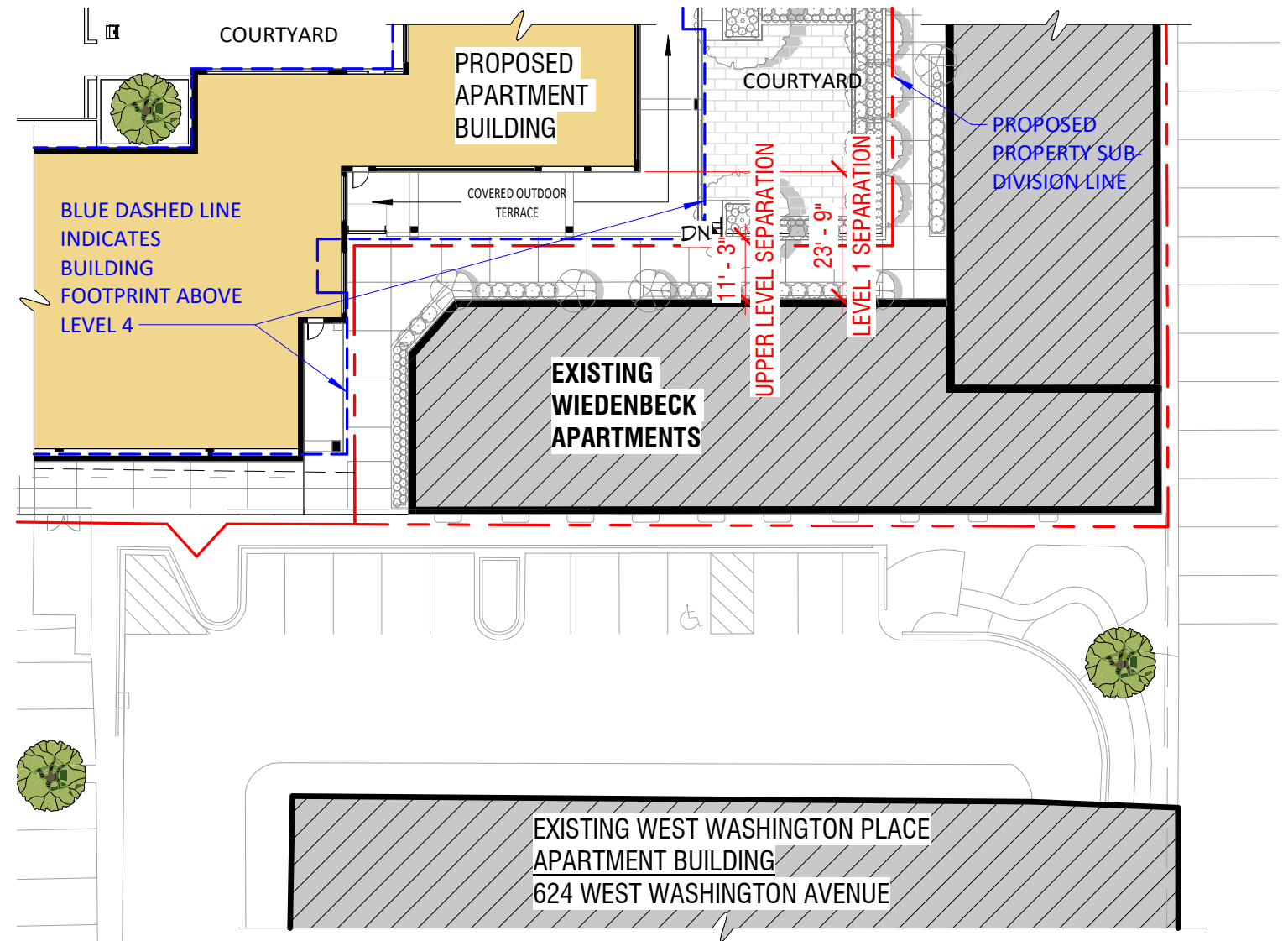
BUILDING SEPARATION @ WIEDENBECK - PROPOSED

Scale: 1" = 30'-0"





