



# 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.

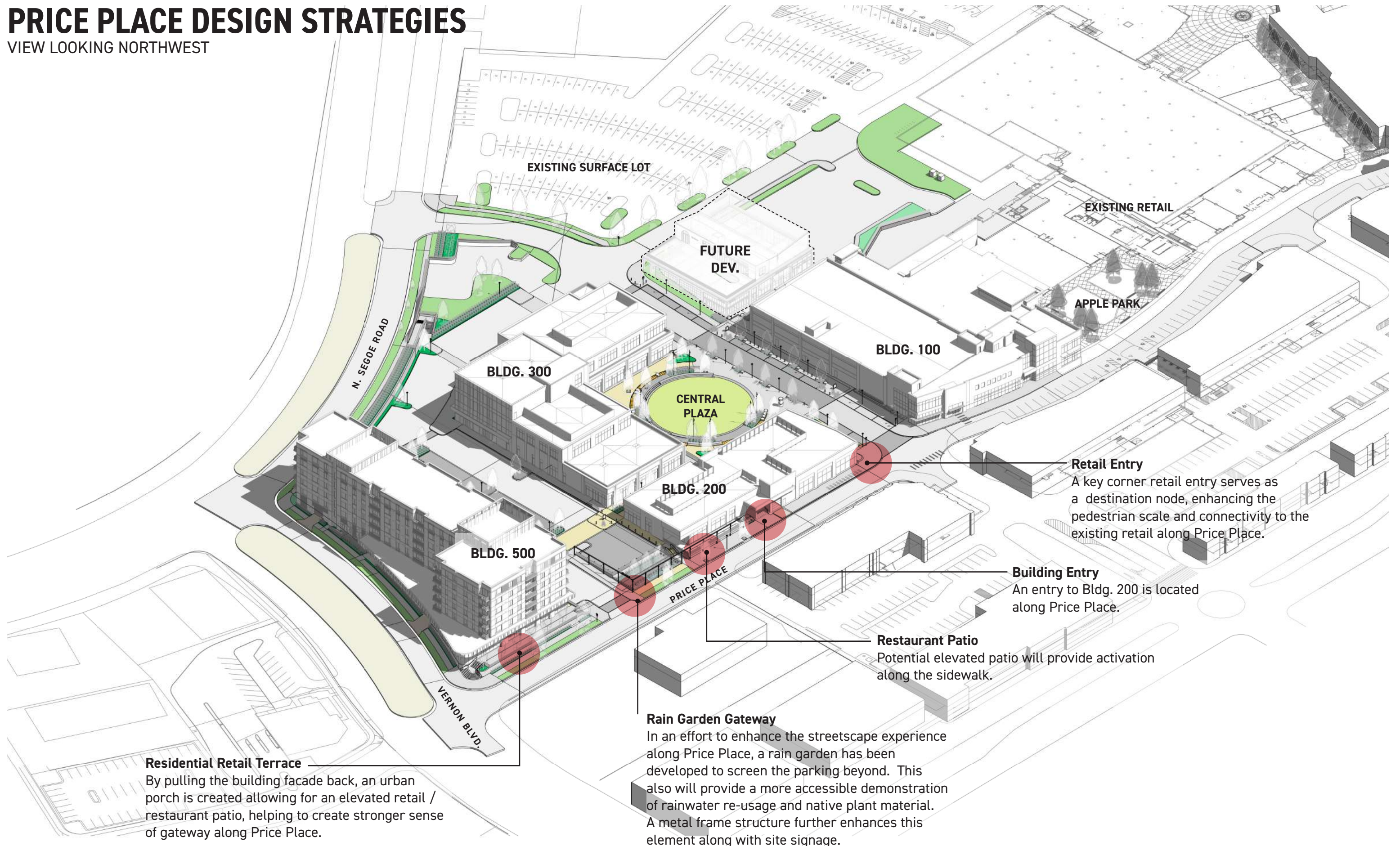
## LEGEND

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



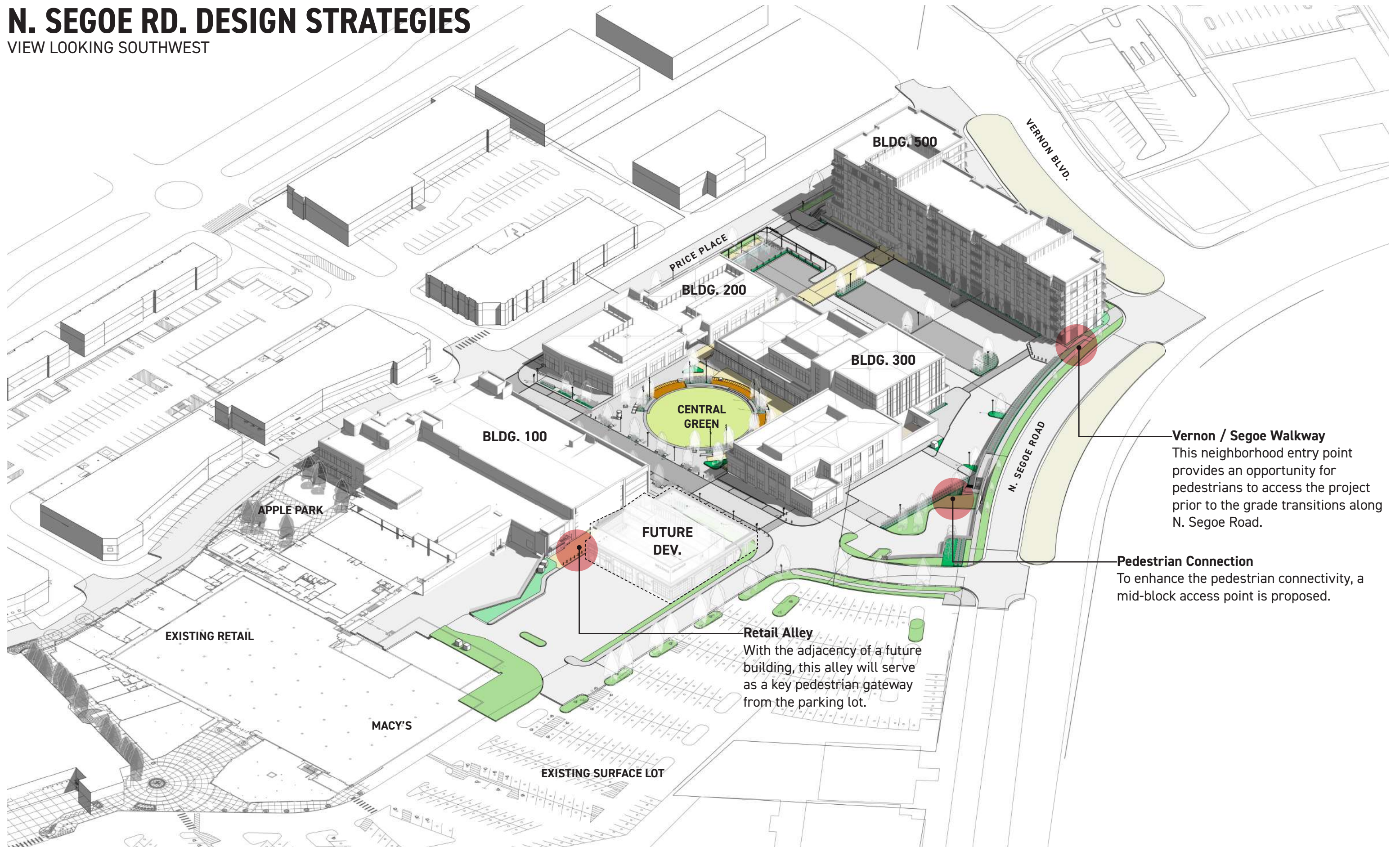
# PRICE PLACE DESIGN STRATEGIES

VIEW LOOKING NORTHWEST



