



GARDNER BAKING CO.

BAKERS PLACE
Urban Design Commission

849 E WASHINGTON AVE, MADISON WI
MGA | MICHAEL GREEN ARCHITECTURE

AY
ANGUS-YOUNG
ARCHITECTS/ENGINEERS



THE
NEUTRAL PROJECT

MGA



THE NEUTRAL PROJECT

THE NEUTRAL STANDARD

APPROACH



CARBON



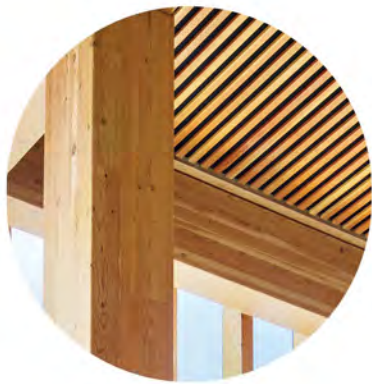
WATER



LIVABILITY



THE
NEUTRAL PROJECT



MASS TIMBER



PASSIVE HOUSE



PVS



GREEN ROOFS



TRANSPORTATION

CLIMATE CHANGE + CARBON

The Neutral Standard has three main aims related to carbon: To reduce embodied emissions, provide a continued reduction in operational emissions, and verify this through third party review. These goals will be met through a variety of progressive sustainable initiatives.

THE NEUTRAL STANDARD



CARBON



WATER



LIVABILITY



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**LOW FLOW
FIXTURES**



**NATIVE
LANDSCAPE**



**REDUCED
STORMWATER AND
WASTEWATER**

WATER MANAGEMENT

The Neutral Standard commits to water conservation with a simple and proven approach including low flow fixtures minimizing consumption. It will also be strategically landscaped with native and adaptive vegetation to minimize needs and in turn reduce storm water and wastewater outflow.

THE NEUTRAL STANDARD



CARBON



WATER



LIVABILITY



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FITNESS



COMFORT



MIND



NUTRITION



TRANSPORTATION

LIVABILITY

Buildings are for people. The built environment should encourage healthy living and community. This project aims to use design concepts within the WELL Building Standard and obtain Passive House certification providing cleaner air and enhanced thermal and acoustic comfort.

THE NEUTRAL STANDARD



CARBON



WATER



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DESIGNING

Potential Passive house certification + LEED Gold Certification with elements of WELL building



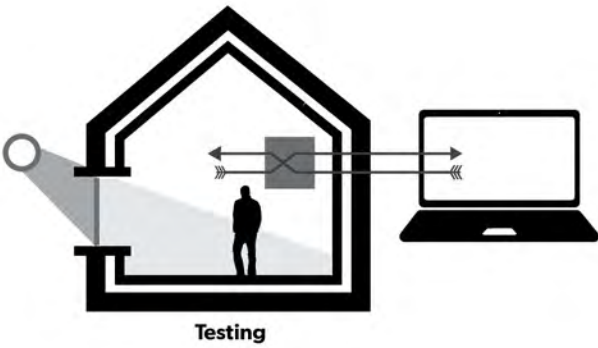
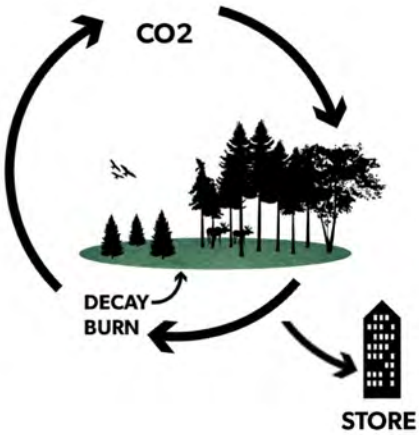
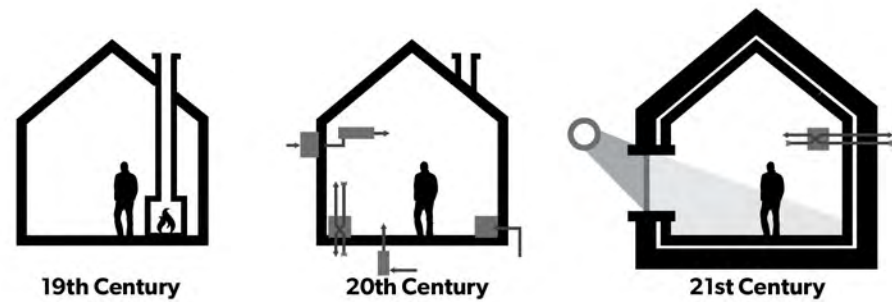
BUILDING

Mass Timber + embodied carbon



VERIFYING

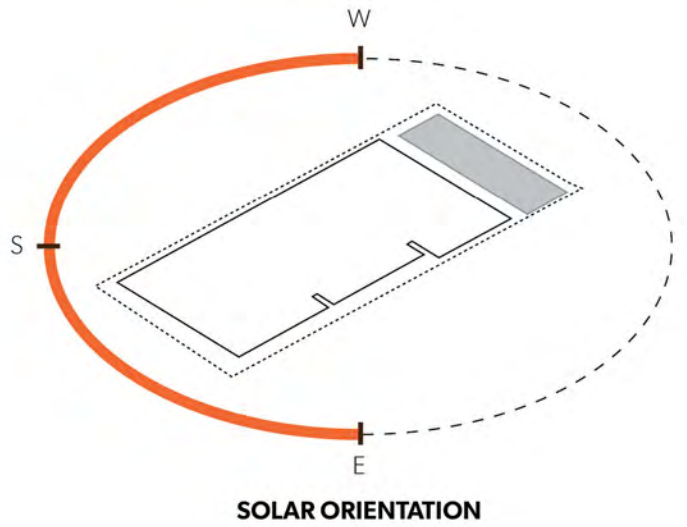
Post-factum verification through Life Cycle Analyses