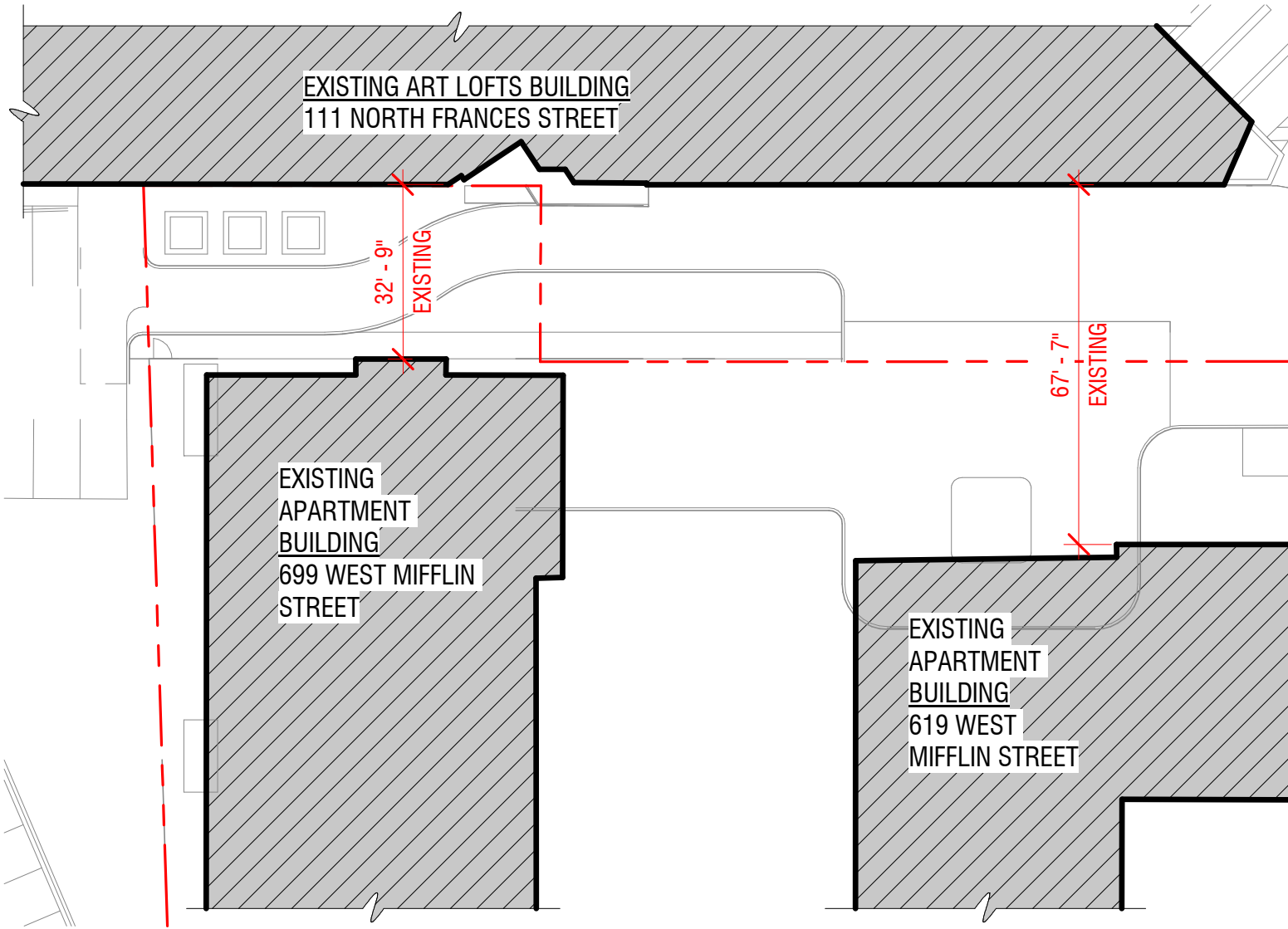
BUILDING SEPARATION @ WIEDENBECK - EXISTING CONDITION



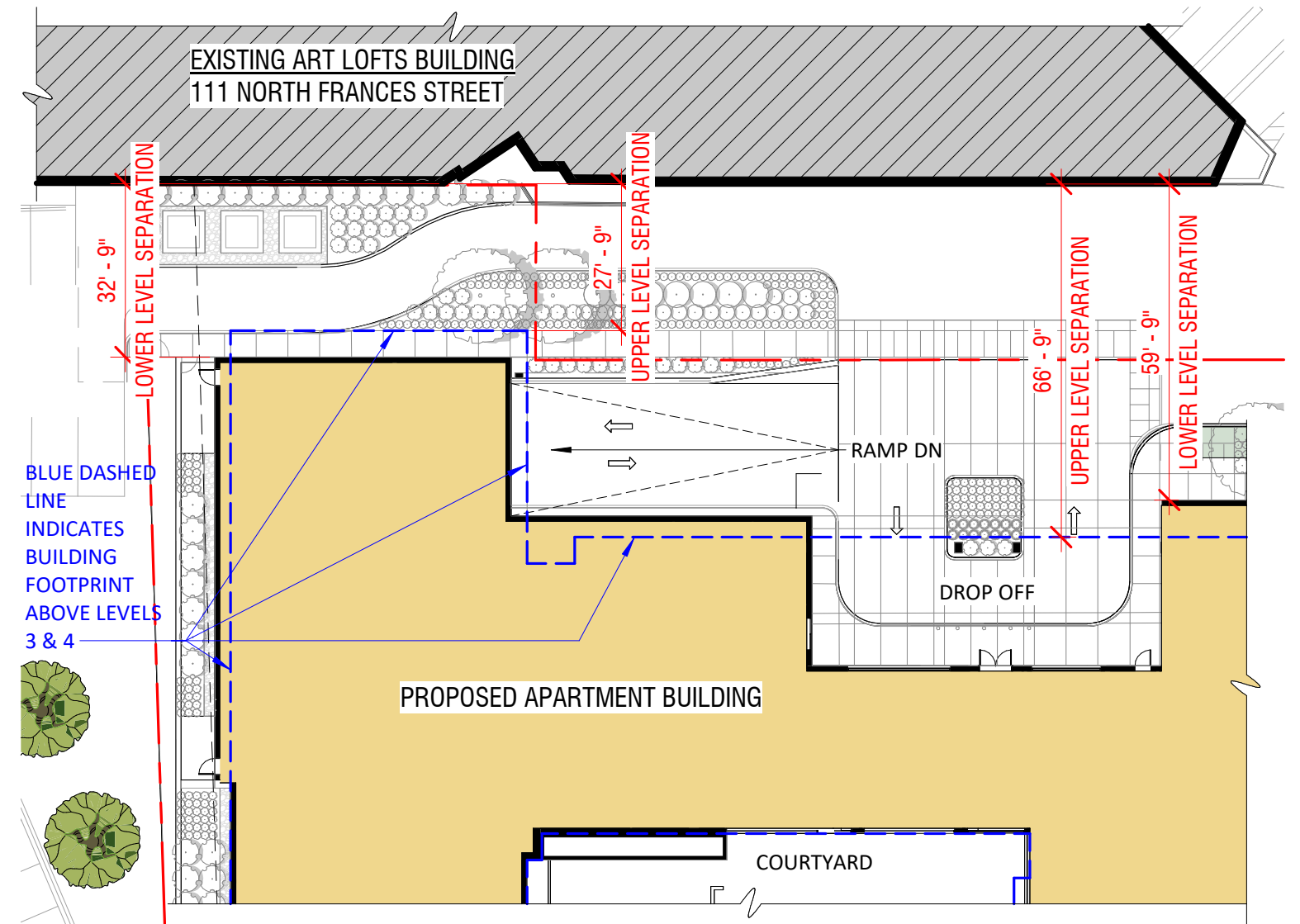
BUILDING SEPARATION @ WIEDENBECK - PROPOSED

Scale: 1" = 30'-0"





BUILDING SEPARATION @ ART LOFTS - EXISTING CONDITION



BUILDING SEPARATION @ DEPOT - PROPOSED

Scale: 1" = 30'-0"





