

2015

## **CDS : Community Design Solutions, 2012-2015**

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# CDs

community design solutions



# ABOUT

Community Design Solutions (CDS) is a funded design center in SARUP that assists communities, agencies, civic groups, and campuses throughout Wisconsin. CDS provides preliminary design and planning services to underserved communities and agencies. Students from SARUP work with Director, Carolyn Esswein, clients and faculty to develop concepts that promote positive change, stimulate funding opportunities, and serve as a catalyst for continued investment.

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# HOME GR/OWN ORCHARDS AND PARKS

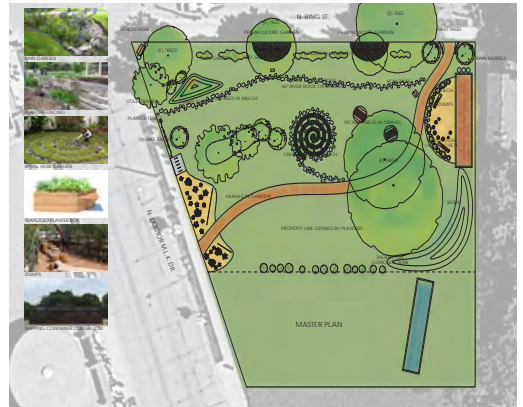
Client | Home Gr/Own Milwaukee  
Staff | Gerri Witthuhn, Anna Doran, Nick Zukauskas, Efrain Cano

CDS partnered with HOME GR/OWN to focus on their Partners for Places (P4P) project. HOME GR/OWN is an initiative of Milwaukee Mayor Tom Barrett to transform neighborhoods by re-purposing vacant lots into community assets. In late 2013, Will Allen of Growing Power approached HOME GR/OWN about his idea to plant orchards on City-owned lots throughout Milwaukee's North Side, and P4P was born.

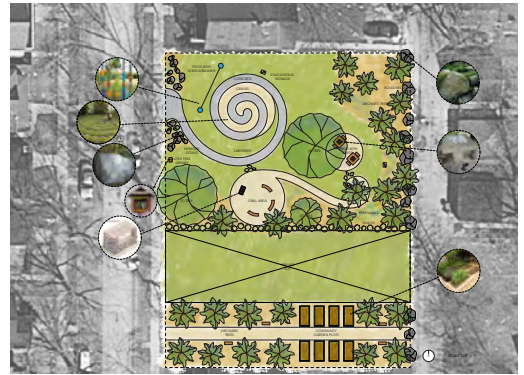
CDS worked alongside neighborhood groups and residents to design 20 orchards and 6 pocket parks on City-owned vacant lots in the 6th, 7th, and 15th aldermanic districts. Construction of the parks and orchards is currently underway and will reach completion in the next few months.

AWARDS: SXSWECO Place by Design award - first place  
MANDI 2015 - Brewers Community Foundation Public Space Award  
2015 Mayor's Design Award

<http://sxsweco.com/program/place-by-design/finalists>



heartlove park plan



38th and Wright Street\_mid block plan





photo\_Hopewell Park



photo\_Hopewell Park



Metcalf park proposal\_rendering

# EZEKIEL GILLESPIE PARK

Client | City of Milwaukee, Home Gr/Own Milwaukee  
Staff | Ryan Shortridge, Ben Penleskey, Frank Zimmerman, Amber Piacentine

In an effort to activate the City's vacant parcels, Community Design Solutions worked with the Office of Environmental Sustainability on the Mayor's Home Gr/Own initiative to design a pocket park at North 14th Street and West Wright Street. The park provides an interactive space for the neighborhood that promotes a sense of community. With an emphasis on safety and aesthetics, the design incorporates plantings and objects that define the space while also providing a pocket of beautiful landscape for neighbors to enjoy year round.



entry gateway rendering

AWARDS: MANDI 2015 - Brewers Community Foundation Public Space Award



flowering gardens



perimeter gardens





interior gardens and pathway



entrance to park



grand opening

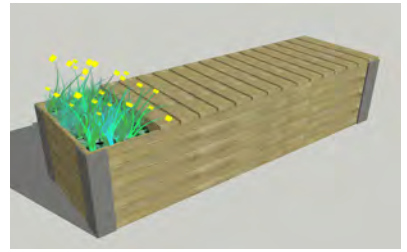


# RIVERWORKS SAFE GROWTH

Client | Riverworks Development Corporation  
Staff | Ryan Shortridge, Frank Zimmerman, Andrea Veintemilla

CDS assisted Riverworks MKE with a program known as Safe Growth. CDS designed improvements on several sites along Keefe Avenue that focused on safety and community. Design solutions included additional lighting, interactive gathering spaces, and community gardens. Benches were also designed to help define boundaries and promote social gathering.

