



Hilldale Phase 3 Development

UDC SUBMISSION | 01.17.2023

REALM
COLLABORATIVE

Site Experience Design &
Landscape Architecture

WS

Owner &
Developer

OVERALL SITE SPACES

PLACES

The public realm design considers a thoughtful definition of sub-spaces that are intuitively connected to the larger central gathering plaza, creating a well scaled and experiential pedestrian experience.

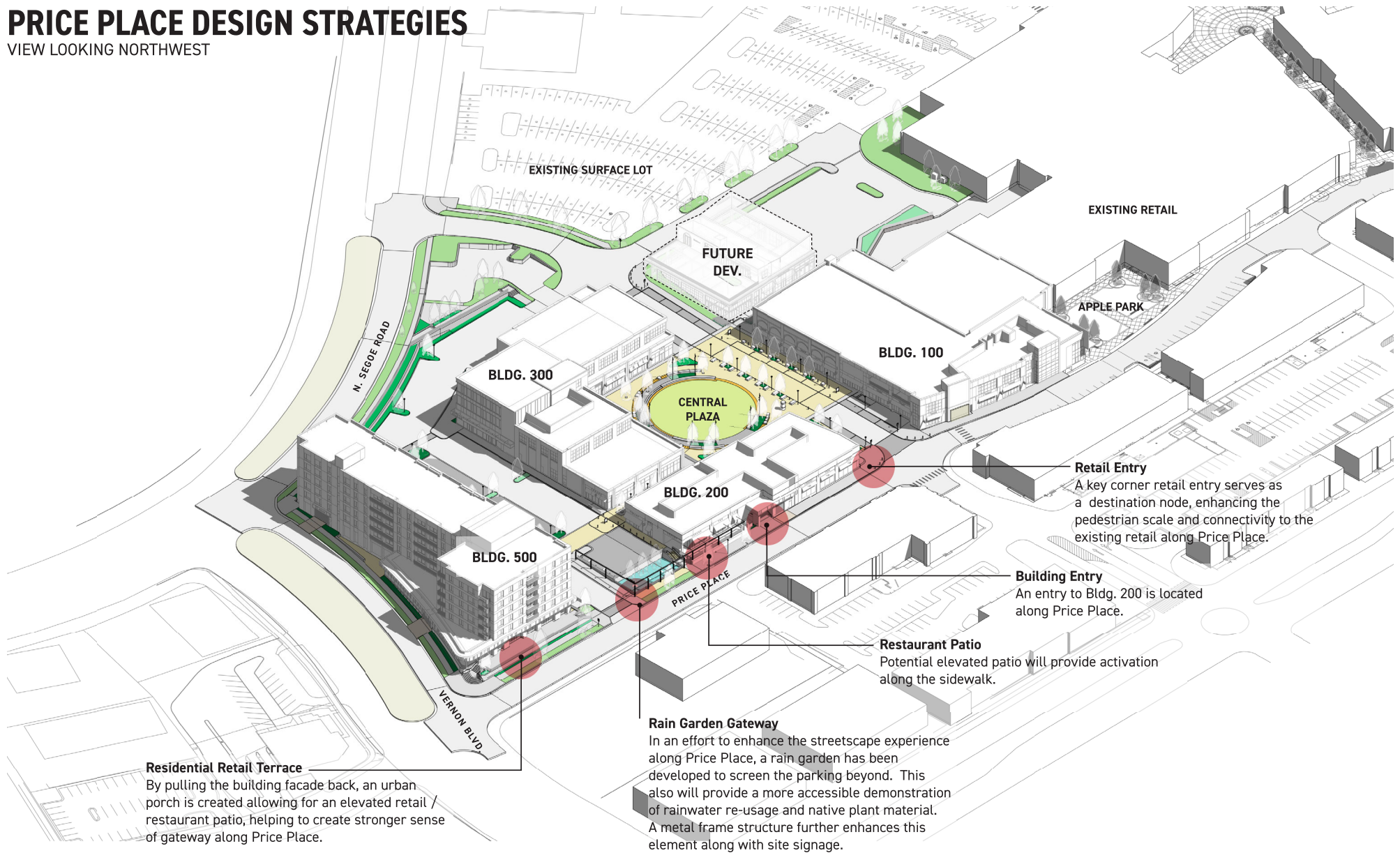
LEGEND

1. CENTRAL LAWN
2. KELAB DRIVE
3. RETAIL ALLEYS
4. PERMEABLE PAVEMENT PARKING / PLAZA
5. RAIN GARDEN GATEWAY
6. PERMEABLE PAVEMENT PARKING
7. RESIDENTIAL BLDG. ENTRIES
8. RESIDENTIAL RETAIL TERRACE
9. VERNON / SEGOE WALKWAY
10. SEGOE WALKWAY CONNECTION