# N. SEGOE RD. DESIGN STRATEGIES

VIEW LOOKING SOUTHWEST



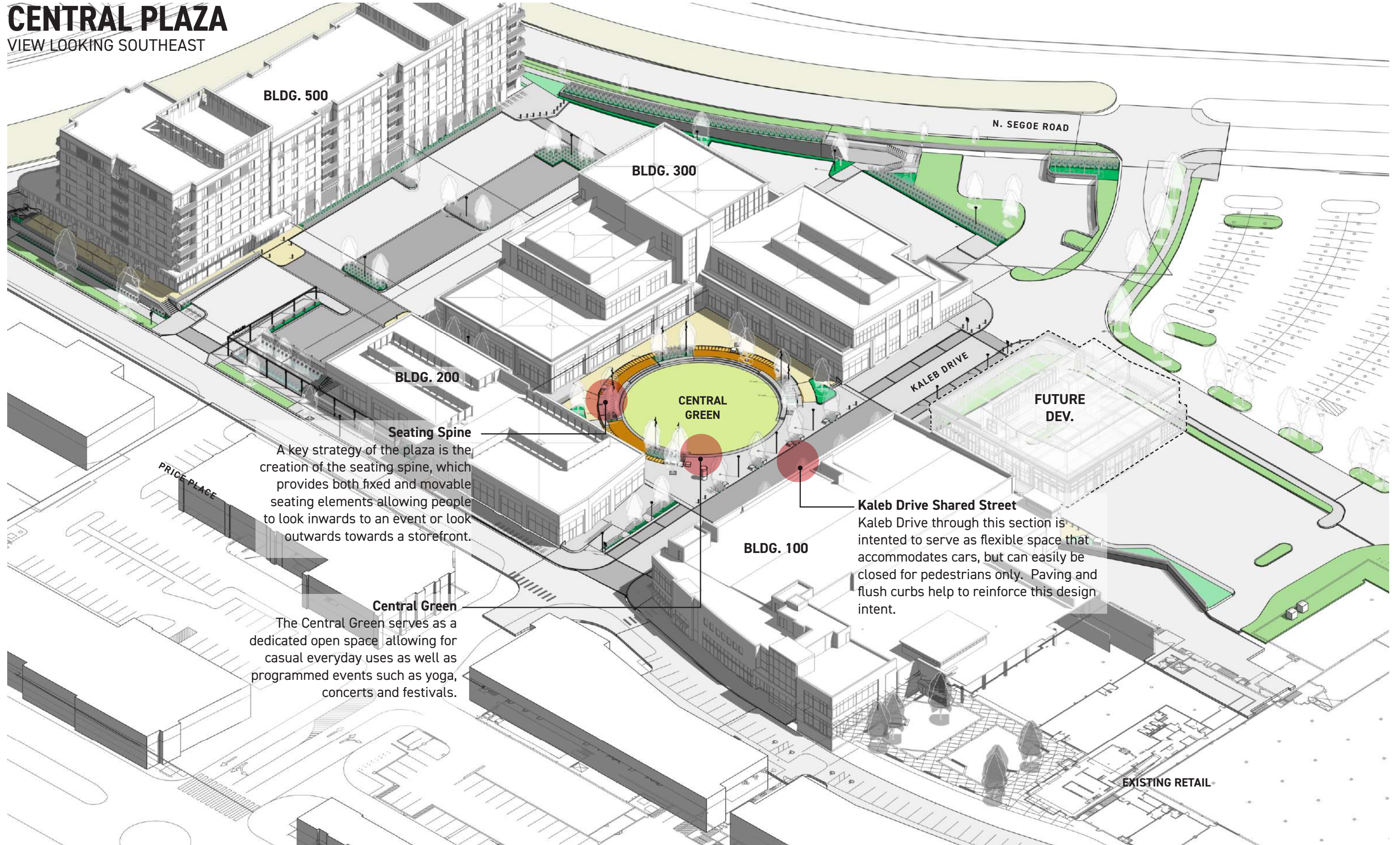
**Vernon / Segoe Walkway**  
This neighborhood entry point provides an opportunity for pedestrians to access the project prior to the grade transitions along N. Segoe Road.

