



Hilldale Phase 3 Development

UDC SUBMISSION | 03.13.2023

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.

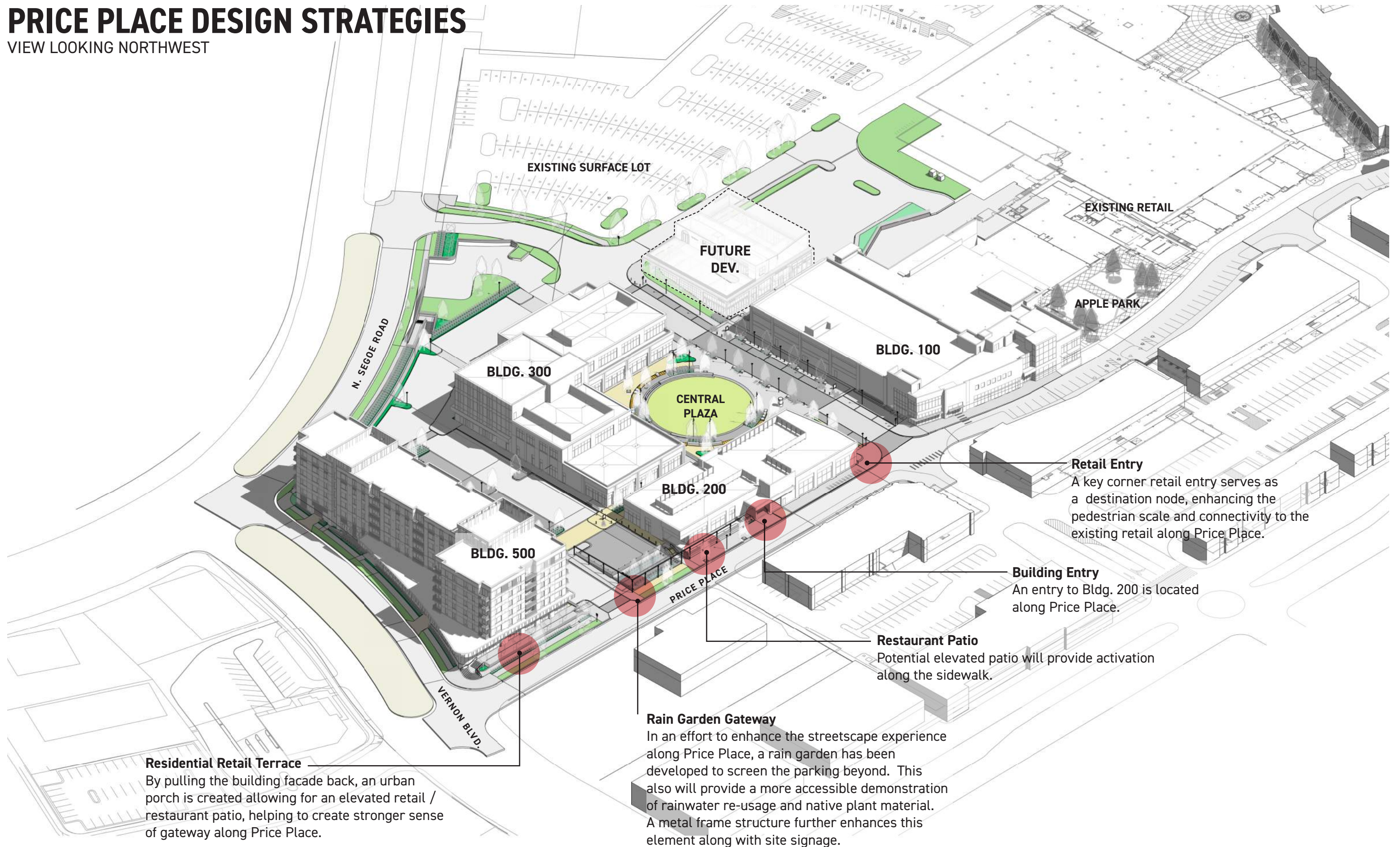
LEGEND

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