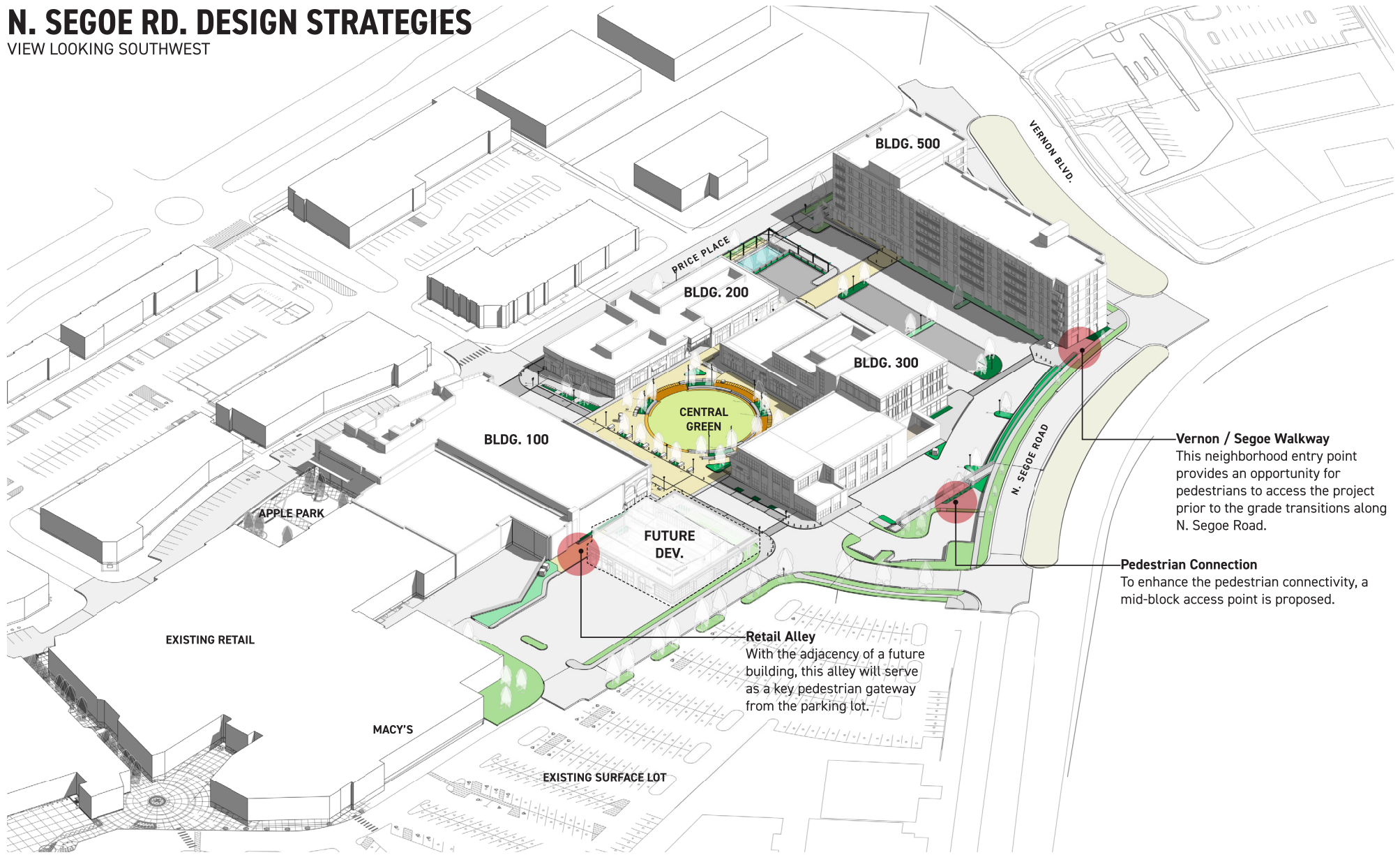
PRICE PLACE DESIGN STRATEGIES

VIEW LOOKING NORTHWEST



N. SEGOE RD. DESIGN STRATEGIES

VIEW LOOKING SOUTHWEST



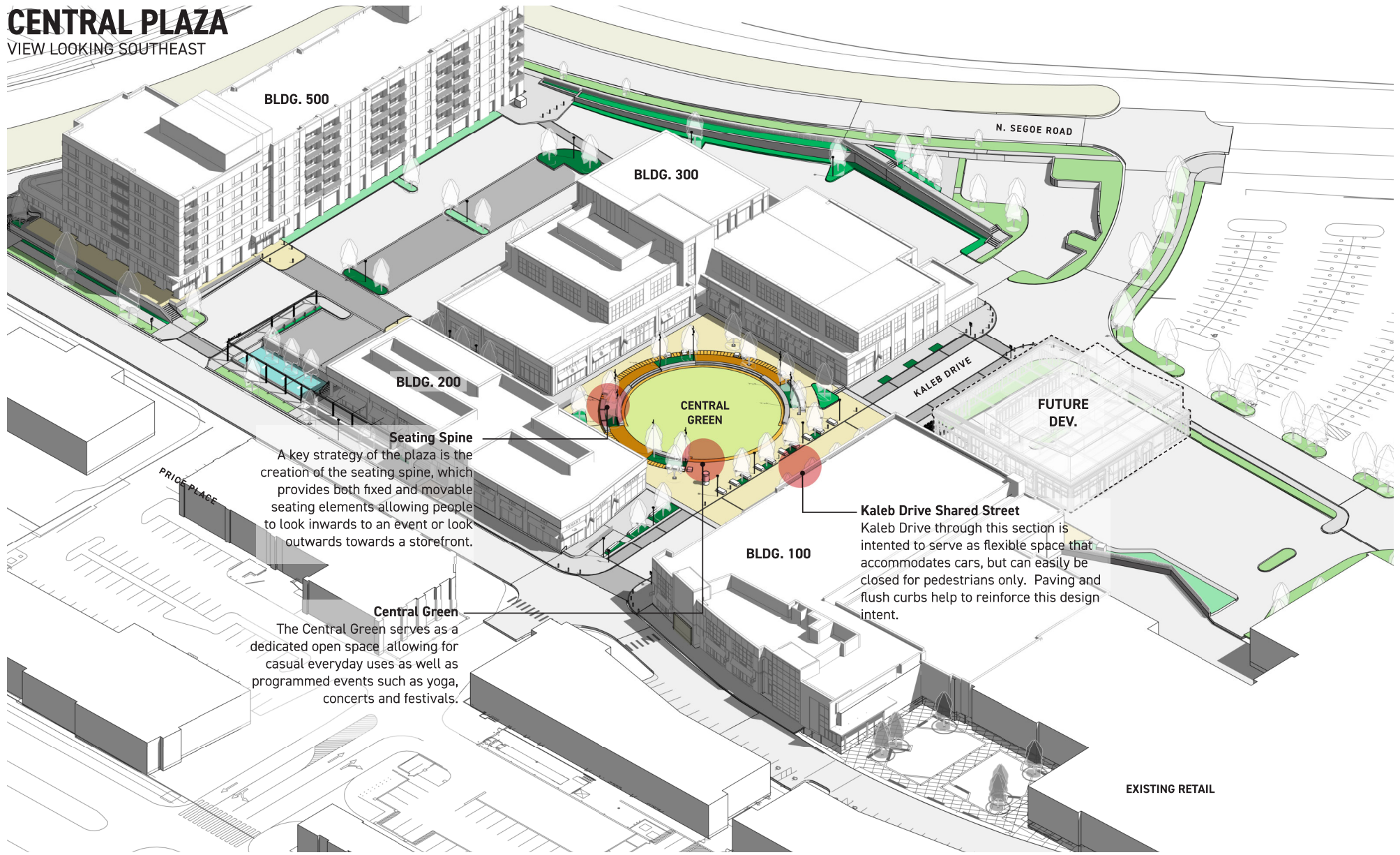
Vernon / Segoe Walkway
This neighborhood entry point provides an opportunity for pedestrians to access the project prior to the grade transitions along N. Segoe Road.

Pedestrian Connection
To enhance the pedestrian connectivity, a mid-block access point is proposed.

Retail Alley