**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.

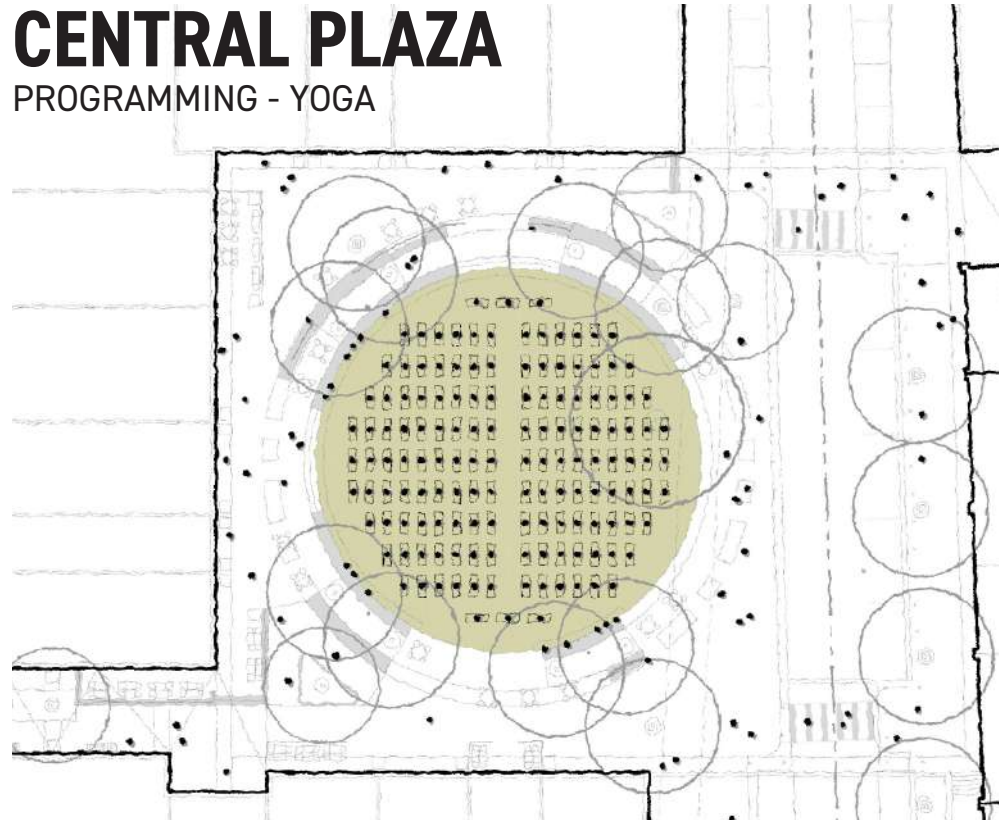
**Central Green**  
The Central Green serves as a dedicated open space allowing for casual everyday uses as well as programmed events such as yoga, concerts and festivals.