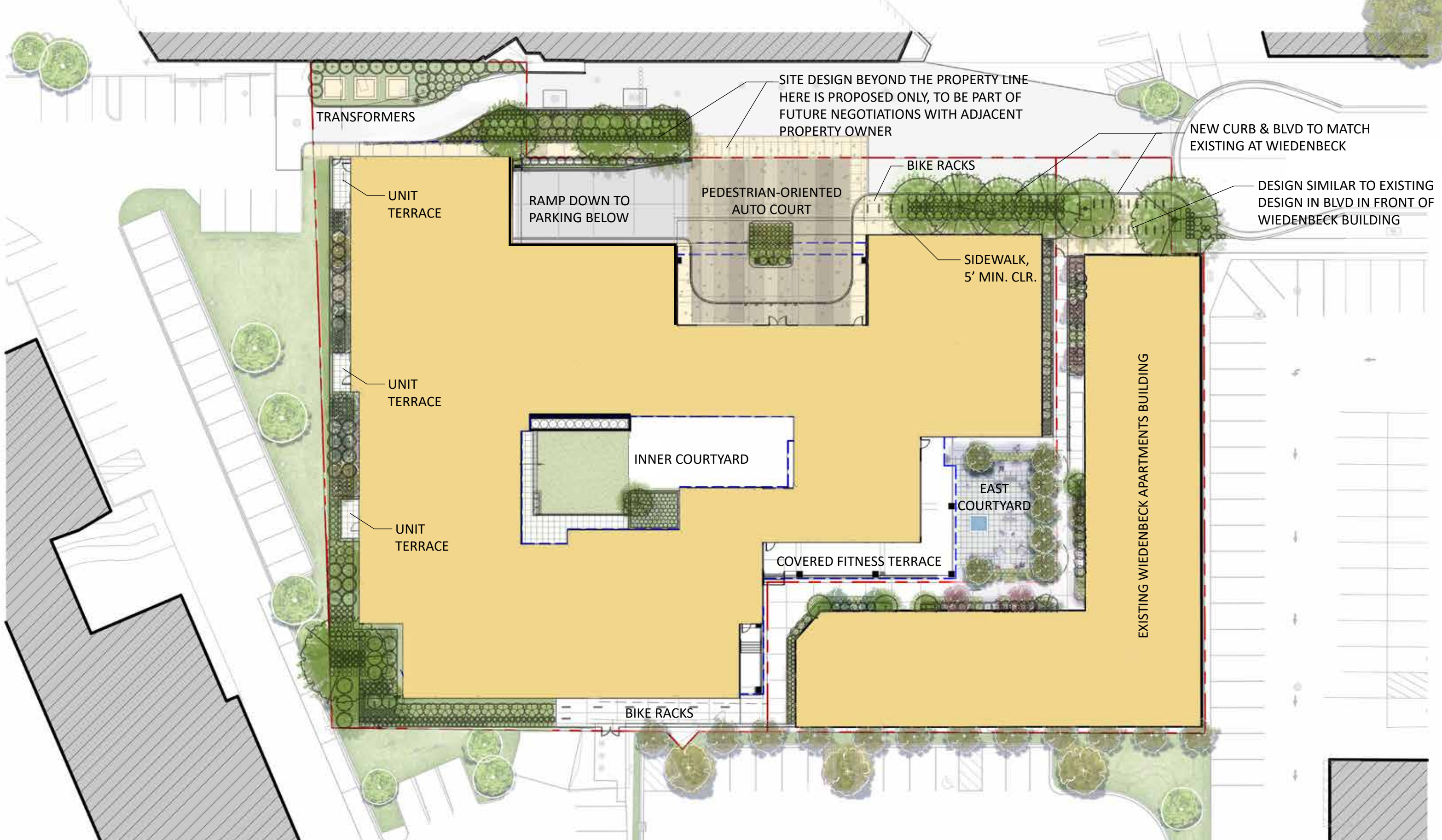
Atmosphere Madison
approx 130' tall

Proposed Building
approx 108'-112' tall

Lucky Apartments