With the adjacency of a future building, this alley will serve as a key pedestrian gateway from the parking lot.

CENTRAL PLAZA

VIEW LOOKING SOUTHEAST



Seating Spine
A key strategy of the plaza is the creation of the seating spine, which provides both fixed and movable seating elements allowing people to look inwards to an event or look outwards towards a storefront.

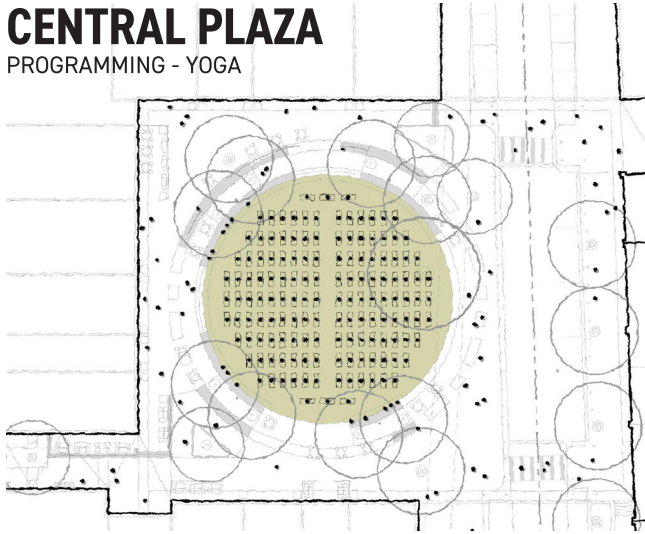
Central Green
The Central Green serves as a dedicated open space allowing for casual everyday uses as well as programmed events such as yoga, concerts and festivals.

