



Hilldale Phase 3 Development

UDC SUBMISSION | 6.6.23

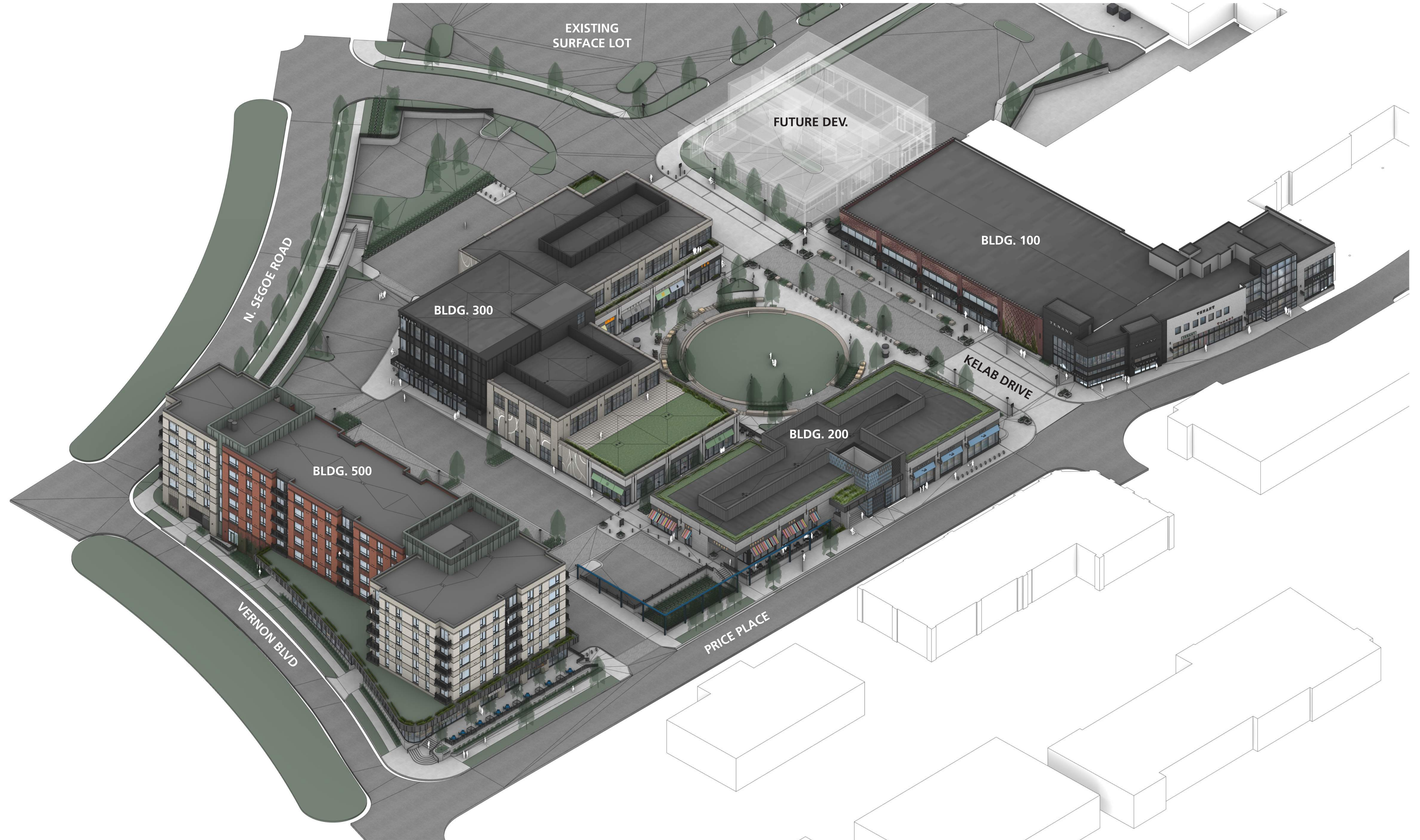
REALM
COLLABORATIVE

Site Experience Design &
Landscape Architecture

WS

Owner &
Developer

HILLDALE PHASE 3 Isometric Views of Site



HILLDALE PHASE 3 View Looking Northwest

HILLDALE PHASE 3 Isometric Views of Site



HILLDALE PHASE 3 View Looking Southeast

RESIDENTIAL CORNER

RETAIL ENTRY AT PRICE PLACE + VERNON

PREVIOUSLY SUBMITTED



HILLDALE PHASE 3 Views from Site



HILLDALE PHASE 3 View from Corner of Vernon Boulevard and Price Place

HILLDALE PHASE 3 Views from Site



HILLDALE PHASE 3 View from Corner of Vernon Boulevard and Price Place

RESIDENTIAL CORNER

RETAIL ENTRY AT PRICE PLACE + VERNON

PROPOSED



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RESIDENTIAL CORNER
RETAIL ENTRY AT PRICE PLACE

PREVIOUSLY SUBMITTED



RESIDENTIAL CORNER
RETAIL ENTRY AT PRICE PLACE

PROPOSED

HILLDALE PHASE 3 Views from Site



HILLDALE PHASE 3 View from Price Place



BIORETENTION CORNER
RETAIL ENTRY AT PRICE PLACE

PREVIOUSLY SUBMITTED



BIORETENTION CORNER
RETAIL ENTRY AT PRICE PLACE

PROPOSED

BIORETENTION CORNER

RETAIL ENTRY AT PRICE PLACE

PROPOSED



HILLDALE PHASE 3 Views from Site



HILLDALE PHASE 3 View of Entrance Canopy from Vernon Boulevard

BUILDING 500 Perspective Building Elevations



BUILDING 500 North Elevation



BUILDING 500 South Elevation

BUILDING 500 Perspective Building Elevations



BUILDING 500 East Elevation



BUILDING 500 West Elevation

BUILDING 500 View from Site



BUILDING 500 View Approaching North Entry

BUILDING 500 Materials



Glen-Gery "Oyster White w/ Speck"
 Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
 3/8" mortar joint, stacked bond or soldier stacked bond, additional patterns with recessed coursing



Glen-Gery "Revere Pewter Velour"
 Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
 3/8" mortar joint, stacked bond or soldier stacked bond, additional patterns with recessed coursing



Alucobond Plus "Sage Green"
 4mm ACM panels with standing seam battens



Belden Brick Co. "Colony Blend"
 Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
 3/8" mortar joint, stacked bond or soldier stacked bond, additional patterns with recessed coursing



Glen-Gery "Ebonite Smooth" (Recessed behind red)
 Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
 3/8" mortar joint, stacked bond or soldier stacked bond, additional patterns with recessed coursing



Fairview Architectural Vitrabond ZCM
 "Faux Zinc Fark" Flat Finish
 Zinc composite panels



Glen-Gery "Hearthside Velour Ironspot"
 Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
 3/8" mortar joint, stacked bond or soldier stacked bond, additional patterns with recessed coursing

BUILDING 500 View Approaching North Entry

BUILDING 500 Inspiration from Existing Building / Site



BMO Harris Building 310 Price Place



BMO Harris Building Examples of brick detail

The existing BMO Harris Building located at 310 Price Place features buff brick façade panels alternating with columns of windows and metal panel spandrels. The proposed building recalls the materiality and detailing of the existing building. There is an existing brick detail woven into the BMO Harris shown above which we chose to reference in the recessed brick spandrels.