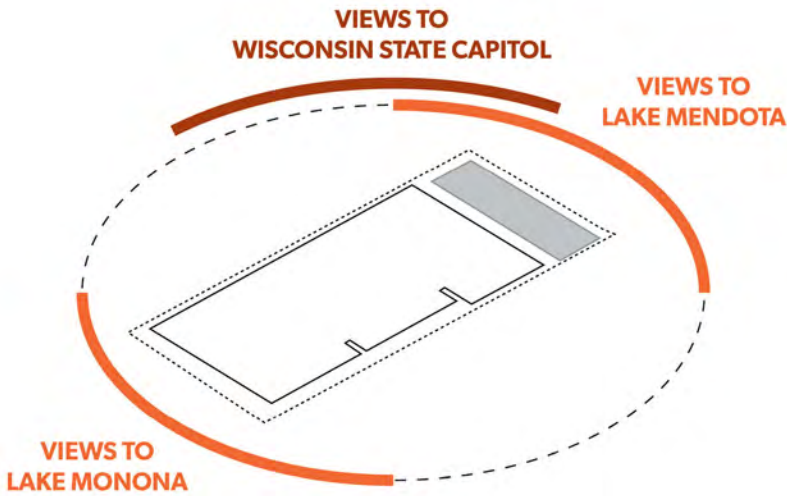




MASSING



SOLAR ORIENTATION



VIEWS



FLOOR 4-14

Residential Amenity Room

Residential Roof Terrace

FLOOR 2-3

Residential Courtyard

Green Roof

FLOOR 1

Existing Building

Commercial

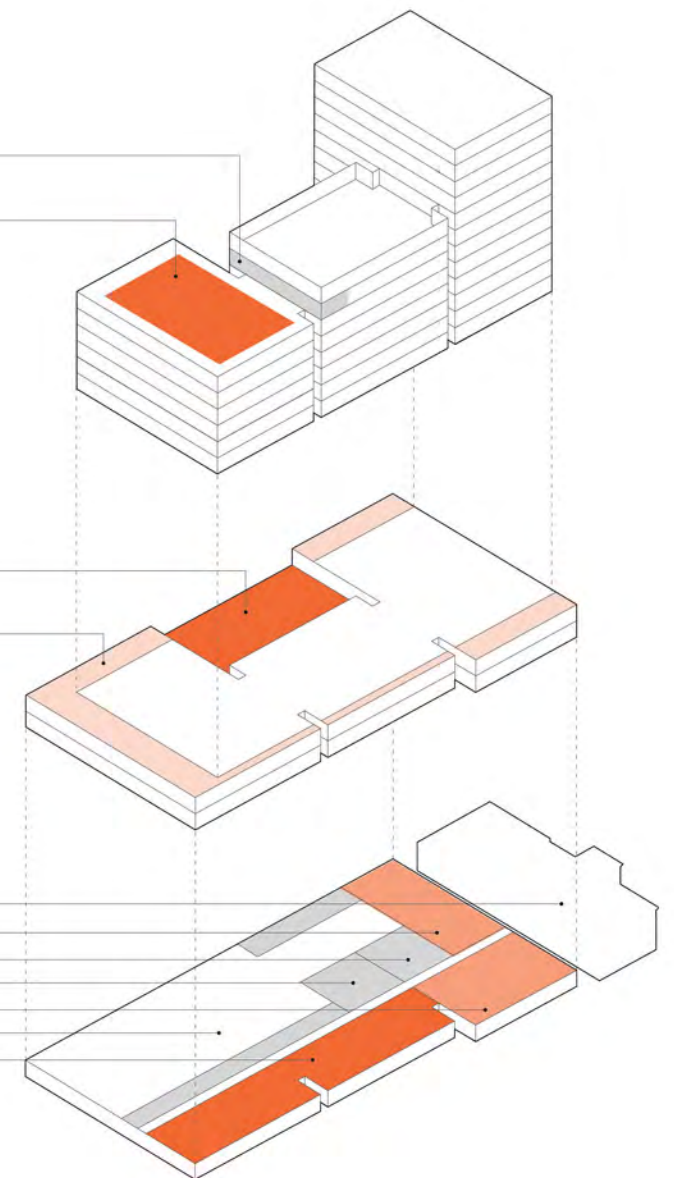
Elevator Core

Garbage Room

Lobby/ Cafe

Parking Garage

Townhouses





SOUTH PATERSON STREET ELEVATION



EAST WASHINGTON ST



EAST MAIN ST + SOUTH PATERSON STREET



BAKERS PLACE MEWS



LEVEL 3 COURTYARD + COMMUNITY GARDEN



VIEW 1 | Paterson Street



VIEW 2 | E Washington Ave looking North East



VIEW 3 | E Washington Ave looking South East



Site Map

SITE CONTEXT | LONG VIEWS



SCIENCE HALL
1887 - BRICK MASONRY



THE CARDINAL HOTEL
1908 - BRICK MASONRY



BELMONTE GOTEL
1924 - BRICK MASONRY



GARDNER BAKING CO.
1952 - BRICK MASONRY



NORTH HALL
1851 - STONE



MADISON HOTEL
1838 - BRICK MASONRY



BIEDERSTAEDT GROCERY
187K - BRICK MASONRY



CAPITOL BUILDING
1917 - STONE



MADISON CANDY CO.
1903 - BRICK MASONRY



KLUETER WHOLESALE GROCERY
1916 - BRICK MASONRY



CHURCHILL BUILDING
1915 - BRICK



AMERICAN EXCHANGE BUILDING
1871 - STONE



METAL CLADDING
LOHA - San Joaquin Student Housing



PREWEATHERED STEEL
Michael Green Architecture - T3



WOOD BACKED CURTAIN WALL
Michael Green Architecture - OSU



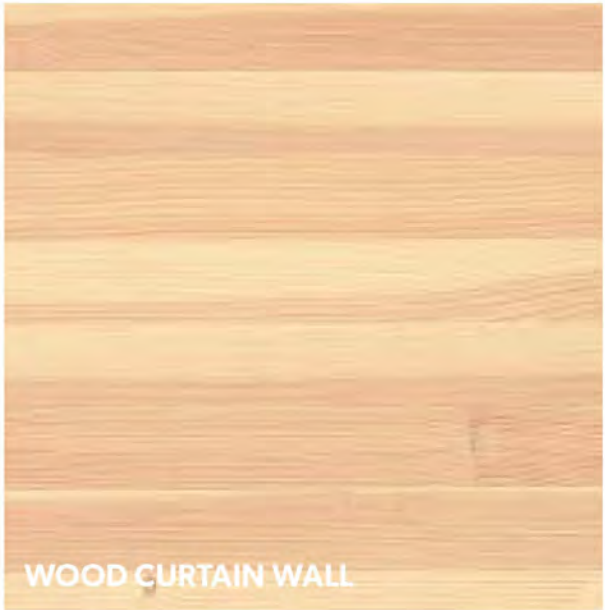
CROSS LAMINATED TIMBER
Michael Green Architecture - OSU



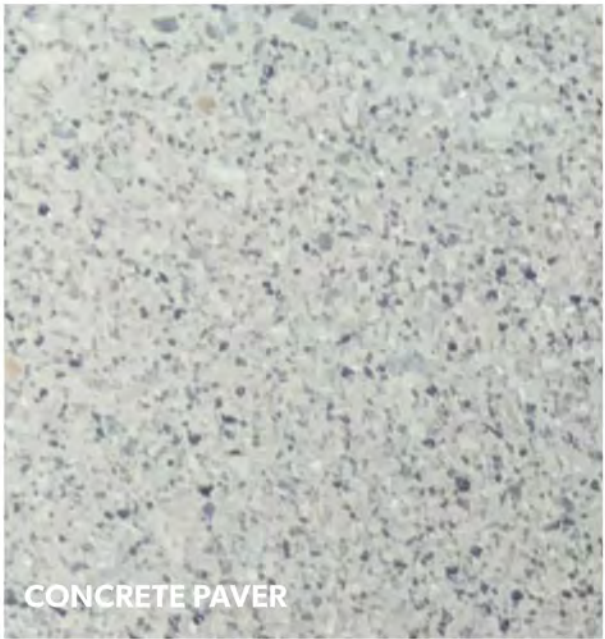
EXISTING BUILDING
Gardner Bakery Building