**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



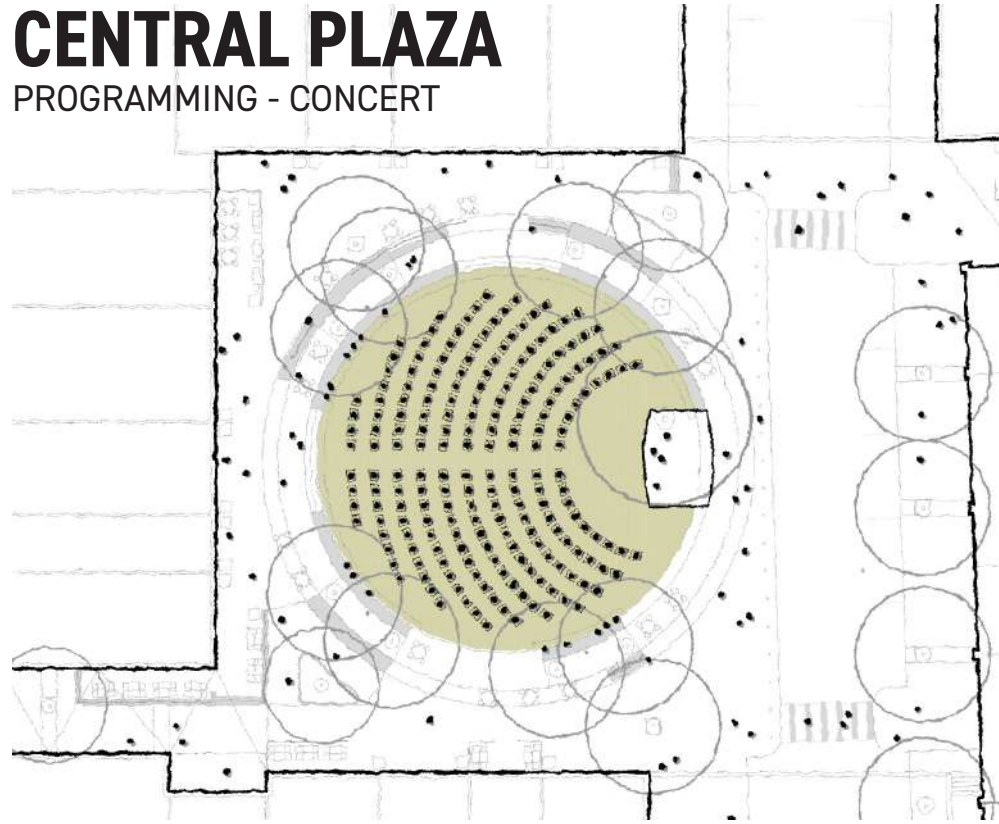
## 1. YOGA

APPROXIMATELY 150 MATS



# CENTRAL PLAZA

PROGRAMMING - CONCERT



## 1. CONCERT + MOVIE

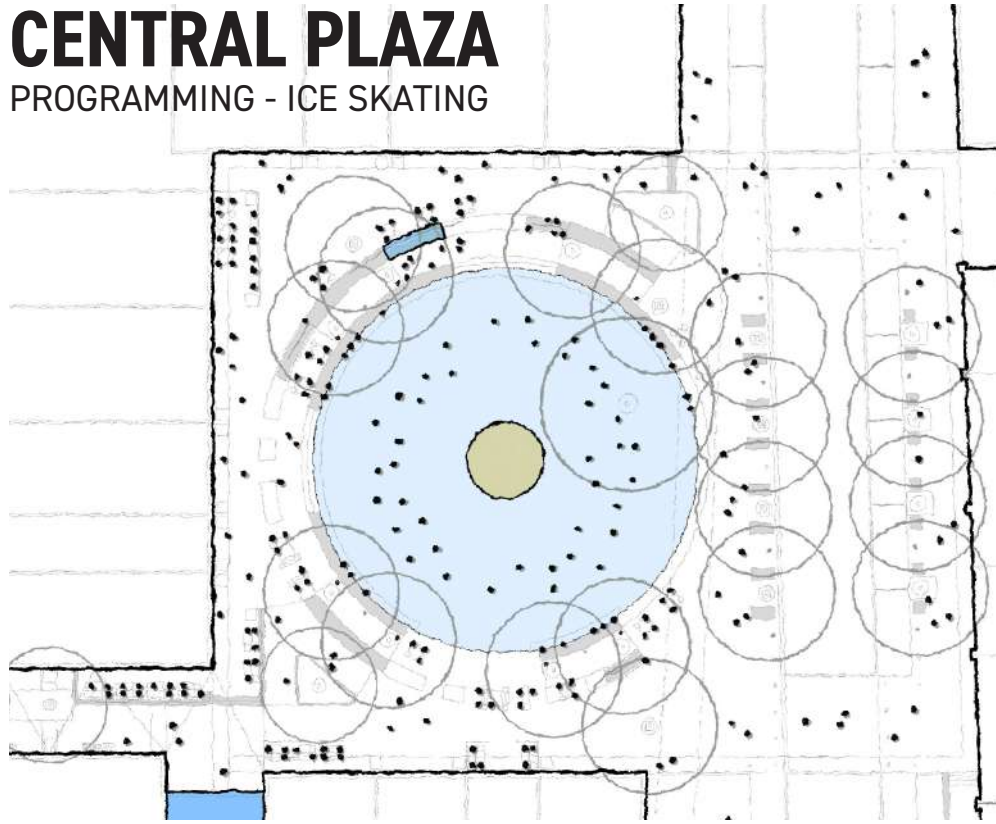
APPROXIMATELY 200 SEATS OR 1,800 PEOPLE AT 4SF/PERSON





# CENTRAL PLAZA

PROGRAMMING - ICE SKATING



## 1. ICE RINK - CIRCLE

RINK SIZE IS 7,200 SF





**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

# RESIDENTIAL CORNER

RETAIL ENTRY AT PRICE PLACE + VERNON