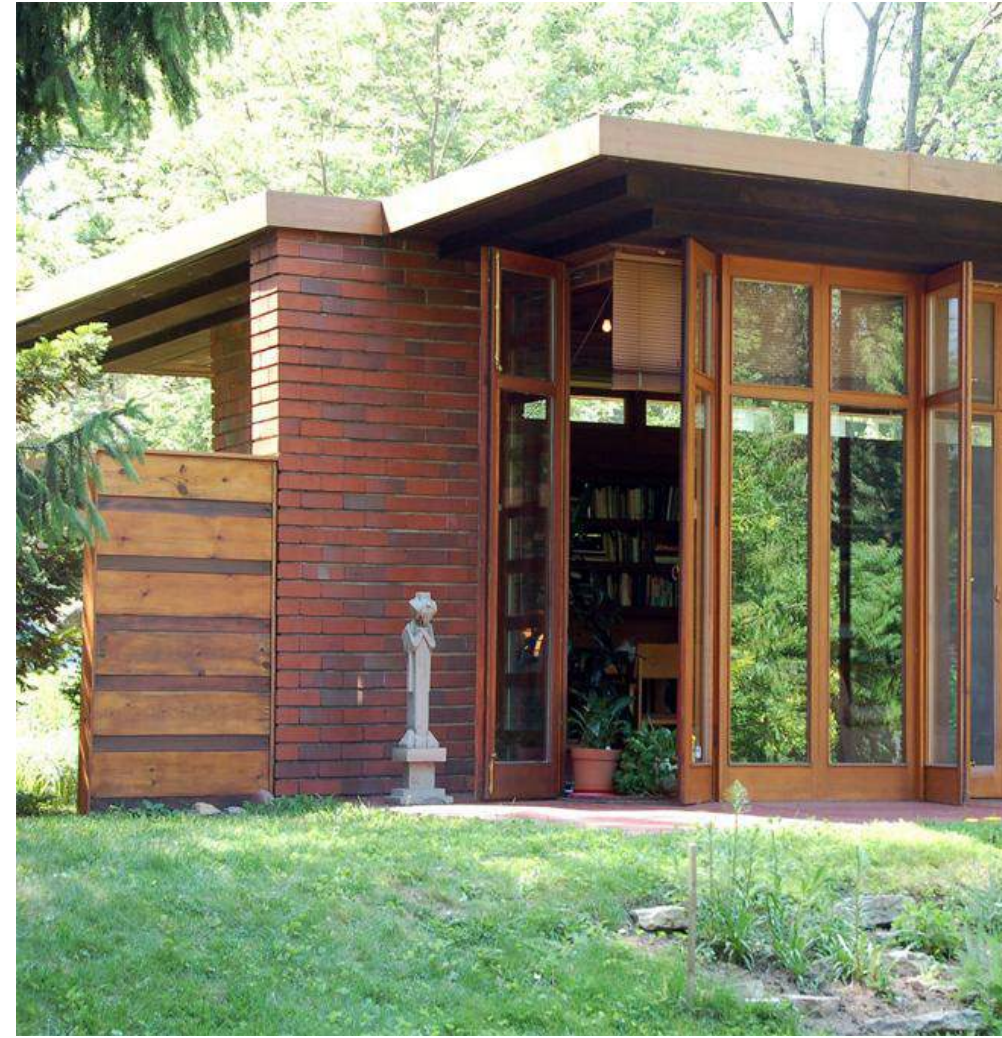
BUILDING 500 Inspiration from Hill Farms District and Adjacent Neighborhoods



Fond Du Loc Trail Madison, WI



2900 Hunter Hill Madison, WI



Herbert and Katherine Jacobs House Madison, WI



Grayson Building 4414 Regent Place

CONTEXT

The proposed residential building recalls the architectural spirit of the mid-century modern history of the Hill Farms District and surrounding neighborhoods. Simple horizontal forms juxtaposed with vertical massing elements and the use of warm materials with colors such as 'cherokee red' and lighter buff brick/stone which are prevalent in the Hill Farms area.



Herbert and Katherine Jacobs House Madison, WI



Priscilla Lane Madison, WI



BUILDING 500 Window Detail



FACADE DETAIL VIEW East Elevation

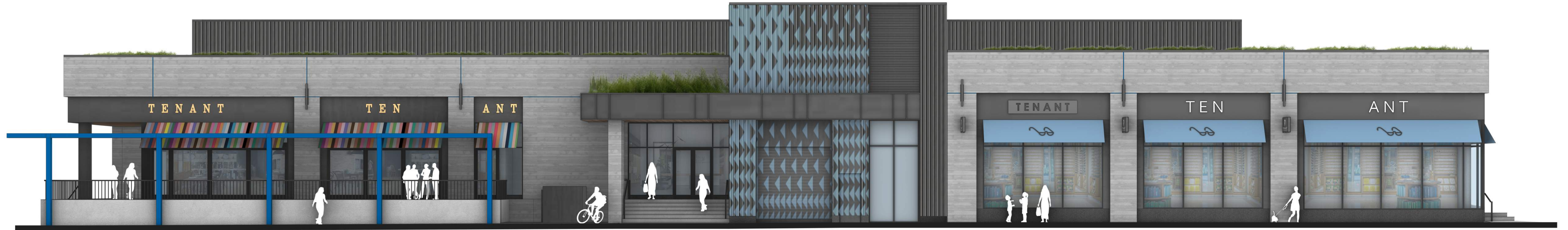


FACADE DETAIL VIEW North Elevation

BUILDING 500 View from Site



BUILDING 200 Perspective Building Elevations



BUILDING 200 East Elevation



BUILDING 200 West Elevation

BUILDING 200 Perspective Building Elevations



BUILDING 200 North Elevation



BUILDING 200 South Elevation

BUILDING 200 Materials



Landscape Trellis
Painted Structural Steel

"Interstate Blue" (Sherwin-Williams)