CROSS LAMINATED TIMBER



WOOD CURTAIN WALL



CONCRETE PAVER



METAL CLADDING



**CORRUGATED
METAL CLADDING**



FIBERGLASS & ALUMINUM



PREWEATHERED STEEL



EXISTING BRICK



PREWEATHERED STEEL | TOWNHOMES



WHITE FLAT AND CORRUGATED METAL PANEL | UPPER RESIDENTIAL



WOOD BACKED CURTAIN WALL | COMMERCIAL



S PATERSON ST ELEVATION



METAL PANEL



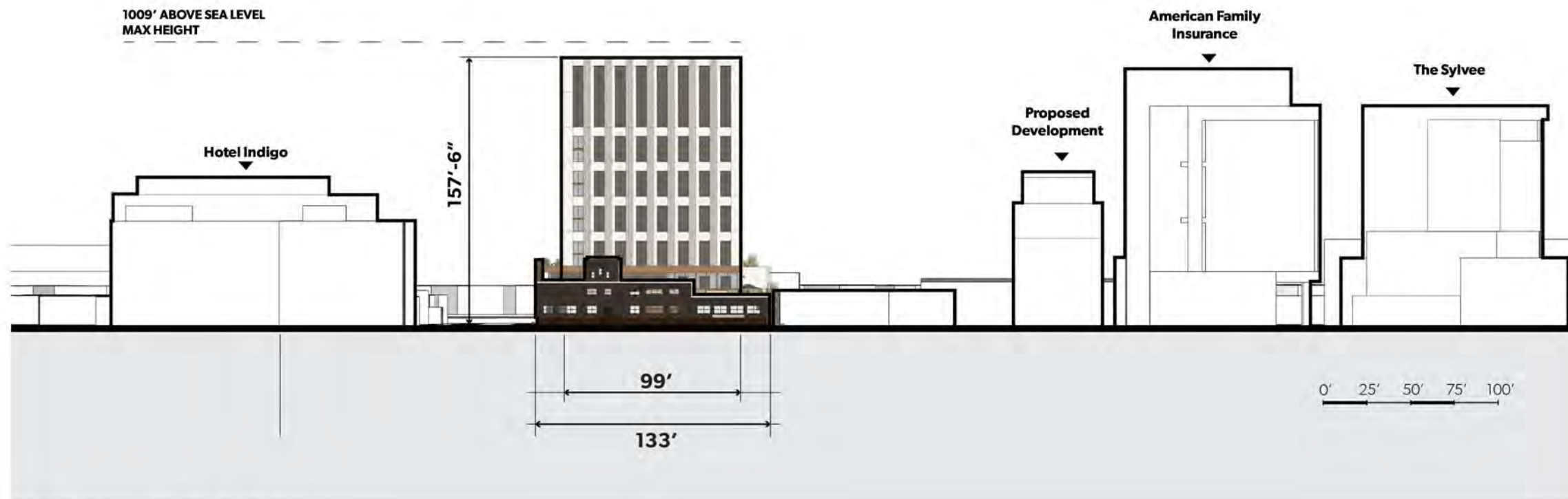
PREWEATHERED STEEL



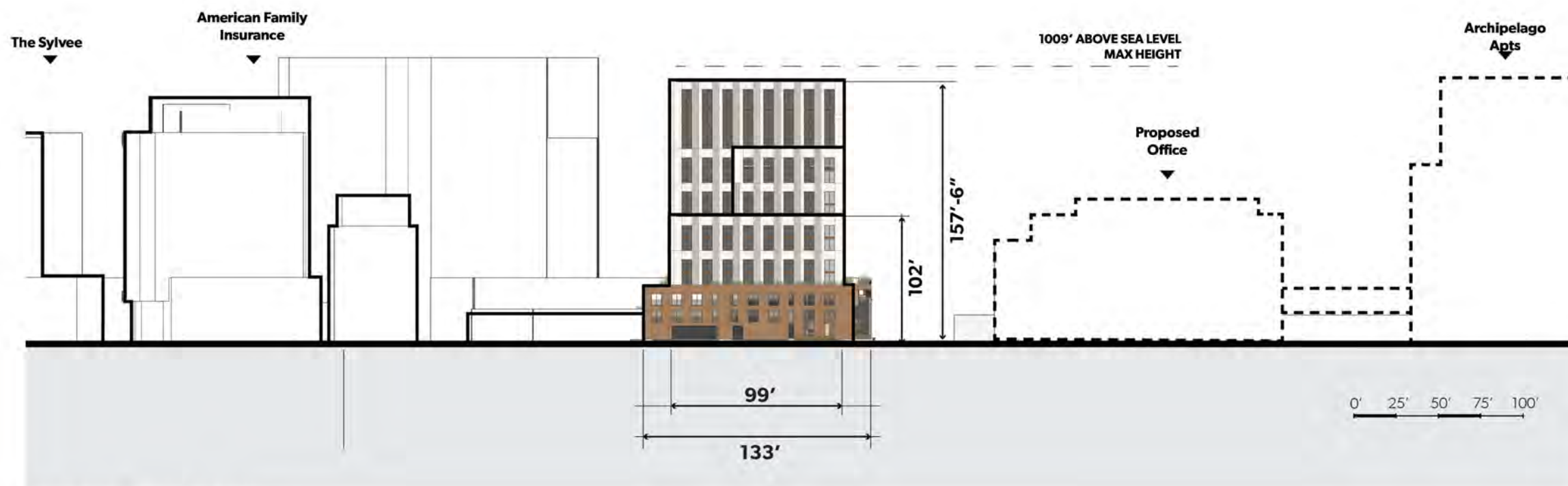
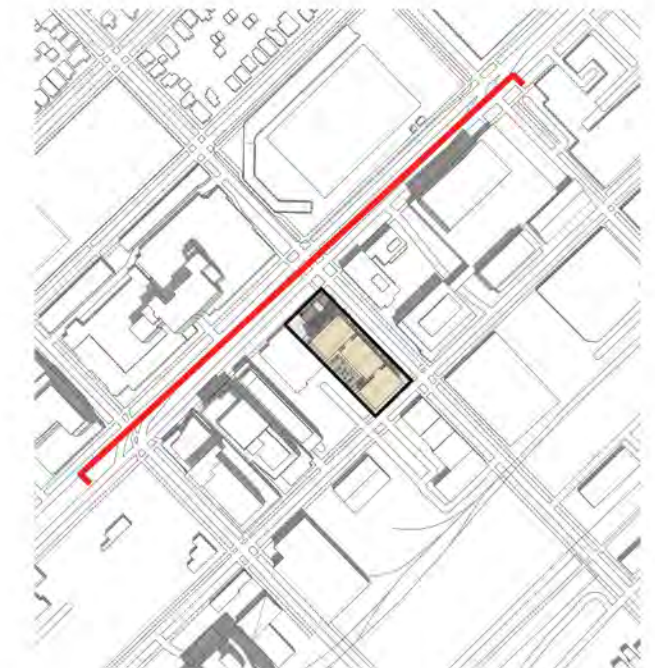
CLT + WOOD BACKED CURTAIN WALL



EXISTING BUILDING



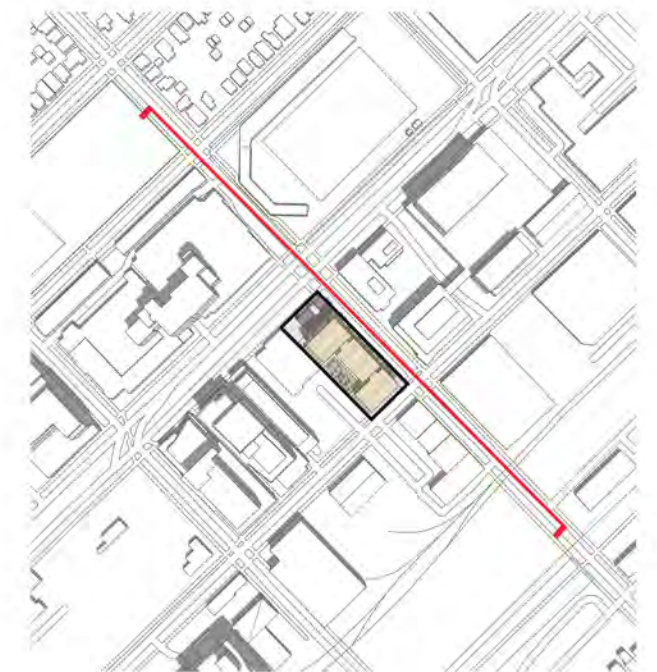
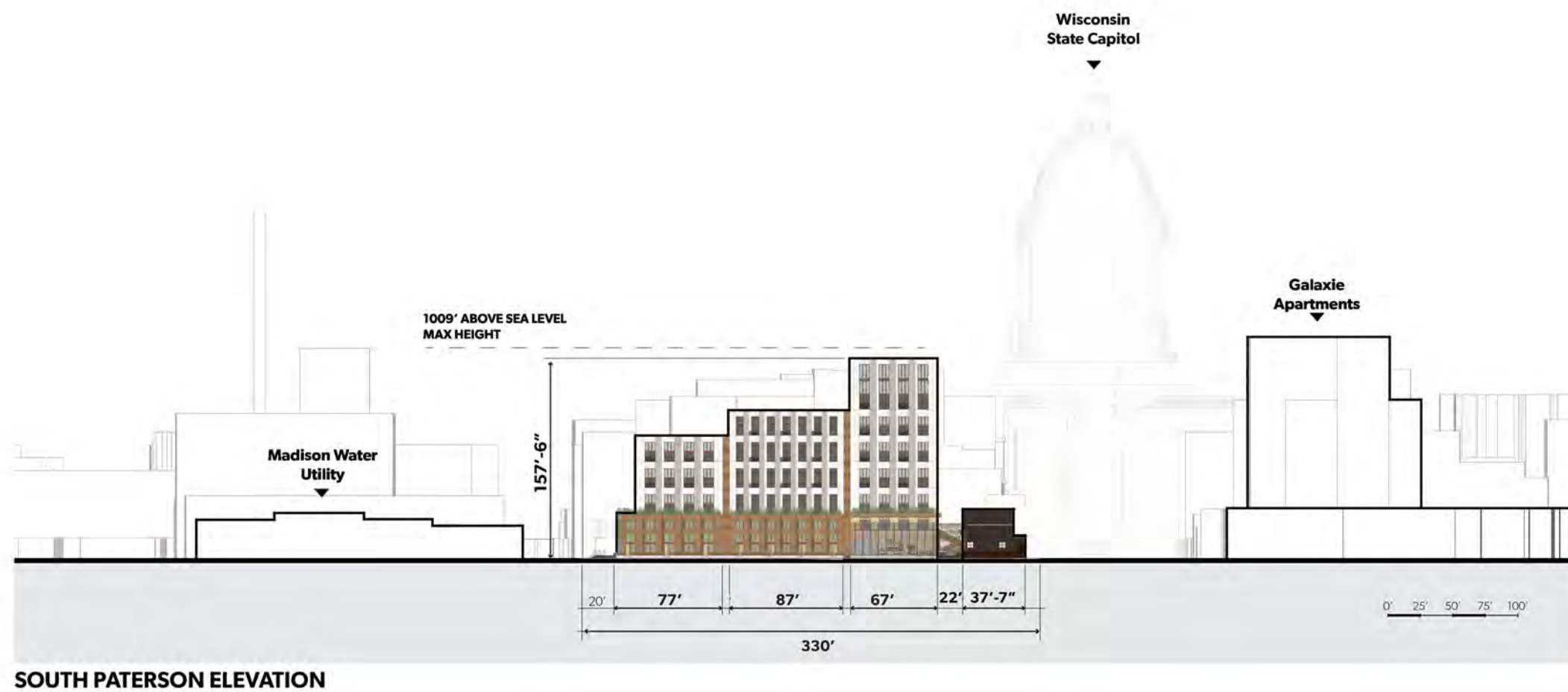
EAST WASHINGTON ELEVATION