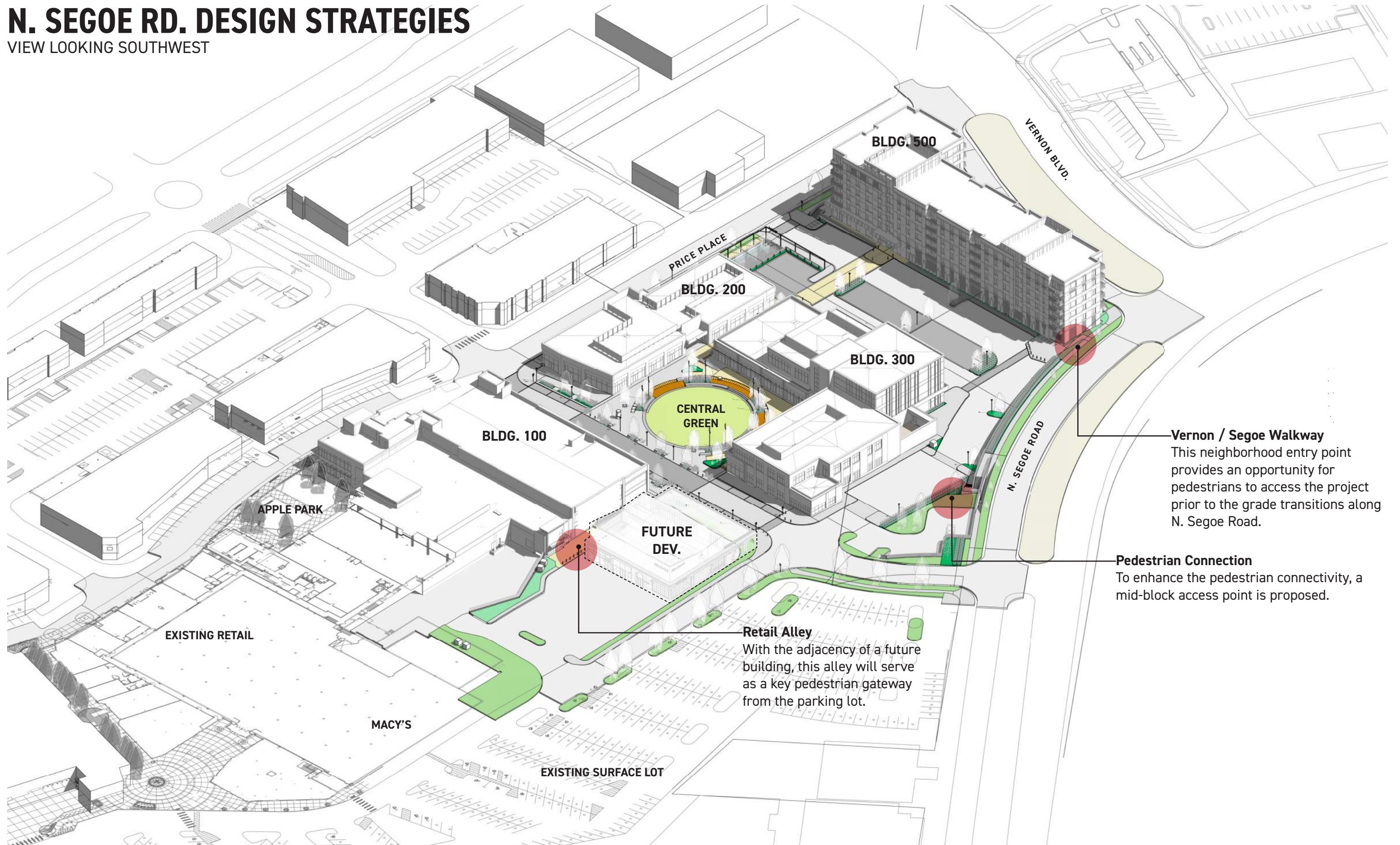
PRICE PLACE DESIGN STRATEGIES

VIEW LOOKING NORTHWEST



N. SEGOE RD. DESIGN STRATEGIES

VIEW LOOKING SOUTHWEST



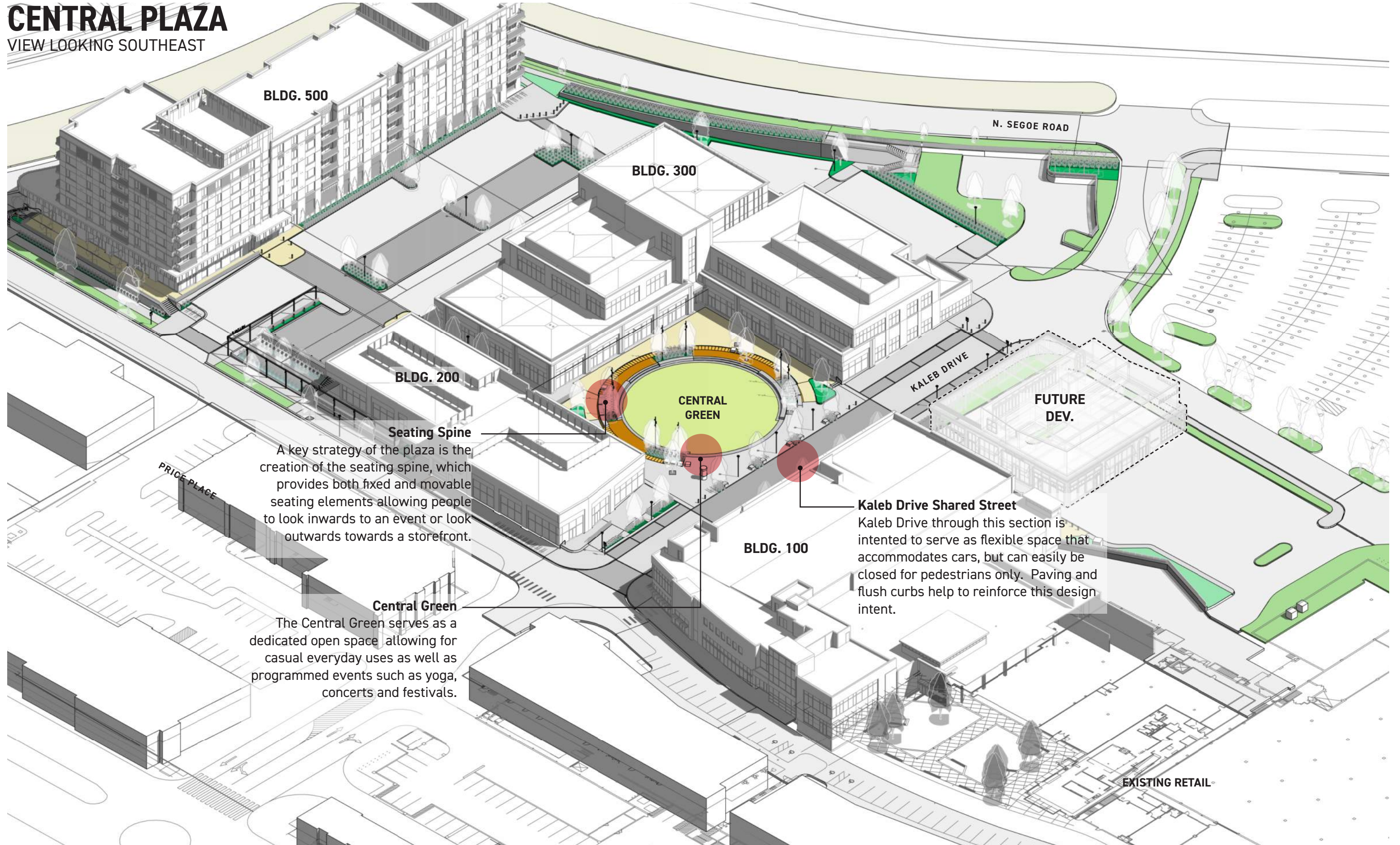
Vernon / Segoe Walkway
This neighborhood entry point provides an opportunity for pedestrians to access the project prior to the grade transitions along N. Segoe Road.

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.