Kaleb Drive Shared Street
Kaleb Drive through this section is intended to serve as flexible space that accommodates cars, but can easily be closed for pedestrians only. Paving and flush curbs help to reinforce this design intent.



CENTRAL PLAZA

PROGRAMMING - YOGA



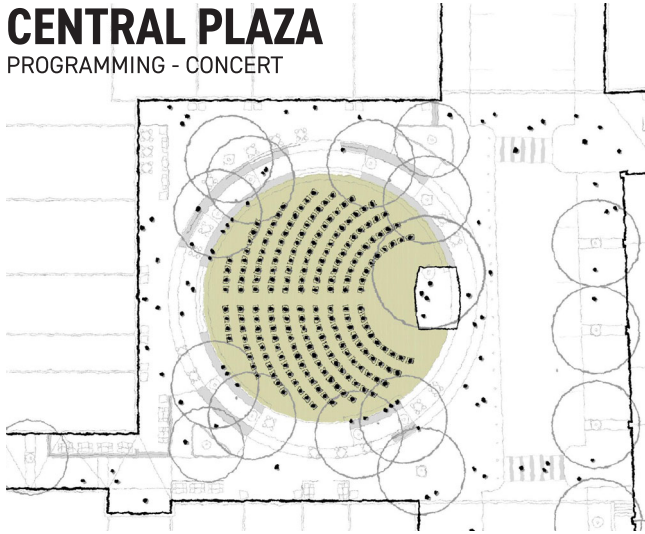
1. YOGA

APPROXIMATELY 150 MATS



CENTRAL PLAZA

PROGRAMMING - CONCERT



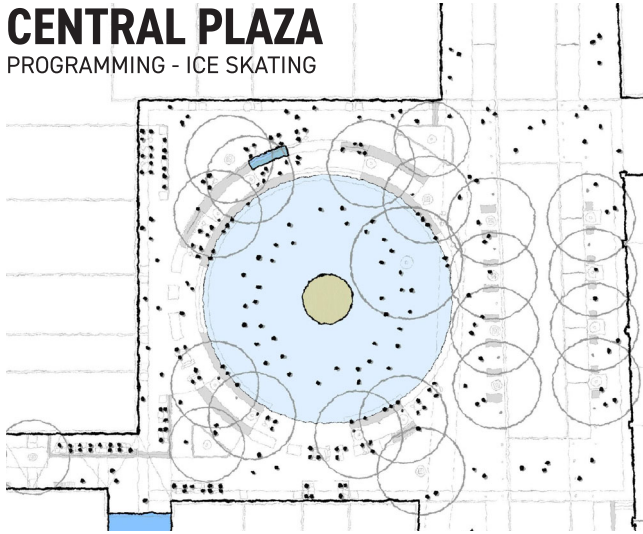
1. CONCERT + MOVIE

APPROXIMATELY 200 SEATS OR 1,800 PEOPLE AT 4SF/PERSON



CENTRAL PLAZA

PROGRAMMING - ICE SKATING



1. ICE RINK - CIRCLE
RINK SIZE IS 7,200 SF





KELAB DRIVE
THE STREET



CENTRAL PLAZA
WEST WALKWAY + SEATING



CENTRAL PLAZA
STEPS + SEATING

CENTRAL PLAZA

RETAIL + FLEXIBLE SEATING





CENTRAL PLAZA
SOUTH 'BLOCK' TYPE SEATING



CENTRAL PLAZA
PRECAST WALLS + SEATING



BIORETENTION CORNER
RETAIL ENTRY AT PRICE PLACE



RETAIL CORNER
PRICE PLACE + KELAB DRIVE

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 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 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 200 Materials



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)



Atlas International "Metafor"
Corrugated Metal Panel
"Graphite Mica" with concealed fasteners and color matched trim



Alucobond Plus
4mm ACM Panels
"Graphite Mica"



BUILDING 200 View from Central Green



Landscape Trellis
Painted Structural Steel
"Interstate Blue" (Sherwin-Williams)

Recessed Panel Joint Trim
Painted Aluminum
"Interstate Blue" (Sherwin-Williams)



BUILDING 200 View from Central Green

BUILDING 300 Materials & Precedents



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
"Vintage Black Smooth"

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



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.