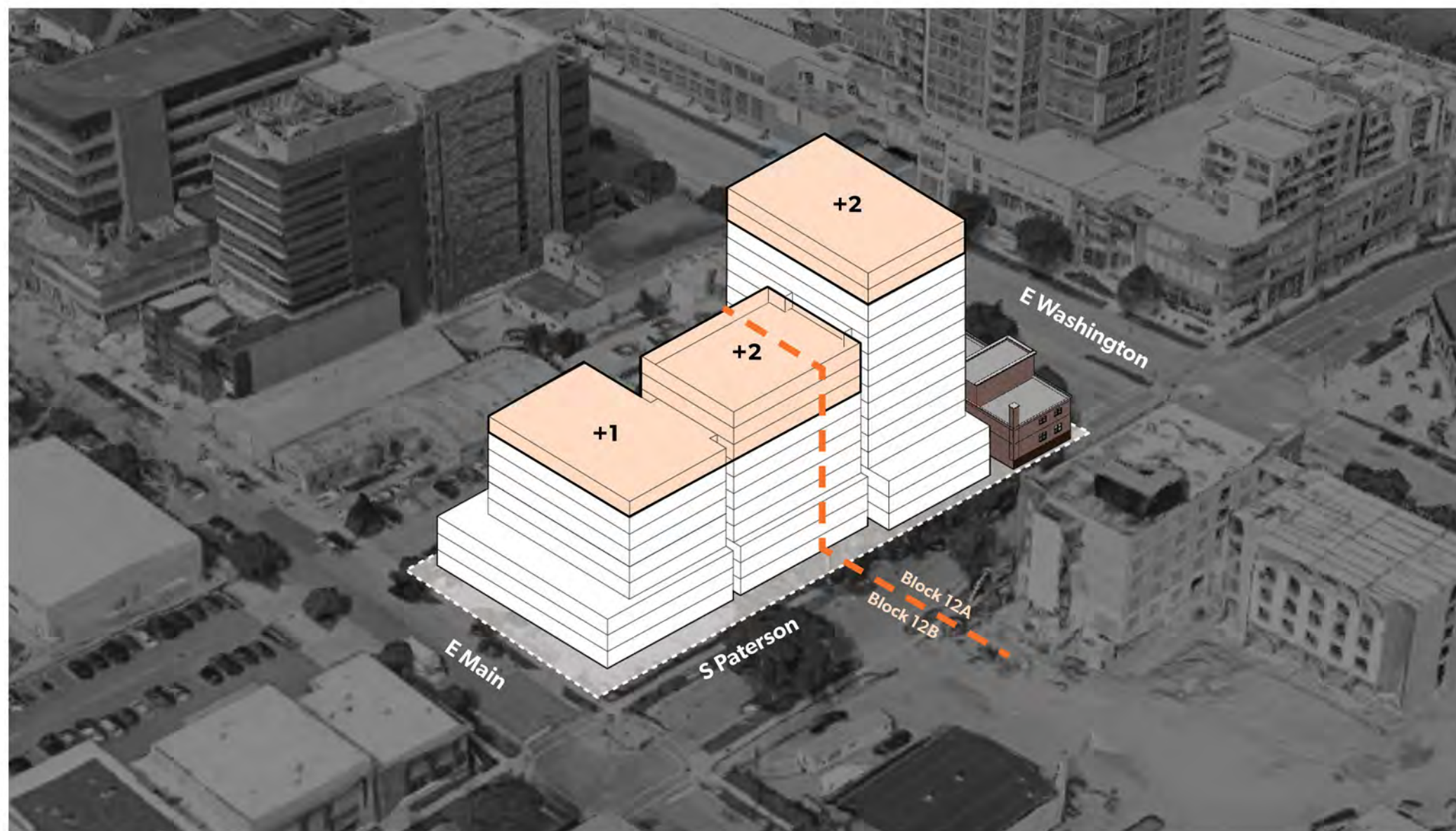


EAST MAIN ELEVATION



Context: Adjacent Heights





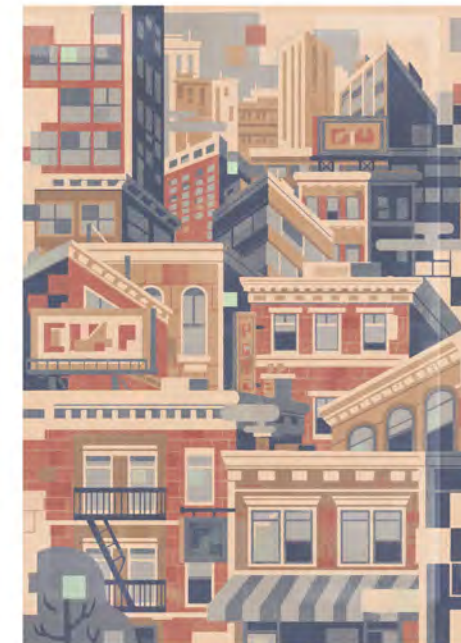
BONUS STORIES

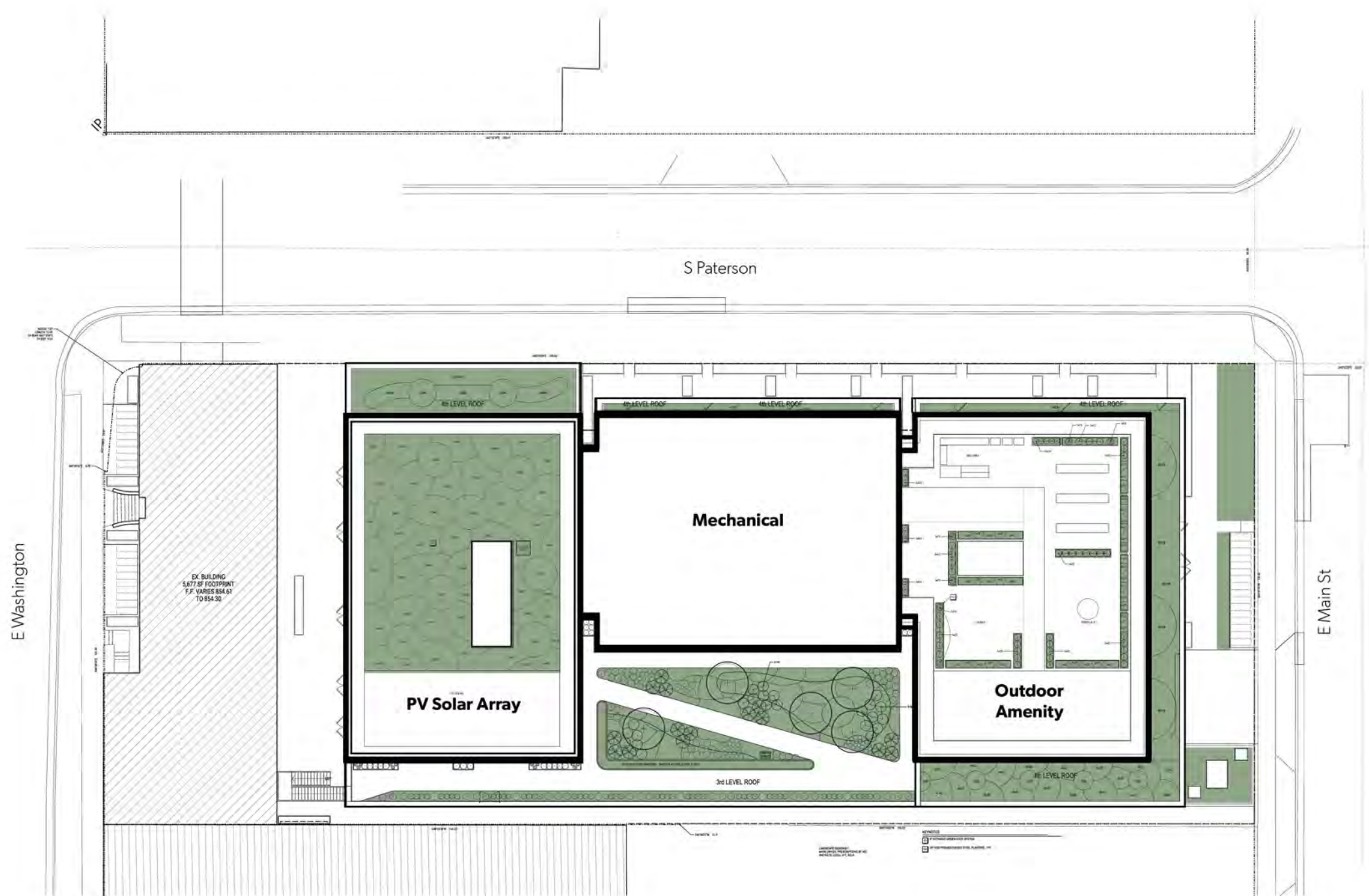
In the Upper Level Development Standards for UDD 8, it states in section 12 C that Bonus Stories are allowed as follows:

- Block 12A: 3 Bonus Stories
- Block 12B: 2 Bonus Stories

Across the site, this would allow an additional 75,000 SF of space. This project only seeks to add 25,000 SF in a thoughtful and contextual manner stepping down from E Washington to E Main St.

The project will achieve these bonus stories through **LEED Gold Certification** as laid out in Option 1 of Section 12C.