# RESIDENTIAL CORNER

RETAIL ENTRY AT PRICE PLACE



**BIORETENTION CORNER**  
RETAIL ENTRY AT PRICE PLACE







# RETAIL CORNER

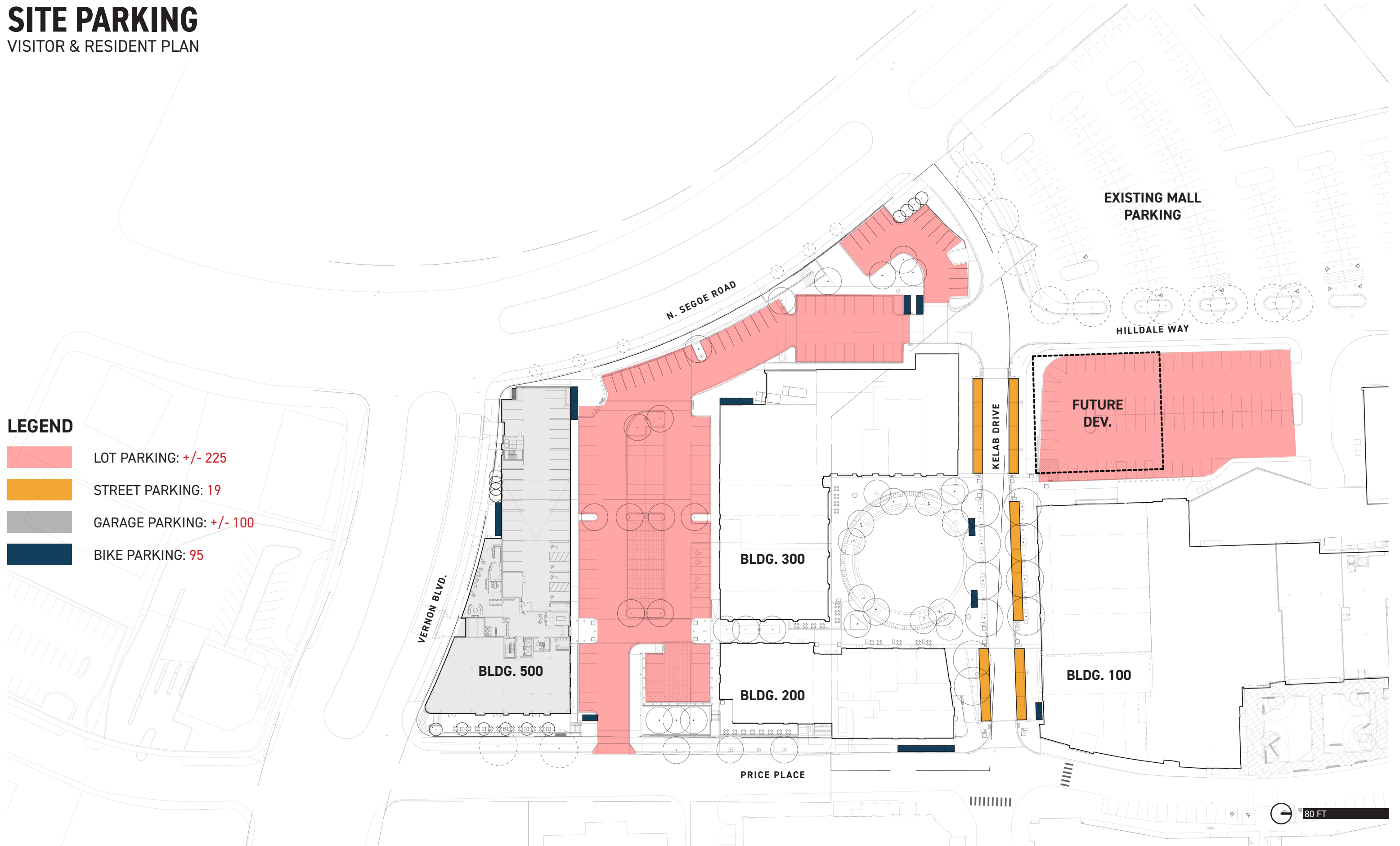
PRICE PLACE + KELAB DRIVE

# SITE PARKING

VISITOR & RESIDENT PLAN

## LEGEND









-  LOT PARKING: +/- 225
-  STREET PARKING: 19
-  GARAGE PARKING: +/- 100
-  BIKE PARKING: 95



# SITE STORMWATER

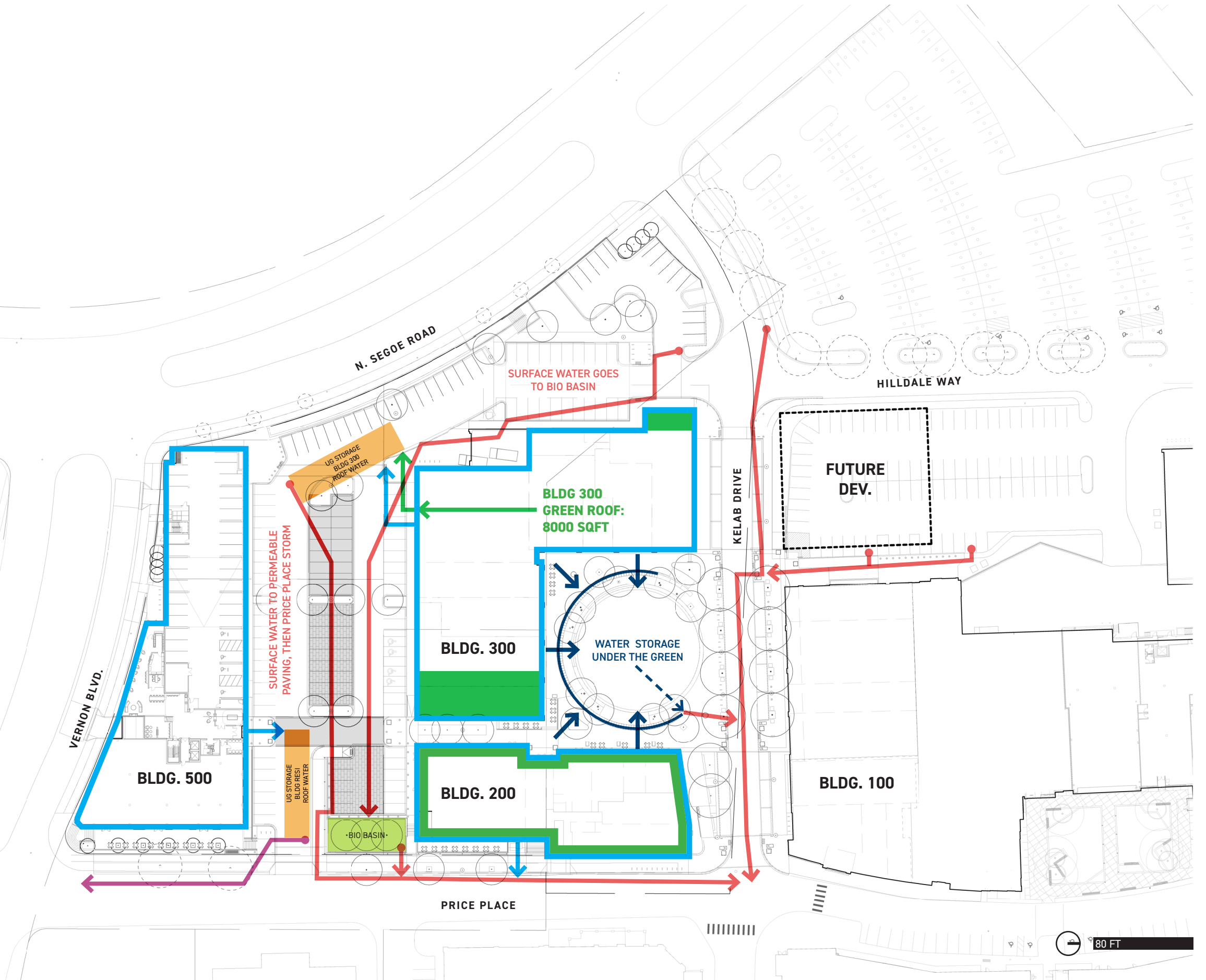
## STRATEGY PLAN

### 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.

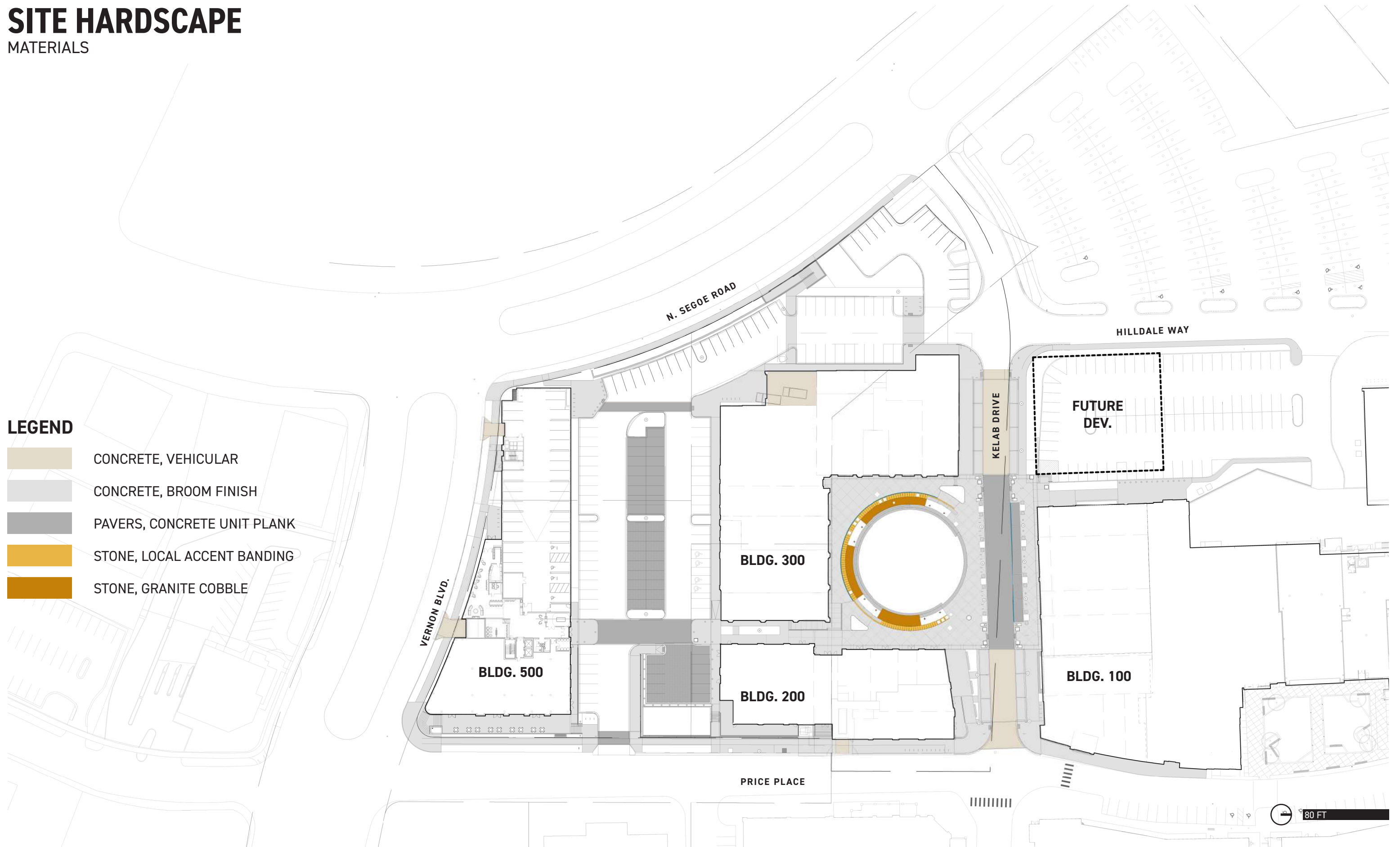