This project focused on the Commercial corridor of Keefe Avenue between North Palmer Street and North 5th Street. This street has a considerable amount of vehicular traffic, due to a dedicated off ramp from I-43. It is heavily tree lined and is quite shady in summer months.



proposed planter box bench



proposed planter box bench



site plan



# CLINTON ROSE PARK

Client | Harambee Great Neighborhood Initiative

Staff | Ryan Shortridge, Frank Zimmerman, Ben Penleskey, Nancy Chu, Amber Piacentine

CDS was hired to build upon past visioning work that had been done for Clinton and Bernice Rose Park in Milwaukee, WI. Two separate public input charettes were conducted generating ideas and discussion from neighborhood residents and officials. Building off of previous design plans and input from these sessions, CDS proposed new concepts that could be implemented for the park in the near future. The concepts focused on safety, beautifying the area, and providing a functional gathering space for the neighborhood.



site plan



inside park rendering



mural perspective



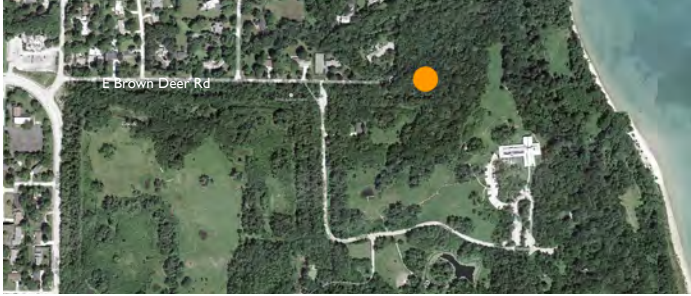
site plan



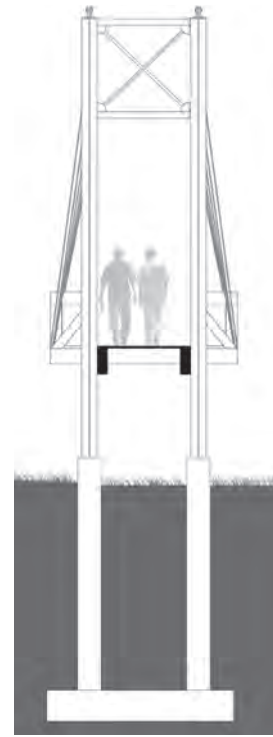
# SCHLITZ AUDOBON BRIDGE

Client | Schlitz Audubon Nature Center  
Staff | Ryan Shortridge, Amber Piacentine

Located along the shores of Lake Michigan, this 185 acre sanctuary is home to a variety of terrains that present an interesting landscape of isolated spaces. CDS worked with the Schlitz Audubon Nature Center to provide a pedestrian bridge that crosses the ravine at the north end of the property. The bridge proposal includes delicate construction and aesthetics so as not to disrupt the fragile landscape and serenity of the surrounding area. The bridge offers visitors beautiful views into a rarely utilized portion of the property, as well as an opportunity for learning about the history of the land and its preservation.



site map



bridge section



bridge renderings

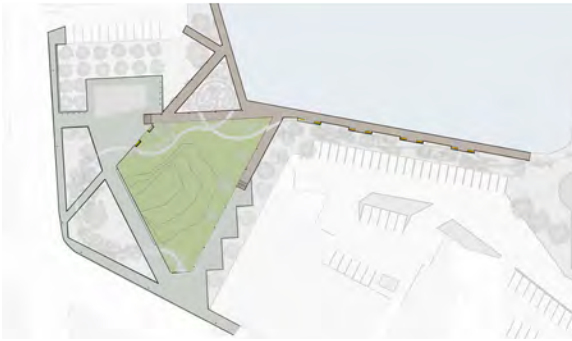


# OCONOMOWOC WATERFRONT

Client | MLK Development Corporation  
Staff | Nicole Zack, Joel Koeppen, Stephanie Jones de Palma

The Downtown Oconomowoc Waterfront plan enhances the lakefront and downtown connection. CDS designed concepts that expand the current downtown Village Green to incorporate multi-use spaces for all residents to enjoy.