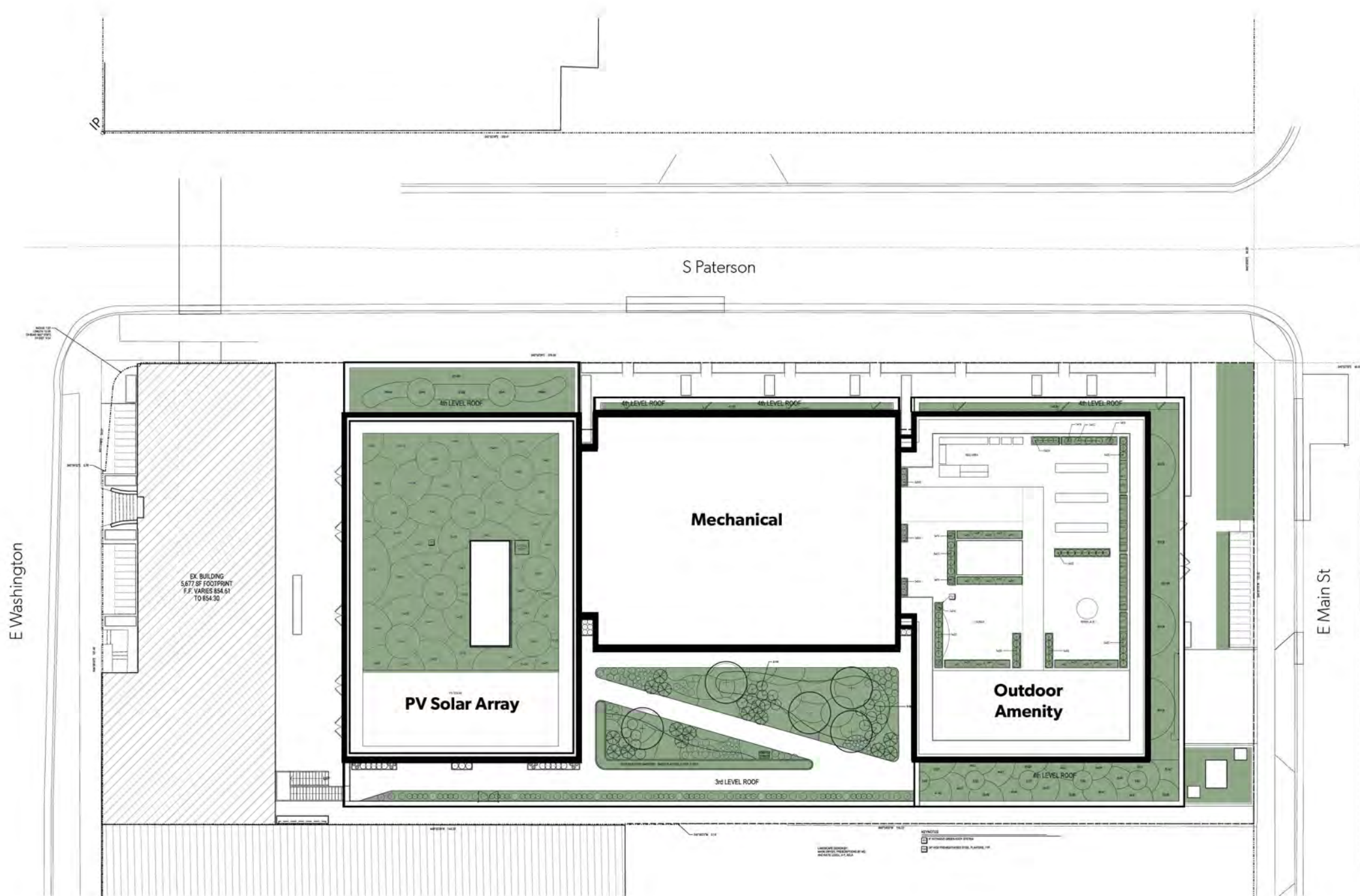




STORMWATER MANAGEMENT DESIGN

A System of Green Roofs will help us absorb and slow down the rate and reduce the volume of runoff. By adding these and removing all exposed parking we:

- Exceed the runoff rate and volume requirements for 10 year storms
- Exceed the requirement for rainfall storage on-site by 2.5 times going from 1/2" to over an 1"
- Reduce the Total Suspended Solids by 74% across the site



WILD PALETTE
Durable and natural planting



COMMUNITY GARDEN
Engages tenants in communal vegetable and herb garden.



POLLINATOR FRIENDLY
Provides Habitat and floral resource for growing season.



YEAR ROUND INTEREST
Color and texture through all four seasons.

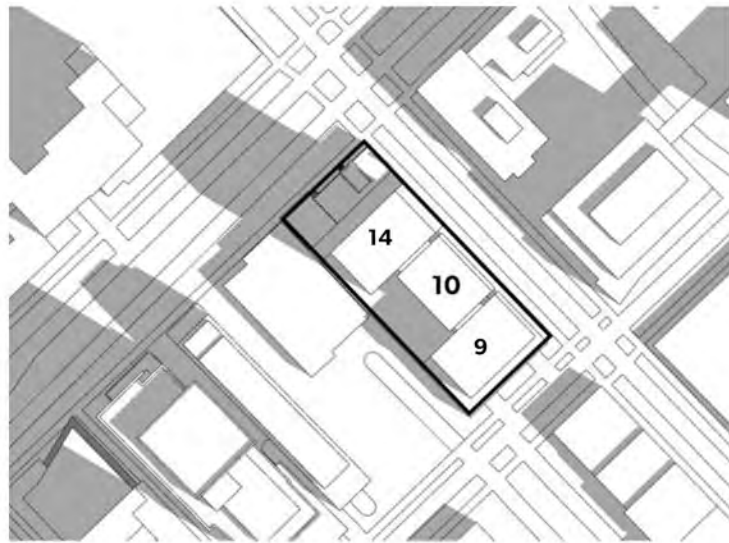
Landscape Approach

MGA

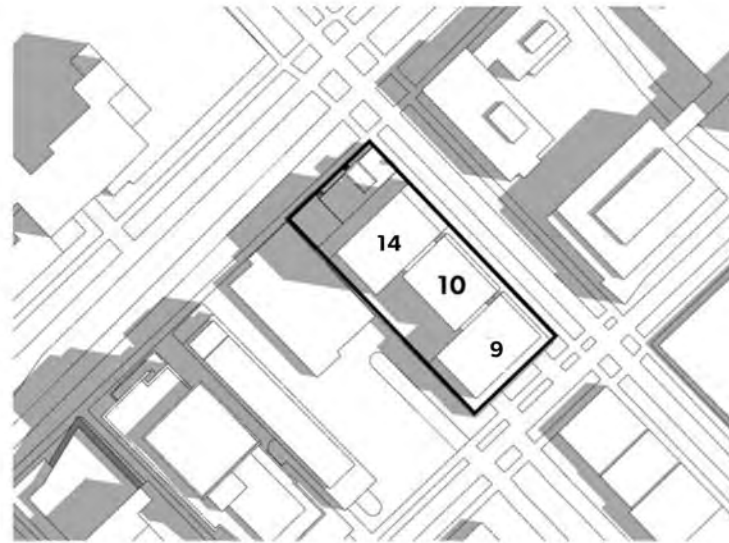


THE
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AY
ANGUS-YOUNG
ARCHITECTS/ENGINEERS