Recessed Panel Joint Trim
Painted Aluminum

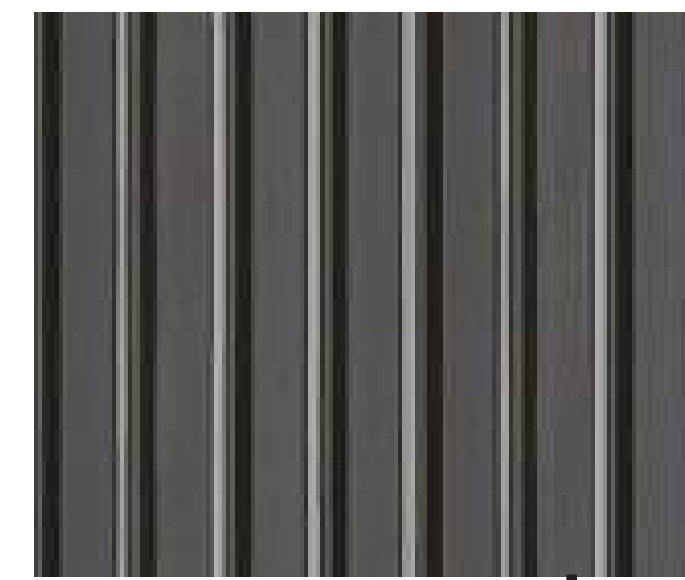
"Interstate Blue" (Sherwin-Williams)



Stonecast Products, Inc.
Board Formed Precast Concrete Panel

6" thick veneer
8" tall board formed texture

(Same spec used at Cafe Hollander project on Northwest side of Hilldale)



ATAS International "Metafor"
Corrugated Metal Panel

"Anchor Grey" with concealed fasteners and color matched trim

(Painted mural artwork by landlord)



Alucobond Plus
4mm ACM Panels

"Faux Zinc Dark"



BUILDING 300 Perspective Building Elevations



BUILDING 300 North Elevation



BUILDING 300 South Elevation

BUILDING 300 Perspective Building Elevations



BUILDING 300 East Elevation



BUILDING 300 West Elevation

BUILDING 300 Materials



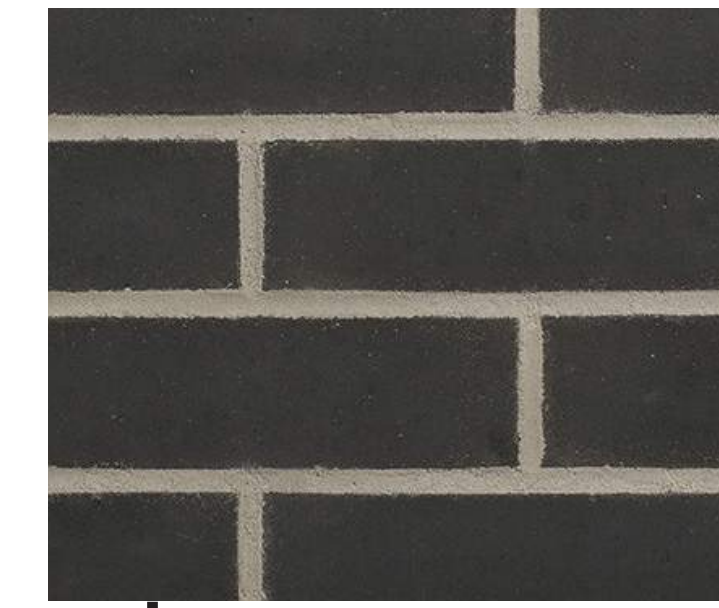
Glen-Gery
 "Oyster White w/ Speck"
 'Saxon' brick (3-5/8" deep, 2-1/4" tall, 15-5/8" wide)
 comments: 3/8" mortar joint, stacked bond, soldier stacked bond, additional patterns with recessed coursing



Glen-Gery
 "Light Grey w/ Speck"
 Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
 comments: 3/8" mortar joint, stacked bond, soldier stacked bond, additional patterns with recessed coursing



Fairview Architectural Vitrabond
 ZCM Zinc Composite Panels
 "Charcoal Zinc" (flat finish)
 Panel sizes vary. Design includes 1" x 3" Zinc battens projecting at panel joints.



Glen-Gery
 "Coal City Black"
 Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
 comments: 3/8" mortar joint, stacked bond, soldier stacked bond, additional patterns with recessed coursing