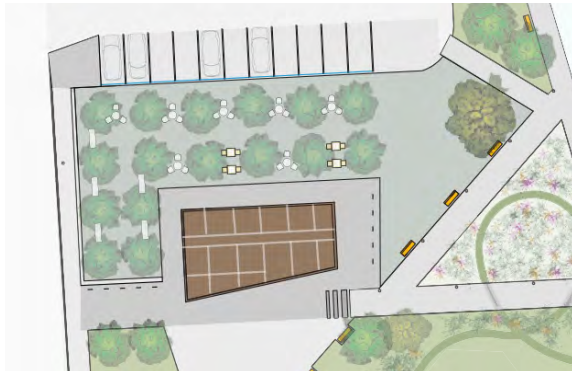
Highlights include a pavilion design, native planting rain gardens, and a waterfront walkway that maintains accessibility to the lake. Sustainability strategies allow for a range of activities to make the park a vibrant part of downtown Oconomowoc.



site plan



wetlands plan



outdoor market plan



from street corner



aerial view



# RACINE ROOT RIVER

Client | Root River Council  
Staff | Kristy Stelter, Justin Garrity, Ben Penleskey, Andrey Veintemilla, Nancy Chu

Racine's Root River Council commissioned CDS to provide design concepts for three focus areas along Racine's Root River: a marsupial bridge, Water Street beautification, and an outlook on the east bluff.

CDS provided three marsupial bridge concepts underneath the 6th St. bridge to connect the existing bike path to a future bike path on the east bank of the river.

Design proposals for the Water Street beautification include a short term solution with on-street bike lanes and a long term solution with off-street bike/pedestrian path bordered by a bioswale and plantings. Both concepts end with a public plaza.

CDS provided two east bluff outlook concepts, the first acting as an extension of the existing steel wall, the second acting as a wooden bridge. Each outlook is accompanied by two different park schemes, one including a public structure, the other focusing on learning gardens to benefit the local schools.



water street loop plaza



overlook





overlook



marsupial bridge

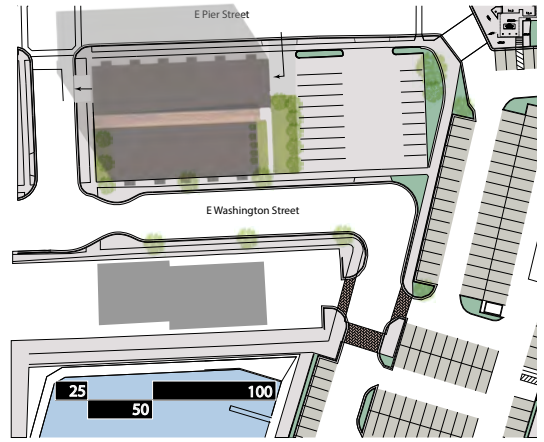


upper bluff proposal plan

# PORT WASHINGTON REVISIONING

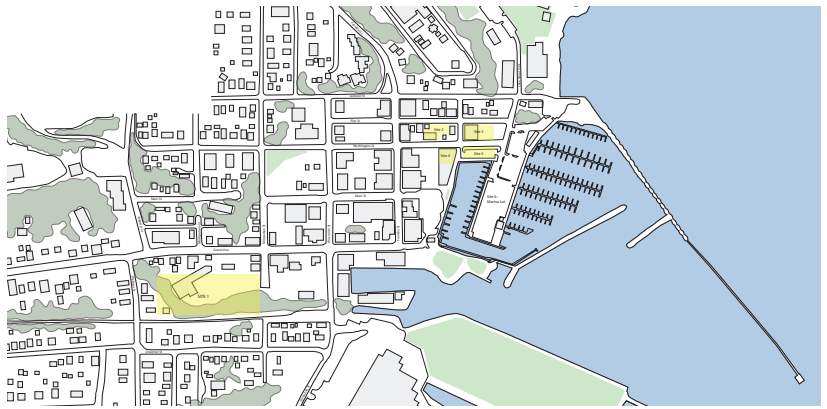
Client | City of Port Washington  
Staff | Amber Piacentine, Anna Doran, Ryan Shortridge, Nick Zukauskas