MARCH 21 9:00AM



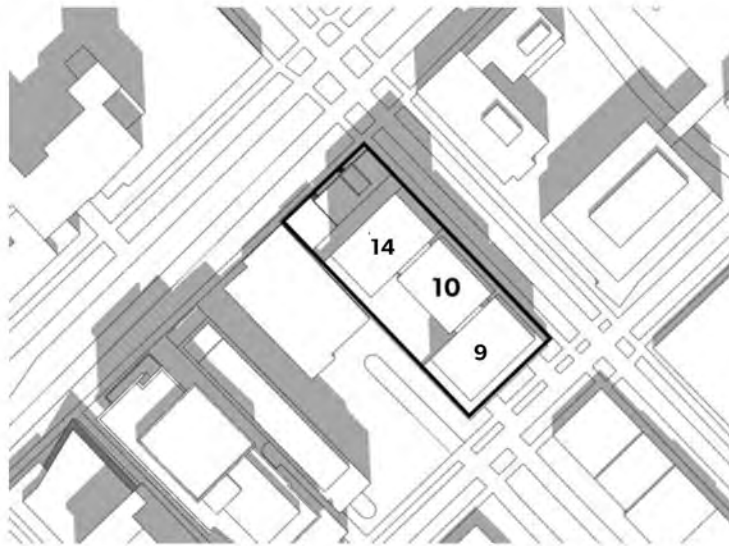
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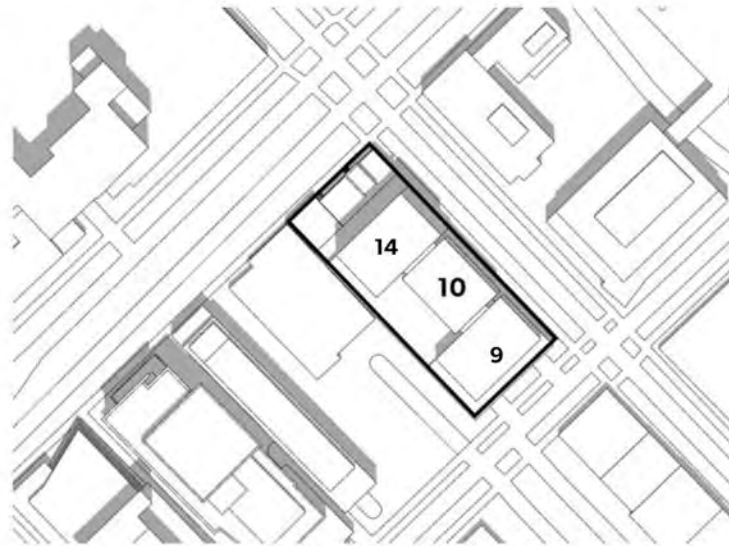
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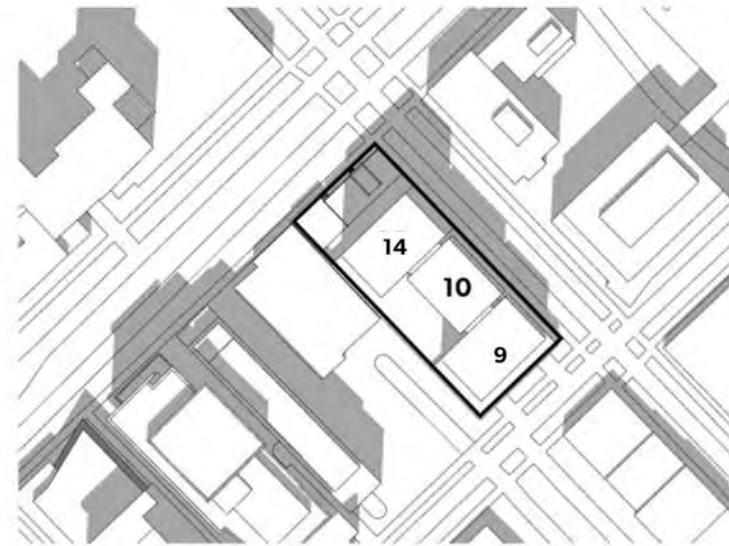
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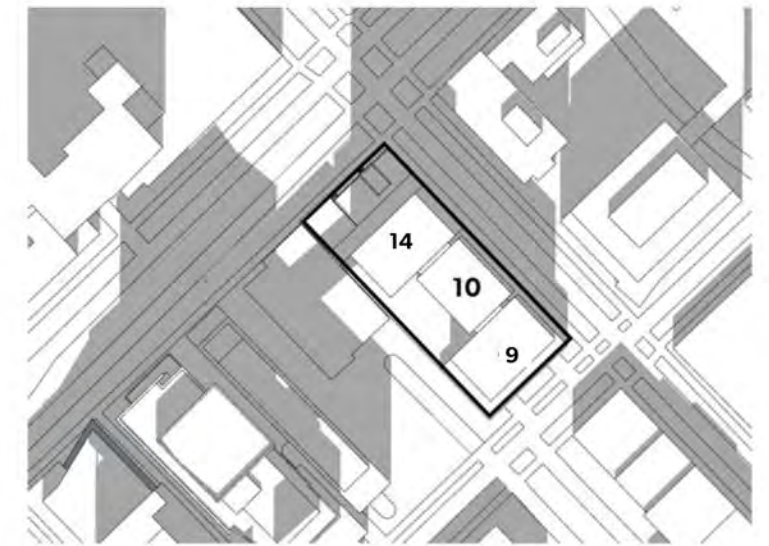
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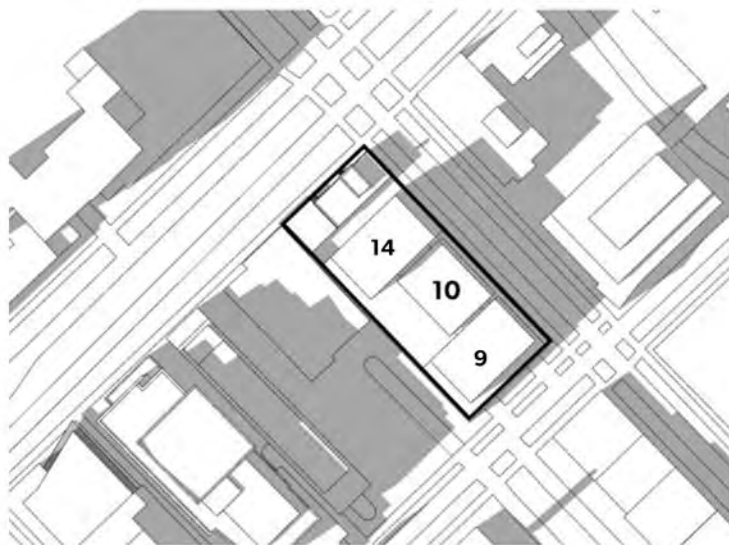
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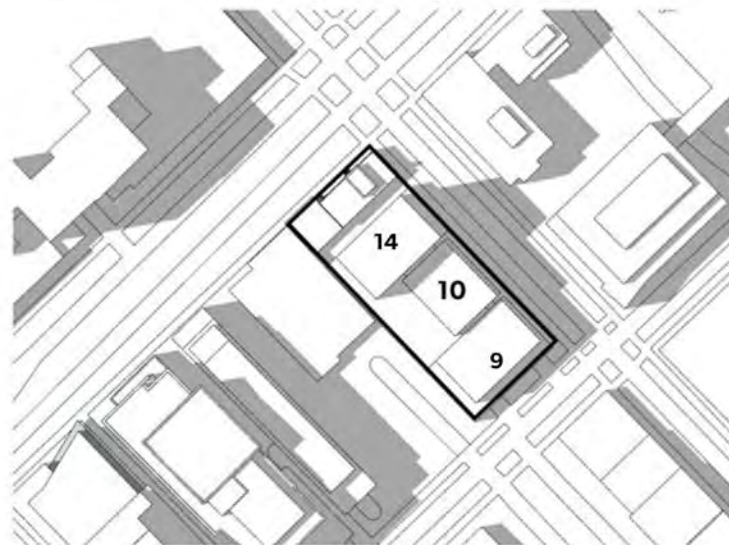
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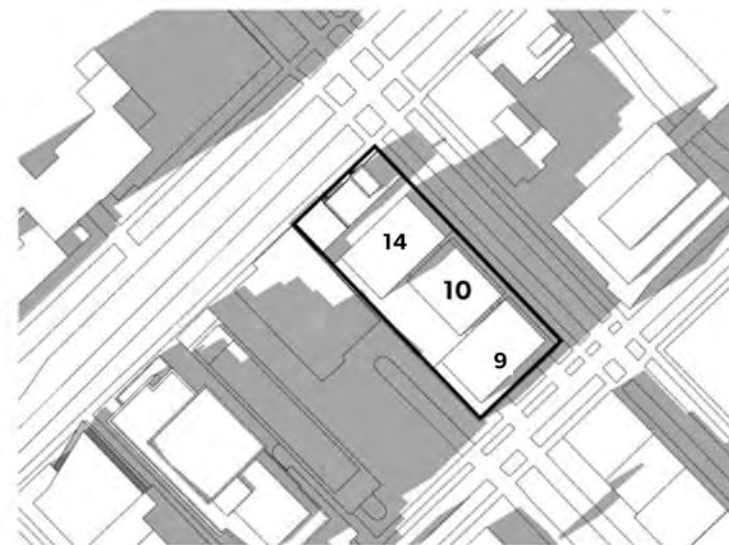
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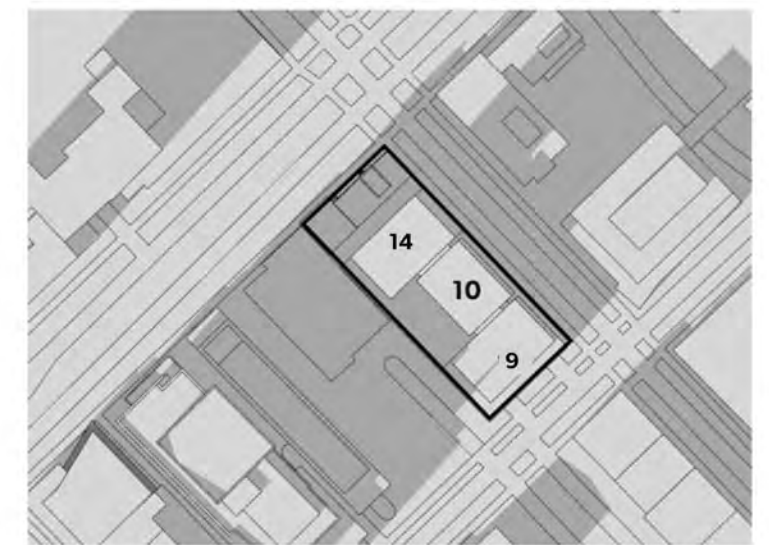
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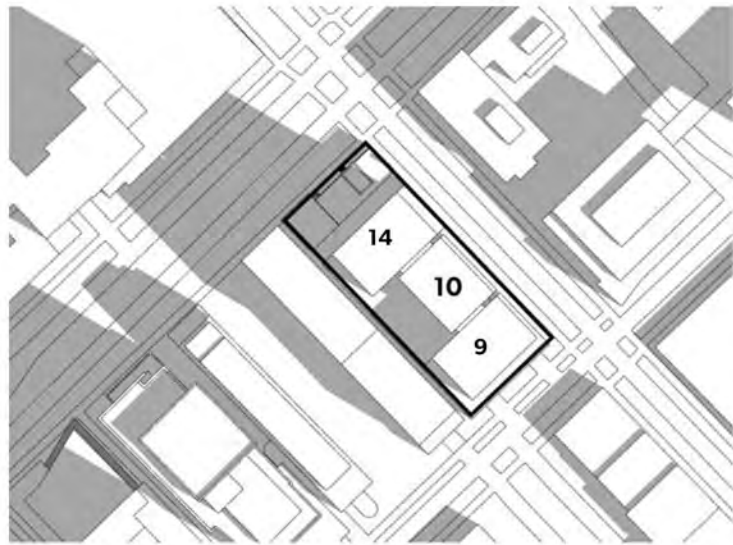