BUILDING 300 North Elevation



BUILDING 300 South Elevation



BMO HARRIS BUILDING 310 Price Place



GRAYSON BUILDING 4414 Regent Street

BUILDING 500 Materials



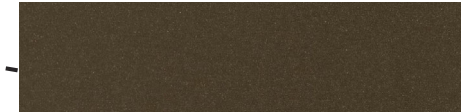
Glen-Gery "Pearl River Smooth Ironspot"

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



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 "New-Age Dark Bronze Mica"

4mm ACM panels with standing seam battens

Expanded Metal Mesh Ventilation

Open-air parking ventilation, powder-coated



Fairview Architectural Vitrabond ZCM

"Charcoal Zinc" Flat Finish
Zinc composite panels

BUILDING 500 View Approaching North Entry

BUILDING 500 Precedent & Context

BMO HARRIS BUILDING

The existing BMO Harris Building located at 310 Price Place features vertical brick façade panels alternating with columns of windows and metal panel spandrels. The proposed building recalls the materiality and detailing of the existing building. The overall design intent is to reinforce a connection to the mid-century modern history of the Hill Farms District.











BUILDING 500 Views from Site



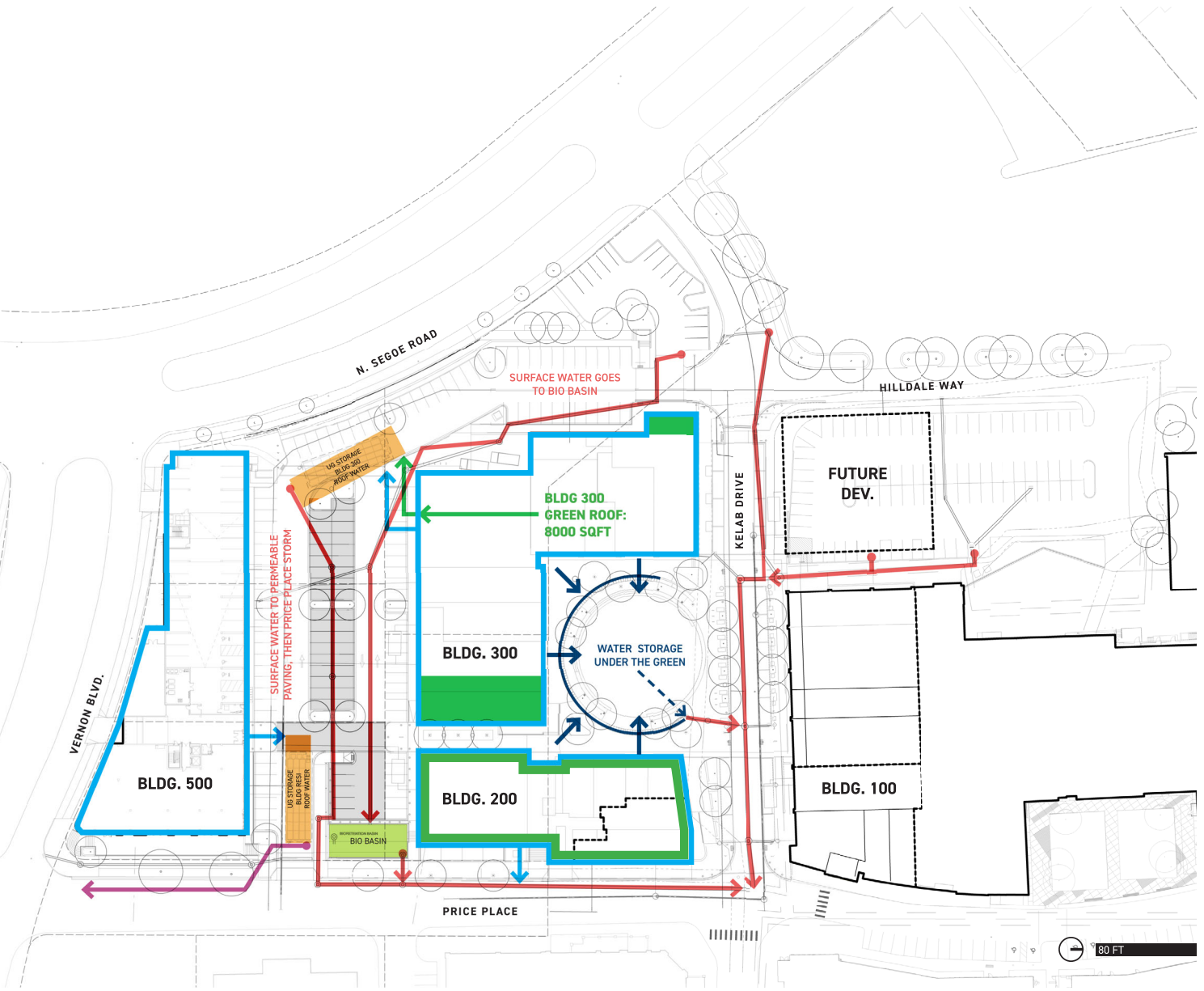
SITE STORMWATER STRATEGY PLAN

LEGEND

-  UNDERGROUND STORMWATER STORAGE
-  PERMEABLE PAVERS
-  BIO-BASIN
-  GREEN ROOF WATER
-  ROOF WATER
-  STORM SEWER, VERNON
-  STORM SEWER, PRICE PLACE
-  PLAZA WATER + TRENCH DRAIN

GENERAL NOTES

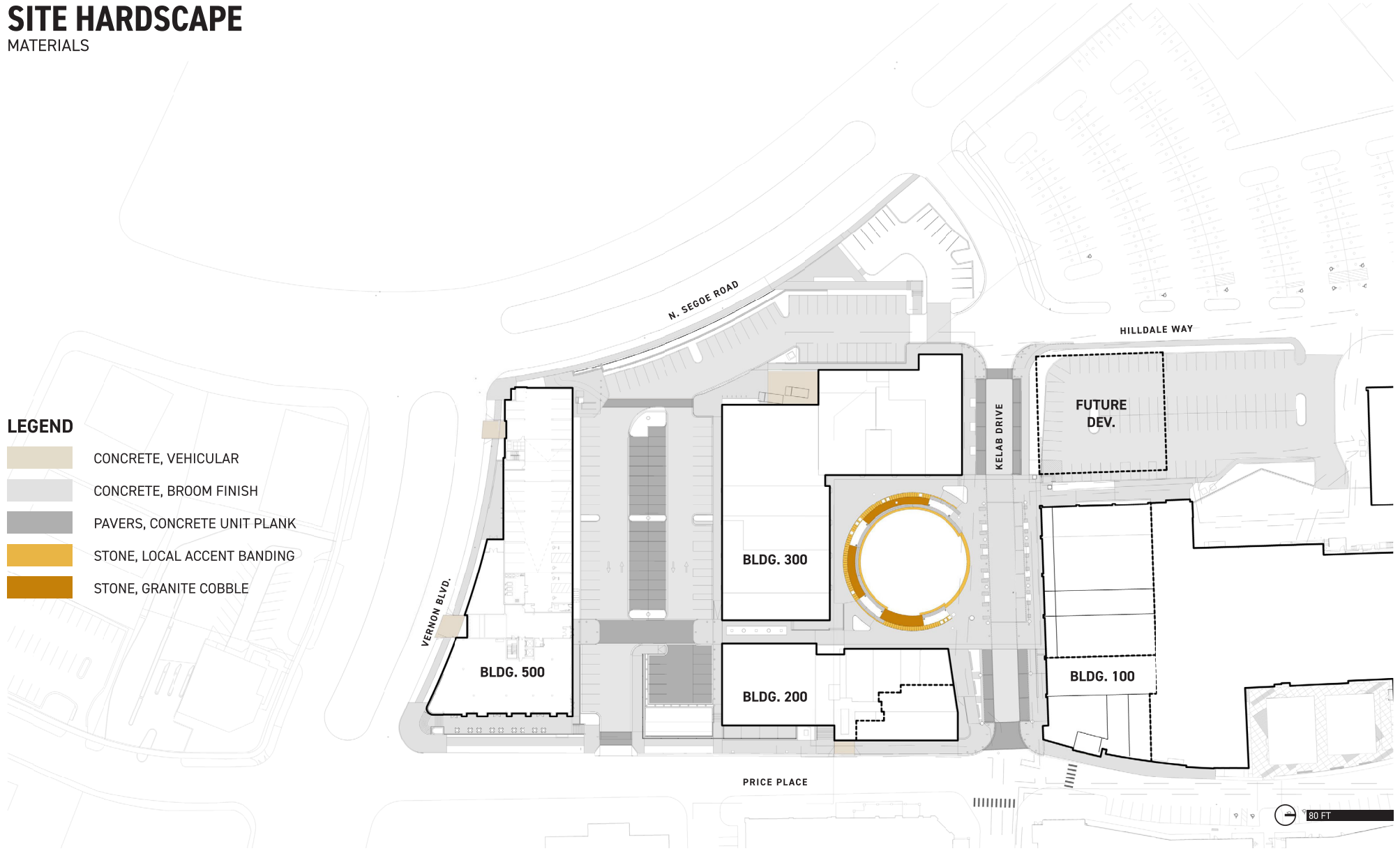
1. THIS IS A GRAPHICAL REPRESENTATION, PLEASE SEE THE CIVIL SITE PLANS FOR DEFINED DRAINAGE AREAS AND STORM SEWER ROUTING.