Community Design Solutions (CDS) assisted the City of Port Washington with a re-visioning effort for their historic downtown. The City encouraged development along the edge of Lake Michigan, but needed assistance in developing a vision for balancing development, public spaces, and parking. CDS met with multiple Port Washington stakeholders and held a community input session to gauge the interest and market viability for a variety of proposals that include a restaurant, community center, banquet hall, and housing.



site plan\_ mixed use condos, restaurant and marina





focus area site plan



marina restaurant



townhomes



marina gateway



# RIVERWORKS WE ENERGIES SUBSTATION

Client | Riverworks Development Association  
Staff | Ryan Shortridge, Frank Zimmerman

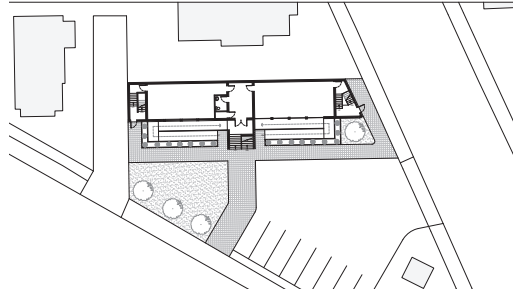
Riverworks commissioned Community Design Solutions to provide renovation concepts for an old WE Energies Substation building located at the Five Points Intersection in Milwaukee.

CDS provided programming, space planning, and building designs to renovate the existing building and the surrounding site. The proposed building concepts divide the building into flexible tenant space that can be rented out to a variety of users, with supporting amenities such as bathrooms and lobby space.

Two concepts were developed providing different options for tenant layout and accessibility. Both options integrate on-site parking and a public open space that can be used for events and serve as an identity for the building.



interior view\_option 1

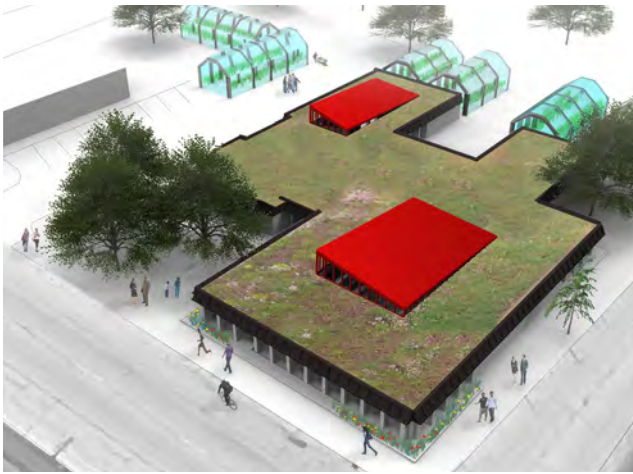


floor plan\_option 2



# VILLARD AGRICULTURAL HUB

Client | Home Gr/Own, City of Milwaukee  
Staff | Ryan Shortridge, Frank Zimmerman



aerial view\_green roof



interior views



# NEIGHBORHOOD DESIGN CHARETTES

Client | City of Milwaukee and Neighborhood Organizations  
Staff | Community Design Solutions Staff

CDS has directed a number of design development charettes for neighborhoods all over the Milwaukee area. Over the past few years, CDS has worked with stakeholders from the Bronzeville area, Dr. Martin Luther King Jr. Drive area, Riverworks, Layton Boulevard West Neighborhood and Clarke Square, and the Lindsay Heights Neighborhood.

The charettes are a process of gathering information from various sources and working collaboratively to develop catalytic projects for a community. The charette process includes extensive community engagement, research, and site analysis in preparation for a one day design charette held at the UW-Milwaukee School of Architecture and Urban Planning. Local architects, developers, property owners, lenders, city officials, artists groups, community leaders and many others gather together to discuss and develop concepts for 5 to 6 sites that will revitalize the target neighborhood. Architectural teams include American Design, Arcint Architects, Continuum, Engberg Anderson, Hofman Architects, Korb and Associates, Miller Architectural Group, Quorum, and others.