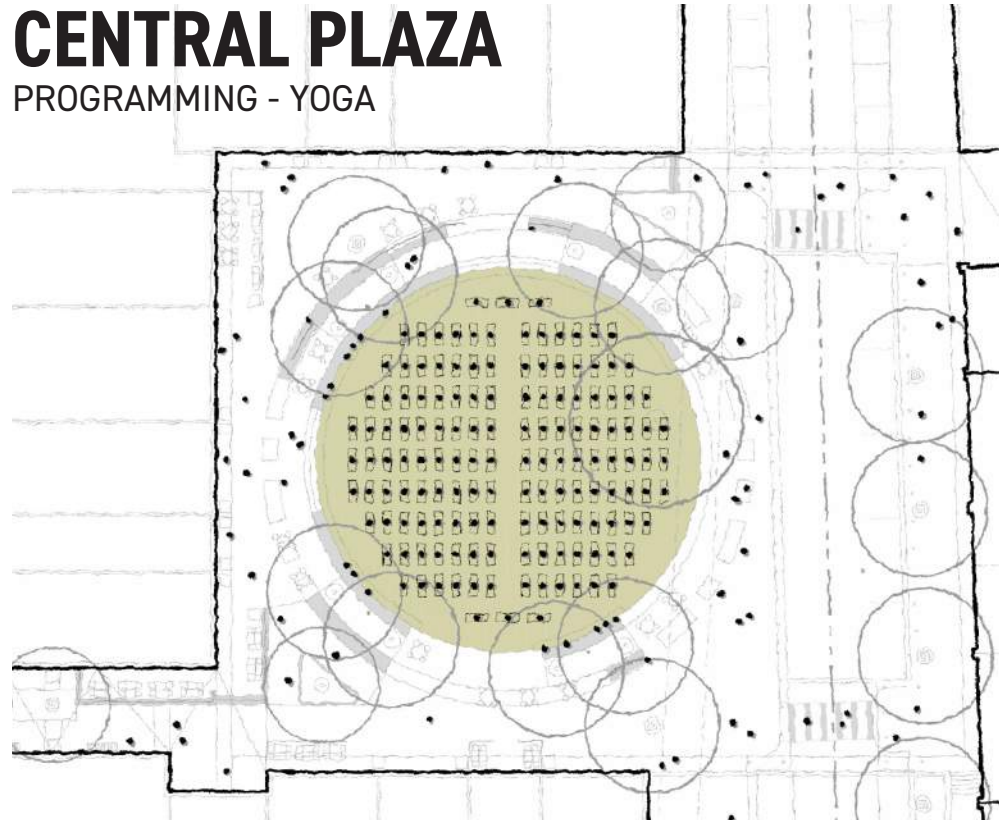
Central Green
The Central Green serves as a dedicated open space allowing for casual everyday uses as well as programmed events such as yoga, concerts and festivals.