SITE HARDSCAPE MATERIALS

LEGEND

- CONCRETE, VEHICULAR
- CONCRETE, BROOM FINISH
- PAVERS, CONCRETE UNIT PLANK
- STONE, LOCAL ACCENT BANDING
- STONE, GRANITE COBBLE

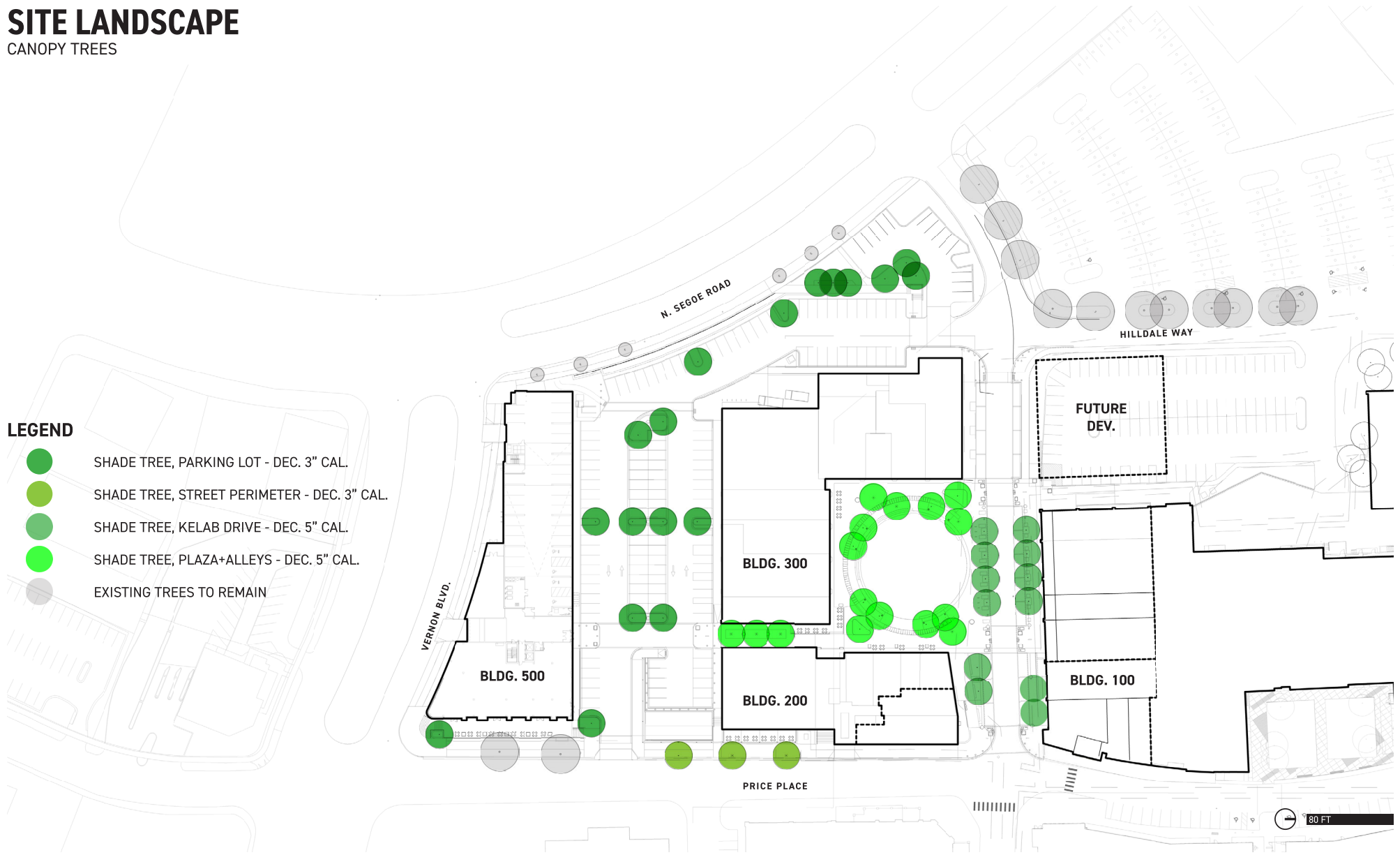


SITE LANDSCAPE

CANOPY TREES

LEGEND

- SHADE TREE, PARKING LOT - DEC. 3" CAL.
- SHADE TREE, STREET PERIMETER - DEC. 3" CAL.
- SHADE TREE, KELAB DRIVE - DEC. 5" CAL.
- SHADE TREE, PLAZA+ALLEYS - DEC. 5" CAL.
- EXISTING TREES TO REMAIN