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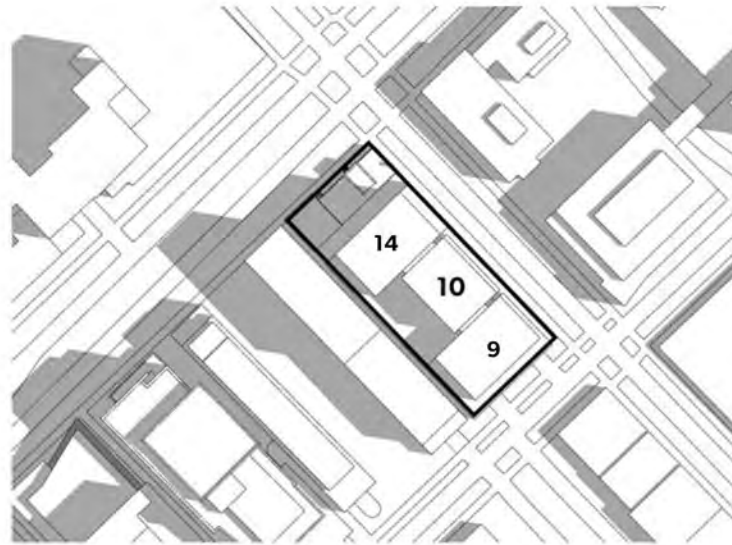
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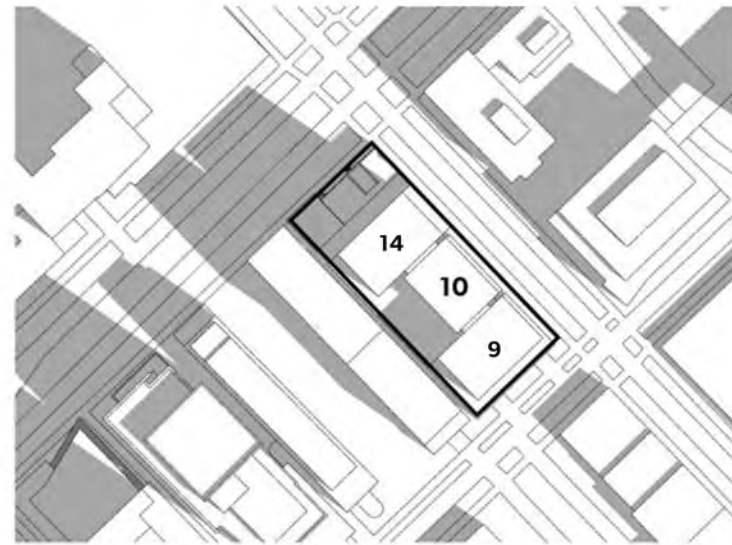
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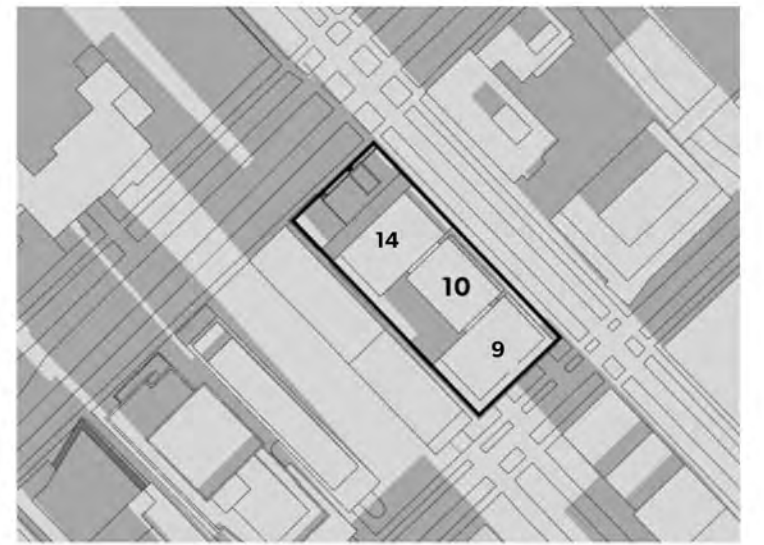
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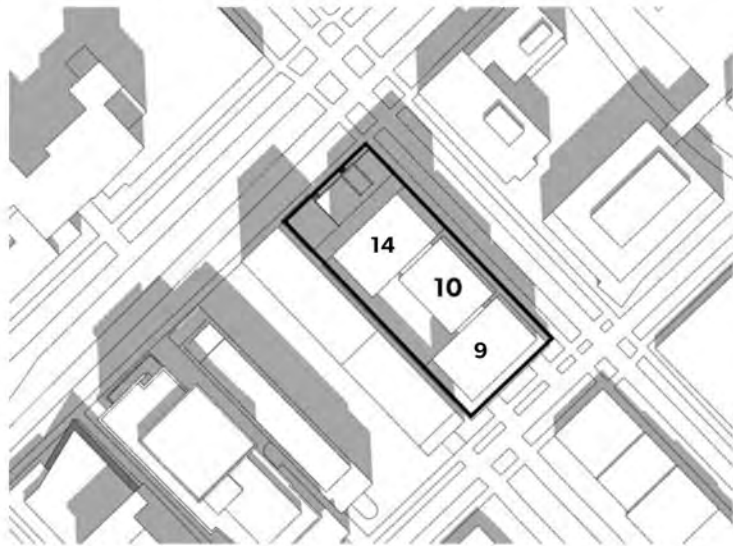
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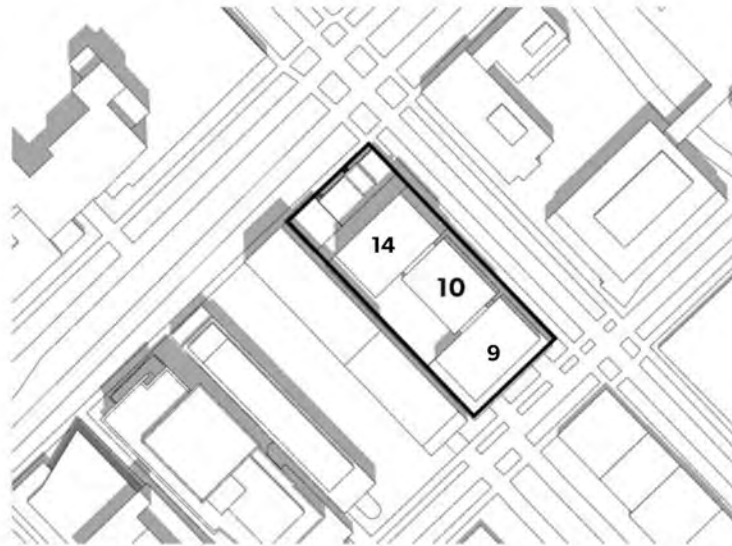
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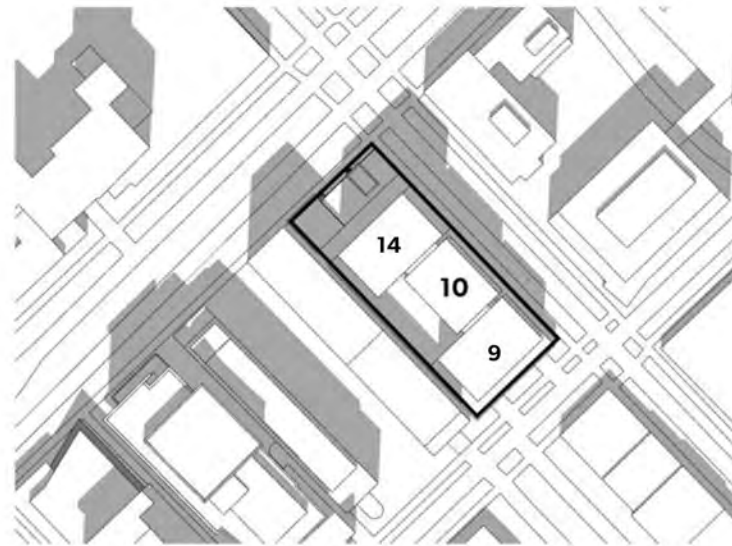
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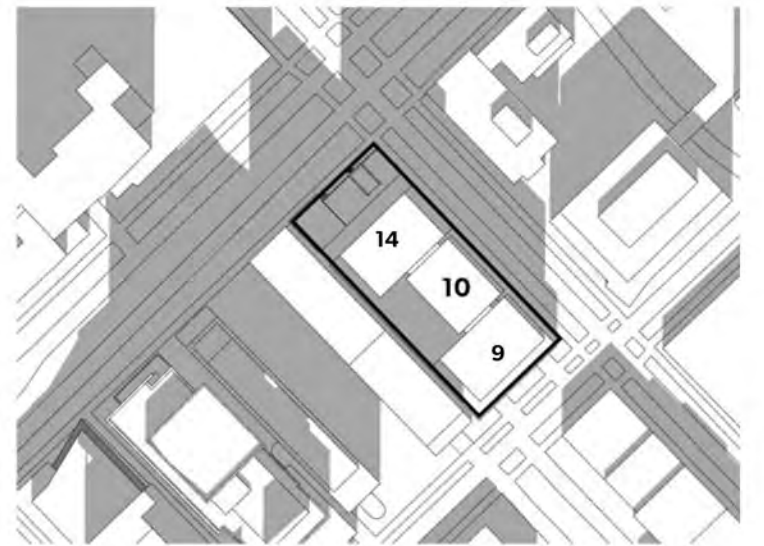
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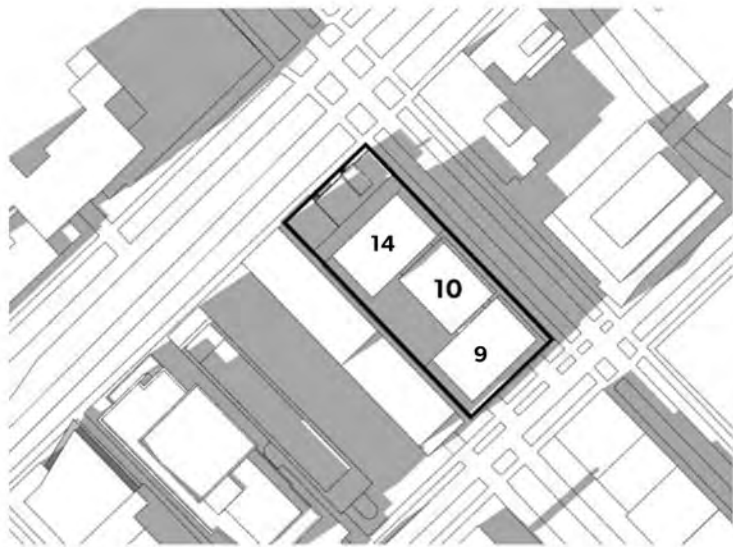