approx 165' tall

Lark Apartments
approx 110' tall

SITE & LANDSCAPE DESIGN



COURTYARD ENTRY







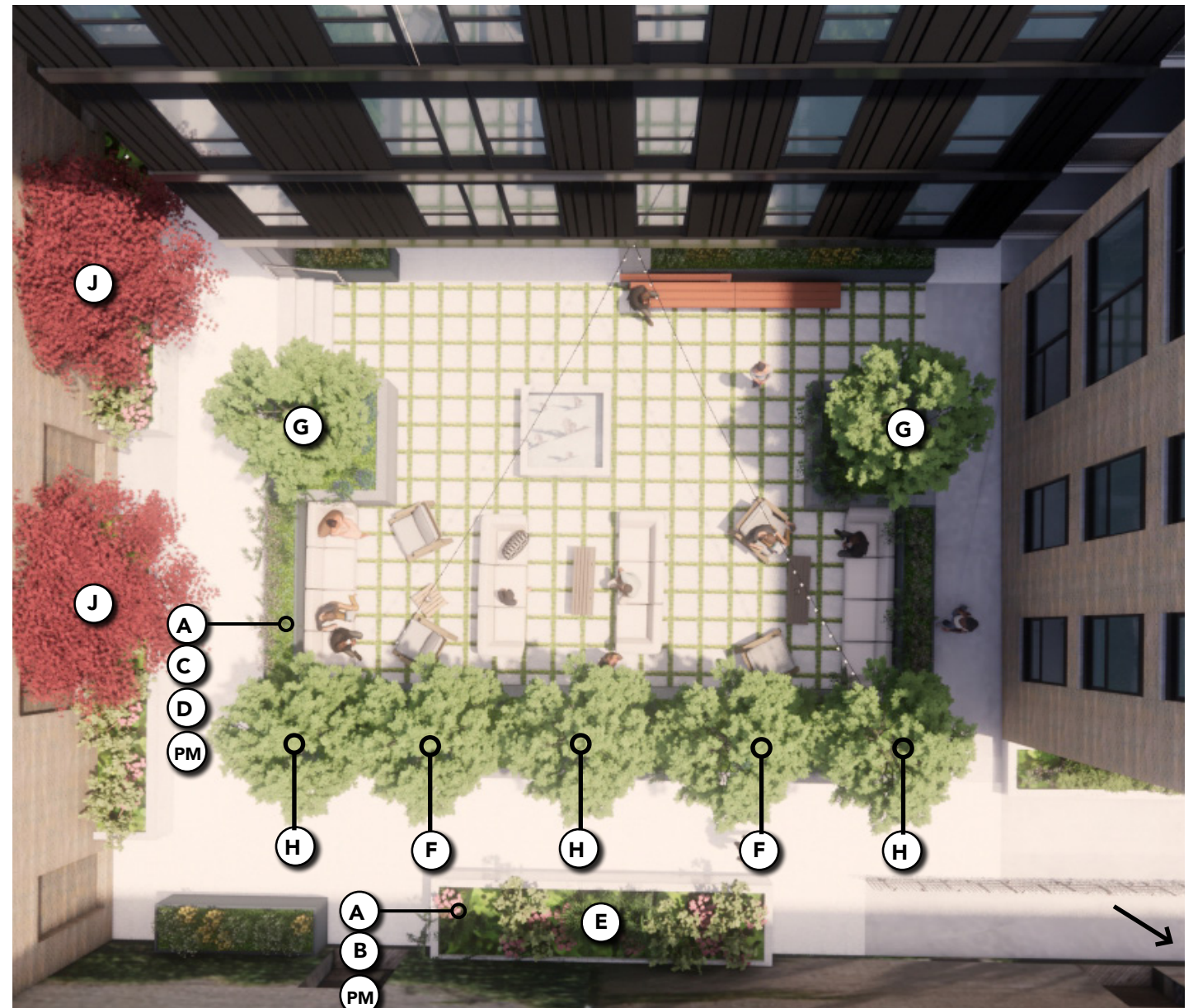