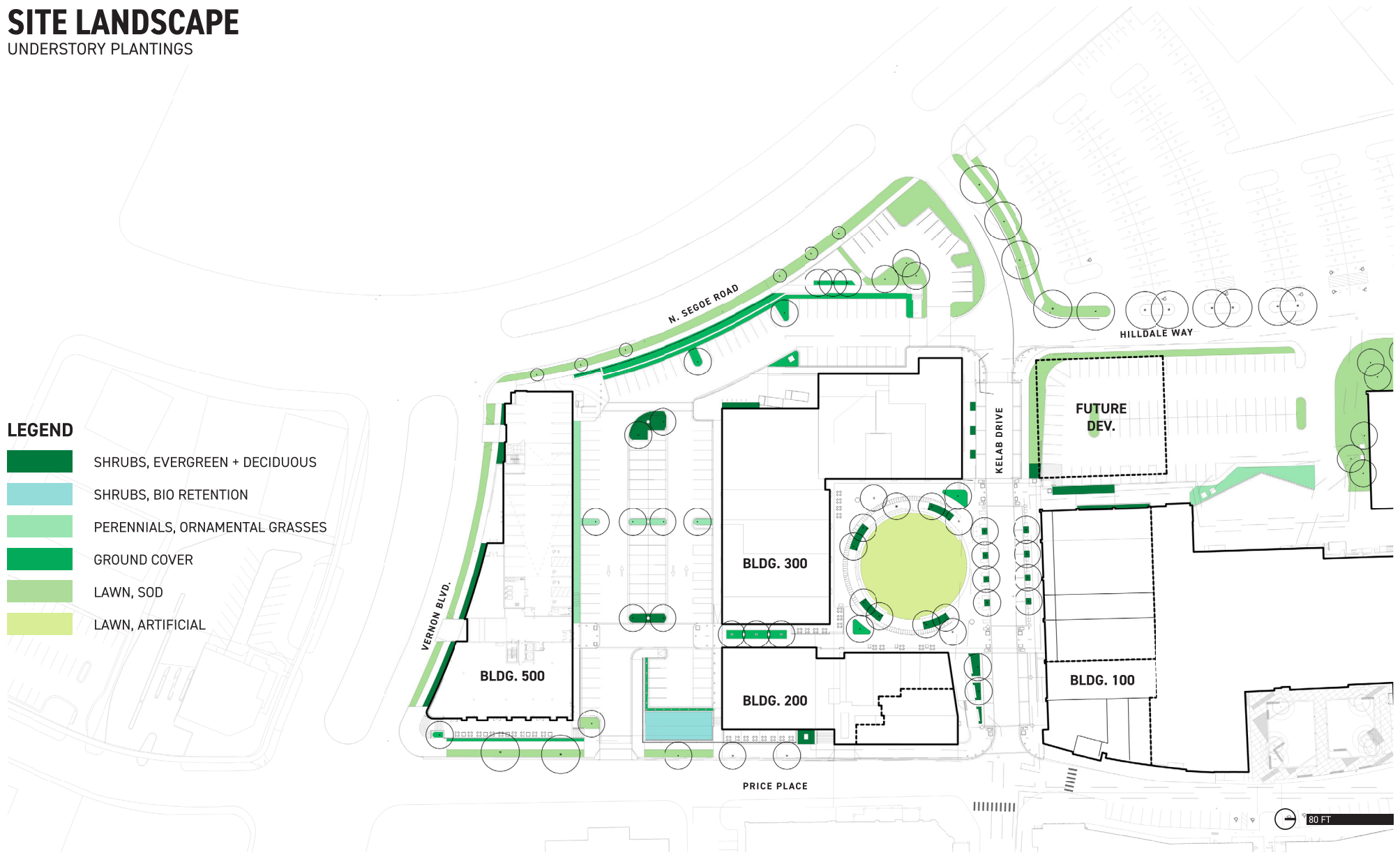


SITE LANDSCAPE

UNDERSTORY PLANTINGS

LEGEND

- SHRUBS, EVERGREEN + DECIDUOUS
- SHRUBS, BIO RETENTION
- PERENNIALS, ORNAMENTAL GRASSES
- GROUND COVER
- LAWN, SOD
- LAWN, ARTIFICIAL



80 FT

HILLDALE PHASE 3 Isometric Views of Site



HILLDALE PHASE 3 View Looking Southeast