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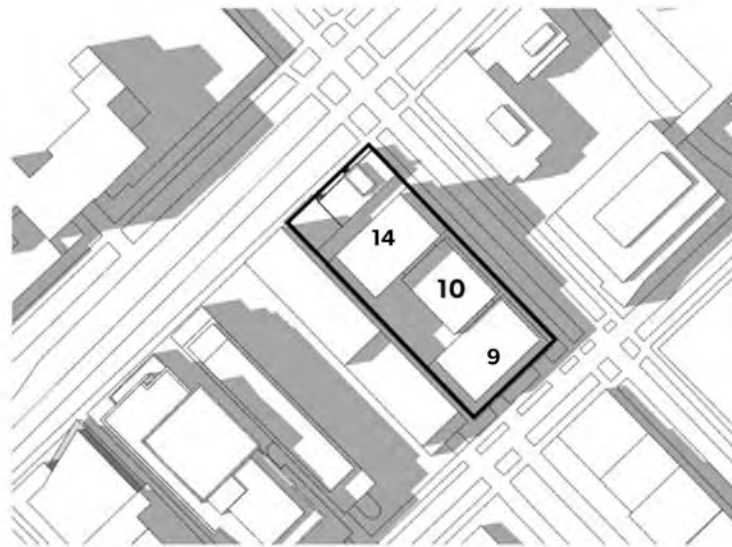
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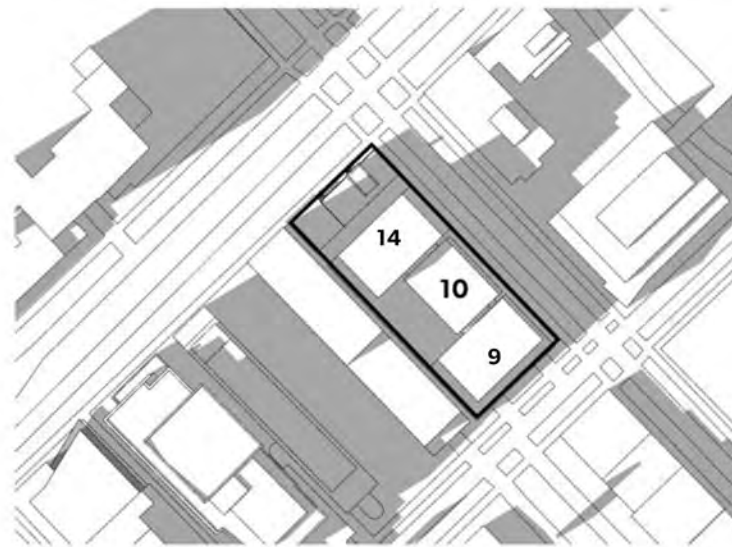
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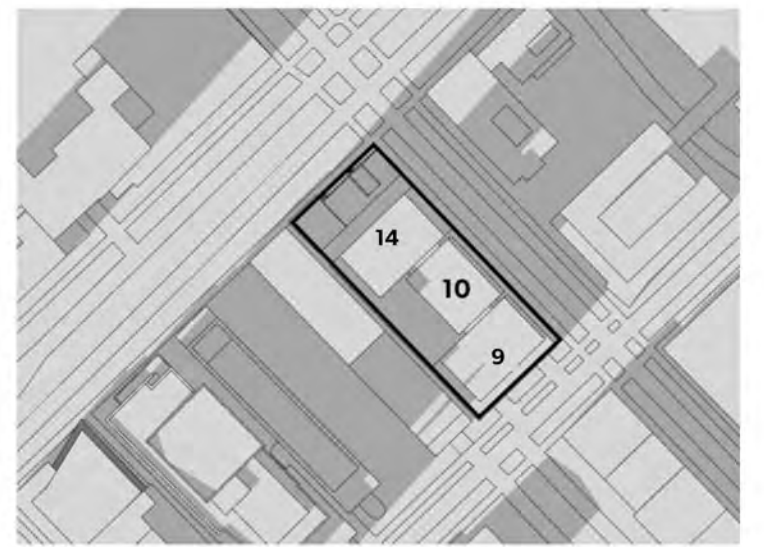
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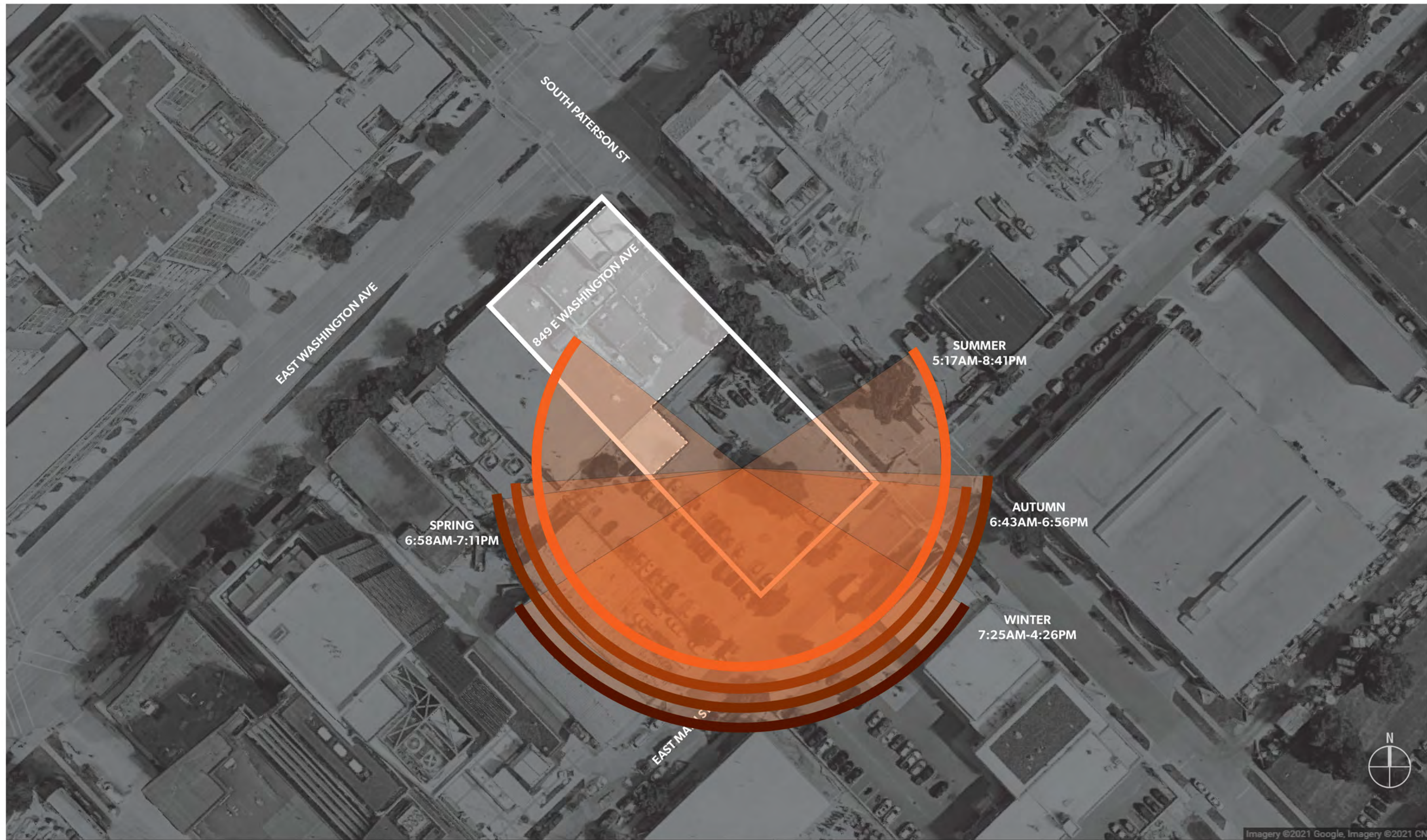
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1. THE SYLVIE



2. THE SPARK



3. MADISON MOVING + STORAGE



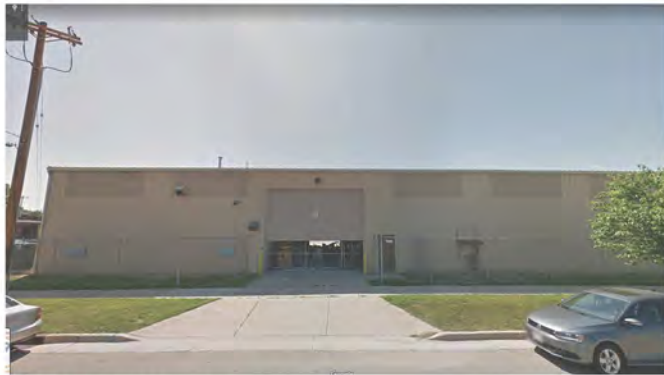
4. BLACK LOCUST CAFE + JARDIN



5. THE RAINBOW PROJECT



6. THE TINSMITH



7. MADISON WATER UTILITY



8. MADISON WATER UTILITY



9. GALAXIE APARTMENTS



10. HOTEL INDIGO



11. MADISON WATER UTILITY



12. BREESE STEVENS FIELD