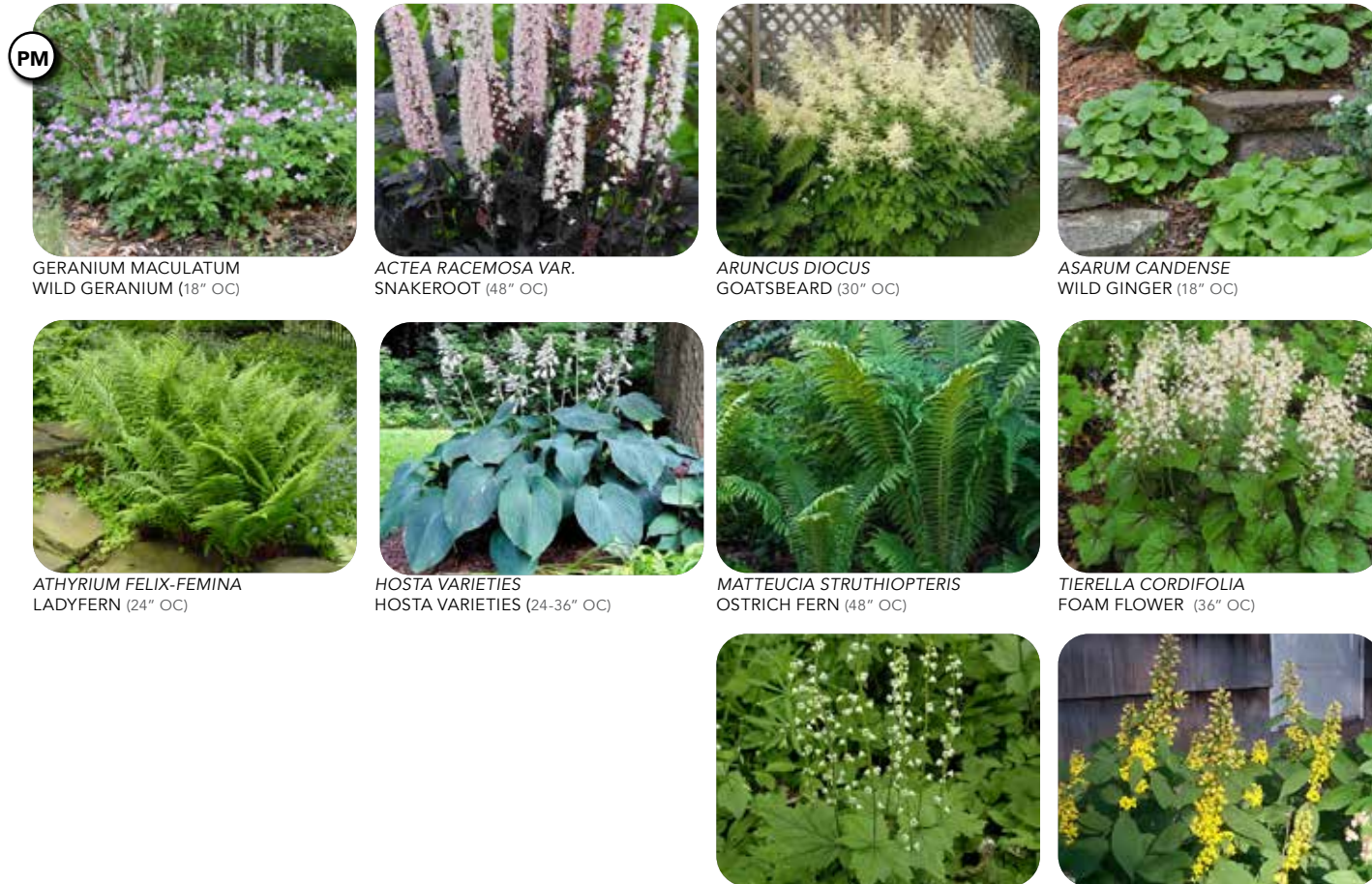
L2 SOFTSCAPE RECOMMENDATIONS | PLANTING

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%