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



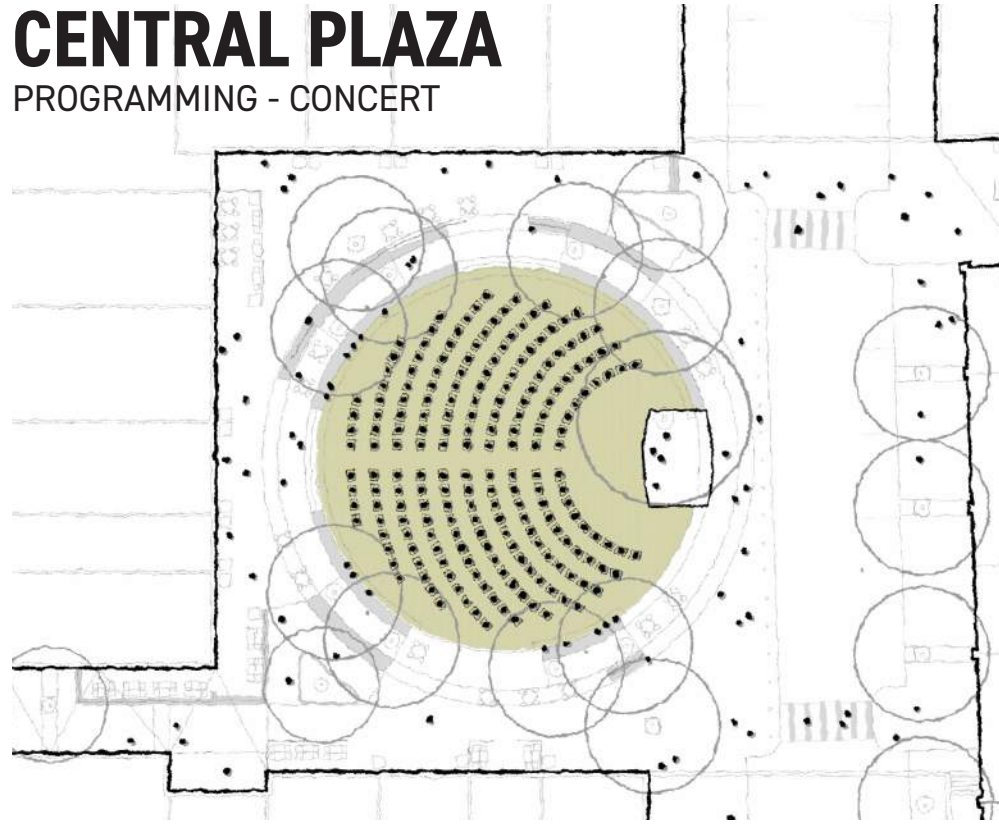
1. YOGA

APPROXIMATELY 150 MATS



CENTRAL PLAZA

PROGRAMMING - CONCERT



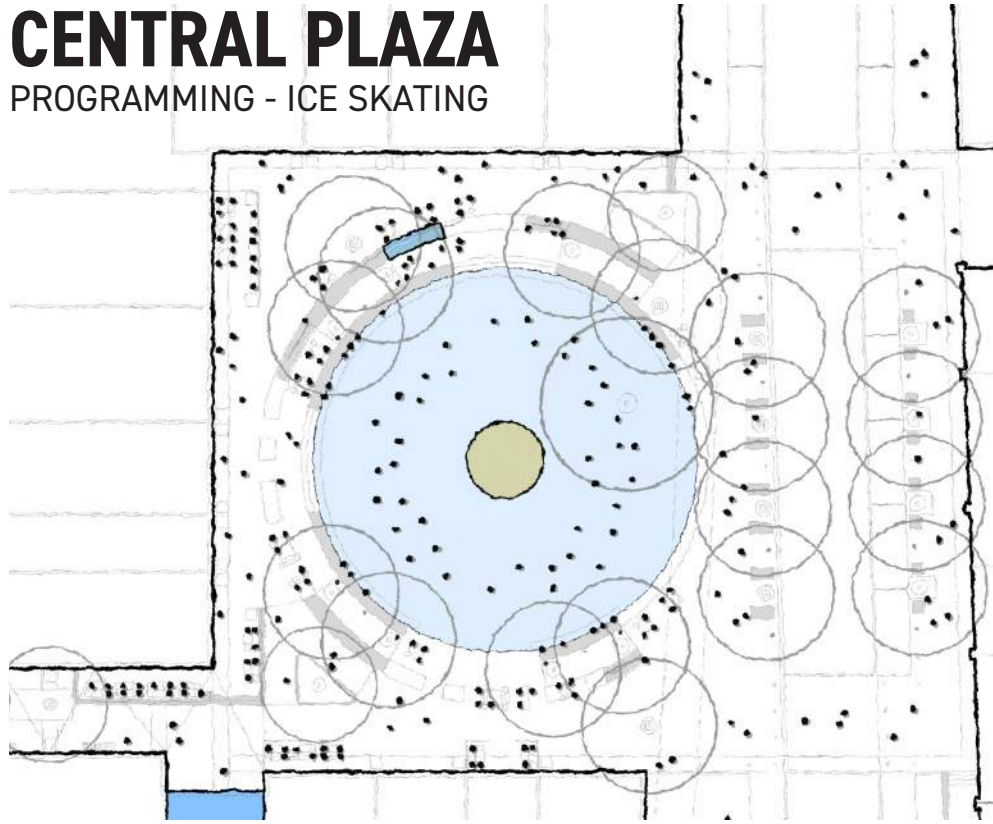
1. CONCERT + MOVIE

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





RETAIL CORNER

PRICE PLACE + KELAB DRIVE



KELAB DRIVE
THE STREET



CENTRAL PLAZA
WEST WALKWAY + SEATING



CENTRAL PLAZA
PRECAST WALLS + SEATING

RESIDENTIAL CORNER

RETAIL ENTRY AT PRICE PLACE + VERNON





RESIDENTIAL CORNER

RETAIL ENTRY AT PRICE PLACE



BIORETENTION CORNER
RETAIL ENTRY AT PRICE PLACE

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



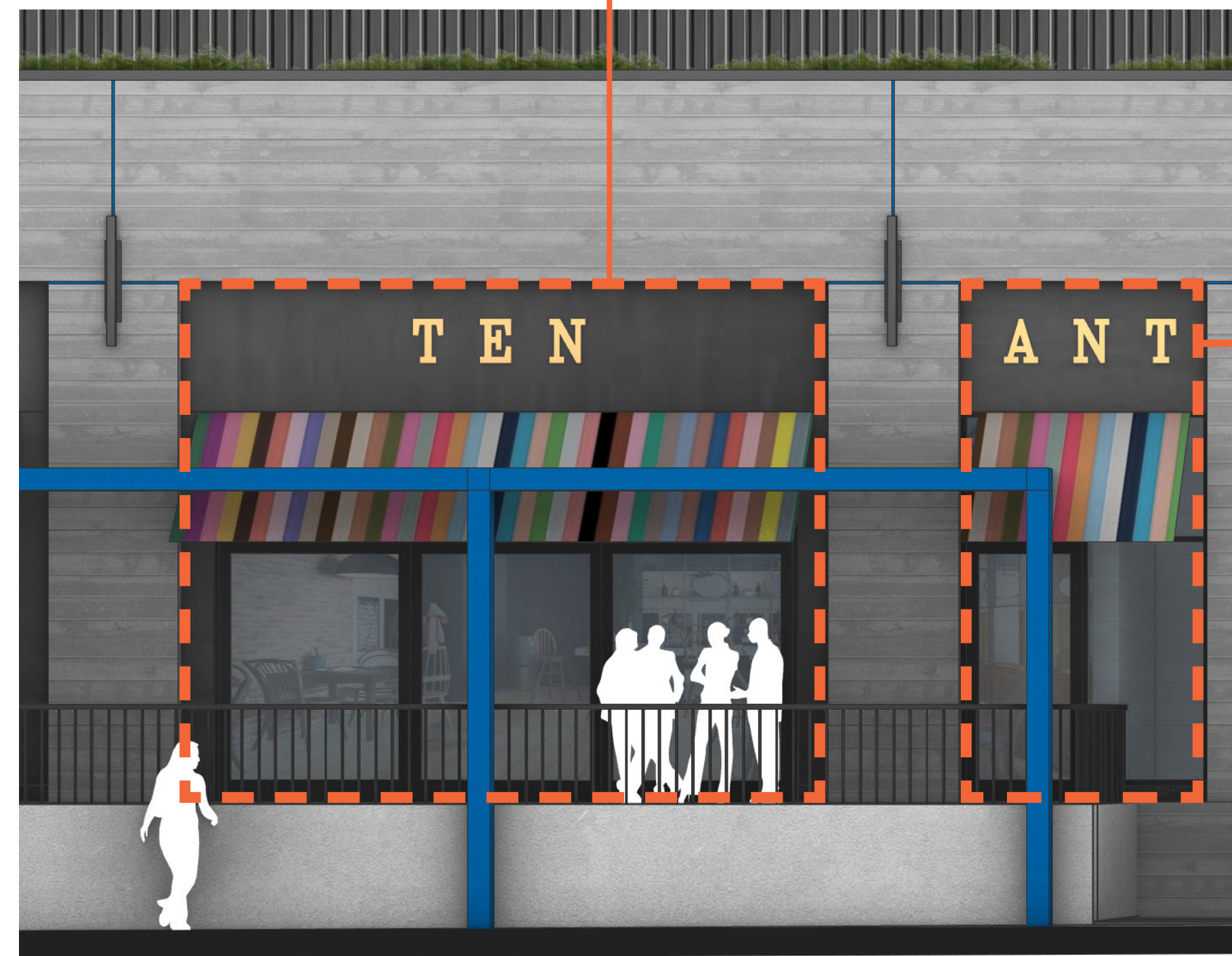
BUILDING 200 Tenant Controlled Areas

Tenant Controlled within Dashed Area



West Elevation Typical Storefront Bay

Tenant Controlled within Dashed Area



Tenant Controlled within Dashed Area

East Elevation Typical Storefront Bay

BUILDING 300 Tenant Controlled Areas

Tenant Controlled within Dashed Area



North Elevation Typical Storefront Bay

Tenant Controlled within Dashed Area



East Elevation Typical Storefront Bay

HILLDALE PHASE 3 Views from Site



HILLDALE PHASE 3 View from Price Place at 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 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"



HILLDALE PHASE 3 Views from Site



HILLDALE PHASE 3 View from Price Place

BUILDING 500 View from Site



BUILDING 500 View Approaching North Entry

BUILDING 500 Materials



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



Glen-Gery "Ebonite Smooth"
 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



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



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



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

BUILDING 500 View Approaching North Entry

BUILDING 500 Materials Precedents



Herbert and Katherine Jacobs House Madison, WI



BMO Harris Building 310 Price Place



Grayson Building 4414 Regent Place



BUILDING 500 Perspective Building Elevations



BUILDING 500 North Elevation



BUILDING 500 South Elevation

BUILDING 500 Perspective Building Elevations



BUILDING 500 South Elevation



BUILDING 500 South Elevation

HILLDALE PHASE 3 Views from Site



HILLDALE PHASE 3 View from Price Place at Vernon Blvd

HILLDALE PHASE 3 Isometric Views of Site



HILLDALE PHASE 3 View Looking Southwest