# SITE HARDSCAPE

## MATERIALS

### LEGEND






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

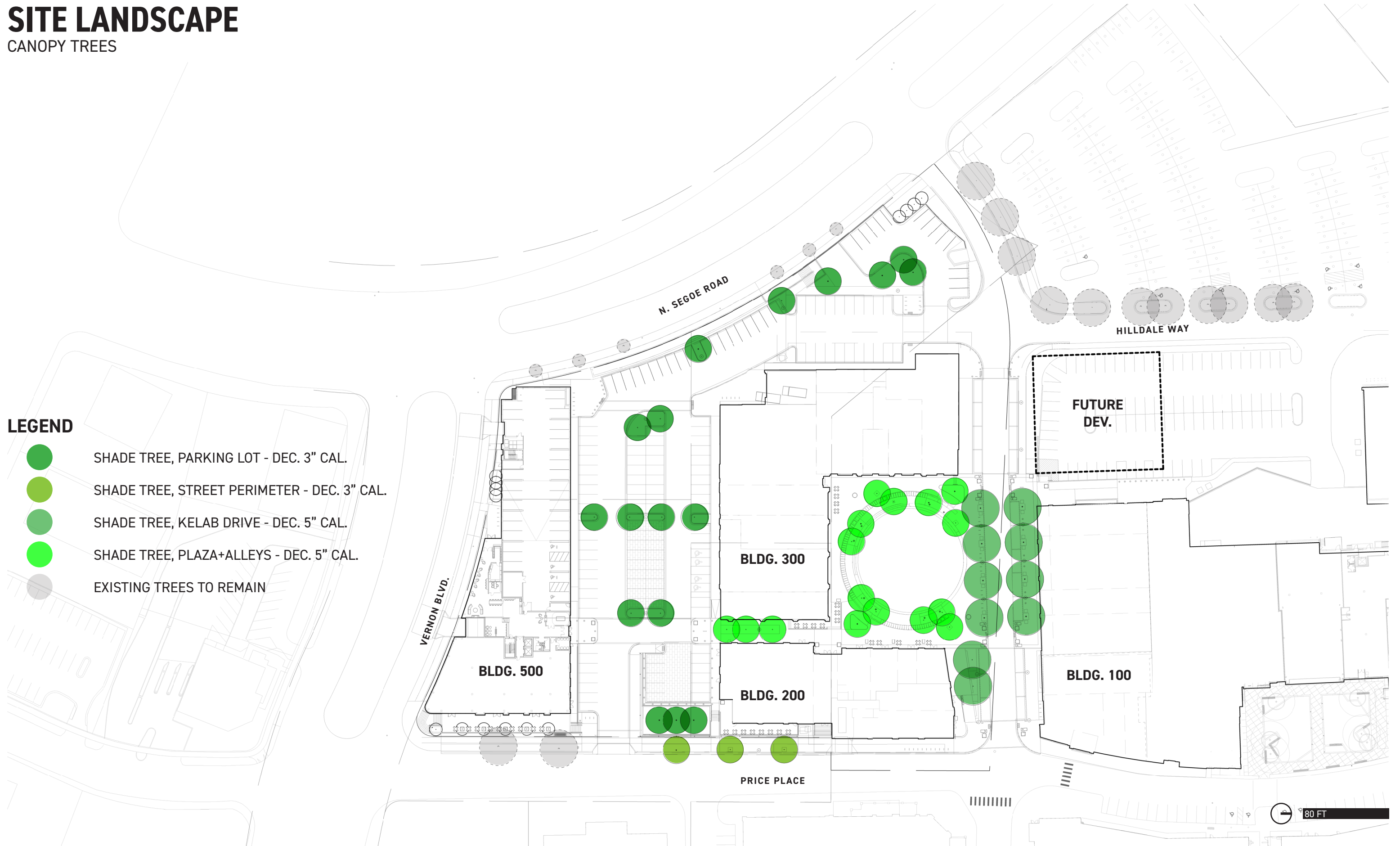


# SITE LANDSCAPE

## 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

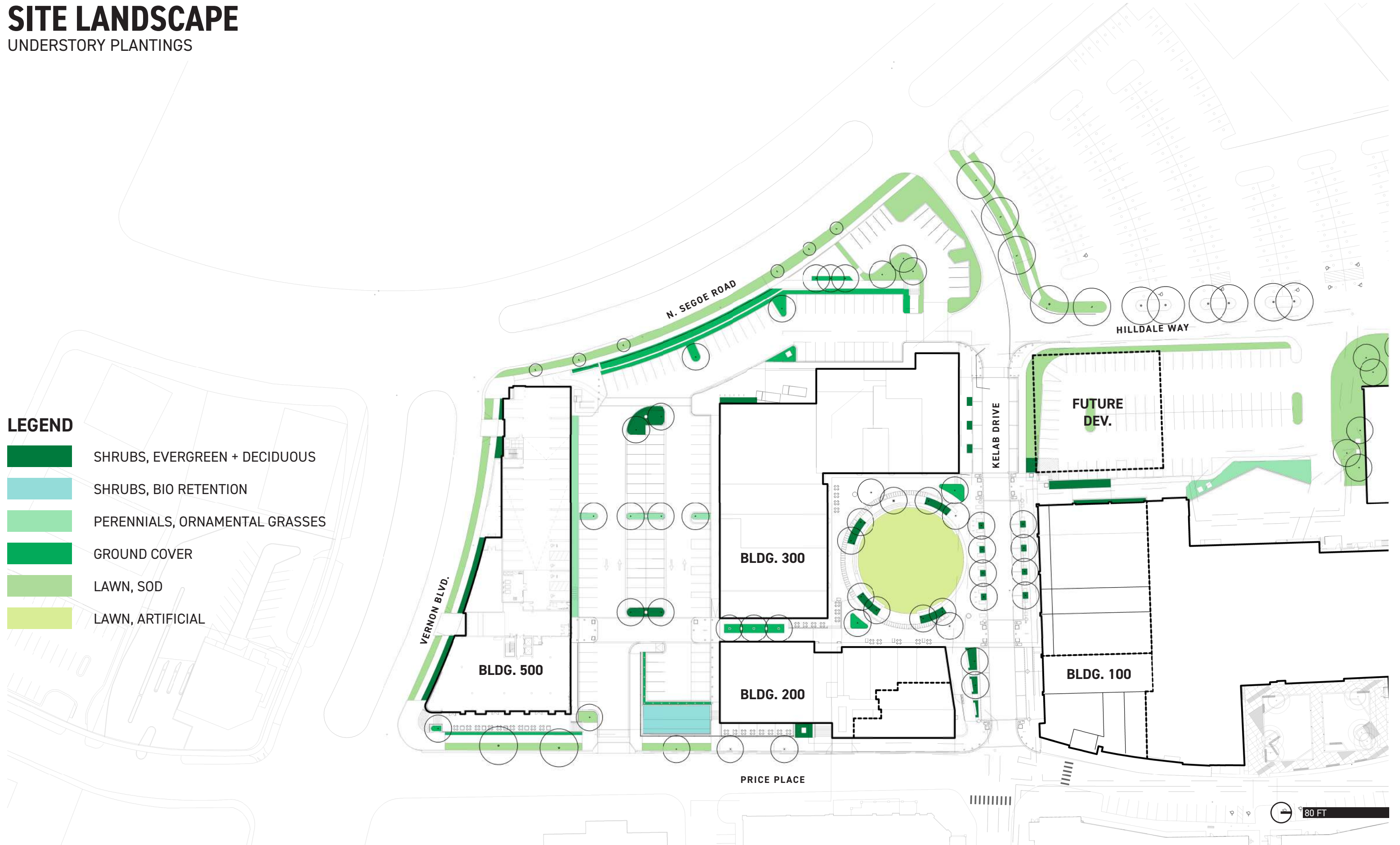


# SITE LANDSCAPE

## UNDERSTORY PLANTINGS

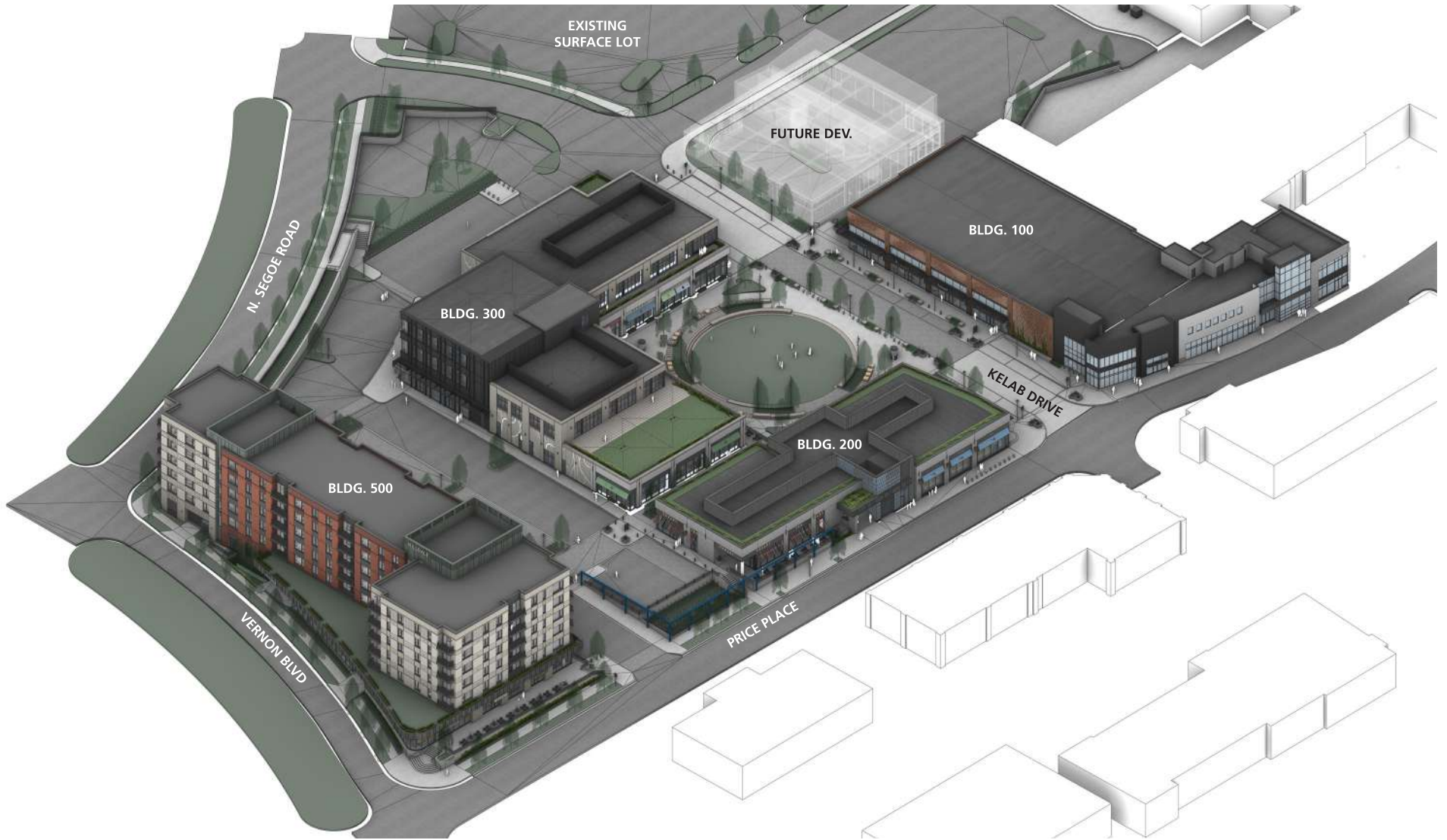
### LEGEND

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



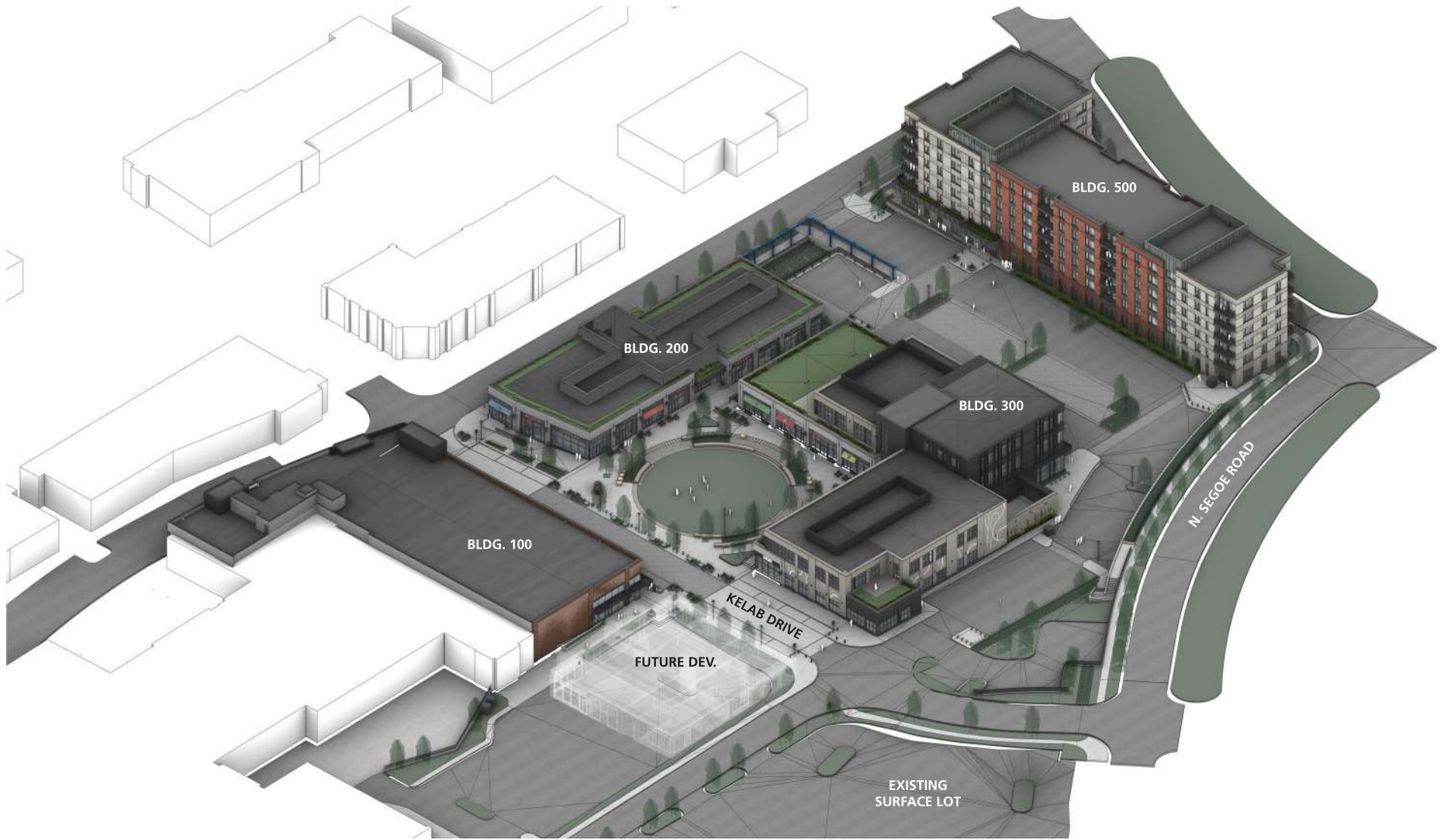


# HILLDALE PHASE 3 Isometric Views of Site



HILLDALE PHASE 3 View Looking Northwest

**HILLDALE PHASE 3** Isometric Views of Site



**HILLDALE PHASE 3** View Looking Southeast

**HILLDALE PHASE 3** Isometric Views of Site



**HILLDALE PHASE 3** View Looking Southwest

**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** South Elevation



**BUILDING 500** 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 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 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



**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



**HILLDALE PHASE 3** Views from Site



**HILLDALE PHASE 3** View from Price Place at Vernon Blvd

**HILDALE PHASE 3** Views from Site



**HILDALE PHASE 3** View from Price Place



**HILLDALE PHASE 3** Views from Site



**HILLDALE PHASE 3** View from Price Place at Kelab Drive

**HILDALE PHASE 3** Views from Site



**HILDALE PHASE 3** View from Vernon Blvd at N. Segoe Road

**HILLDALE PHASE 3** Views from Site



**HILLDALE PHASE 3** View from N. Segoe Road Entrance

**HILLDALE PHASE 3** Views from Site



**HILLDALE PHASE 3** View from N. Segoe Road Entrance