Lindsay Heights Charette\_Engberg Anderson



Lindsay Heights Charette\_Mayer Helminiak



Lindsay Heights Charette\_HGA



Riverworks Charette\_Miller Architectural Group



Riverworks Charette\_American Design



LBWN Clarke Square Charette\_Korb Tredo



Bronzeville Charette\_Korb Tredo



LBWN Clarke Square Charette\_Quorum

## HOME IMPROVEMENT WORKSHOPS

Client | Neighborhood Organizations  
Staff | Community Design Solutions

As part of the Home Improvement Workshops initiative, CDS meets one-on-one with residents to discuss design ideas in neighborhoods all around Milwaukee. These free workshops are supported by local organizations including Layton Boulevard West Neighbors, Sixteenth Street Community Health Center, Agape Community Center, Greater Milwaukee Foundation, and City of Milwaukee NIDC.

Using images of residents' houses, CDS employees sketch options for renovations including material changes, window upgrades, exterior repairs, landscaping projects, and new color schemes. Home owners are then encouraged to document any improvements made and submit them to the 'Most Improved Home Contest' for a chance to win grants up to \$1,000.



# LBWN TURNKEY RENOVATION PROGRAM

Client | Layton Boulevard West Neighbors  
Staff | Ryan Guetschow



listing renderings

Through the Turnkey Renovation Program, CDS works with Layton Boulevard West Neighbors to transform vacant bank and city-owned properties into fully-renovated, move-in ready homes for families looking to purchase in the Silver City, Burnham Park and Layton Boulevard neighborhoods of Milwaukee. CDS creates working drawings of the homes, interior and exterior renovations, and a listing poster to attract potential home buyers.

Since the program began in 2008, LBWN and CDS have transformed over 15 homes, restoring the history of the homes while updating them with 21st century technology for energy efficient, affordable homes. The program has helped improve the quality of the neighborhood and continues to look for better advances in home efficiency.



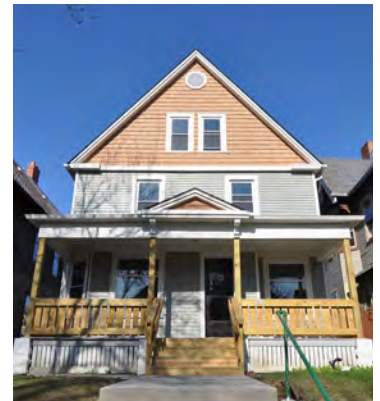
before



after



before

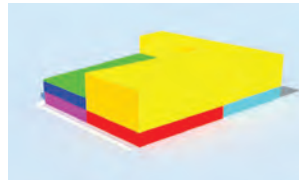
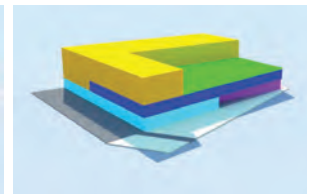
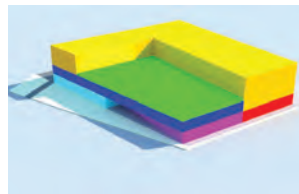


after

# MLK INTERGENERATIONAL HOUSING

Client | MLK Economic Development Corporation  
 Staff | Ryan Shortridge, Anna Doran, Frank Zimmerman

CDS worked with the MLK Inter-generational housing development in the Harambee Great Neighborhood to develop a design plan to add neighborhood amenities and improved housing options. The design proposal includes a mixed-use building that incorporates intergenerational housing with indoor parking for tenants and owners, a library, health center, café space and tenant space for new retail. The proposed housing development includes 50 units, ranging from 1-3 bedrooms. Housing amenities include lobby space, workout room, theater, kitchen, sunroom, and a green roof terrace. The total square footage of the building is approximately 54,000 SF. The site design proposes improvements for safer and more efficient pedestrian access, including improved crosswalk pavement, sidewalk, crosswalk light timing, and additional railings and benches.



BUILDING MASS DIAGRAM

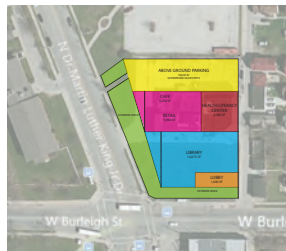
- HEALTH LITERACY CENTER
- LIBRARY
- RETAIL SPACE
- RESIDENTIAL AMENITIES
- APARTMENTS
- GREEN ROOF



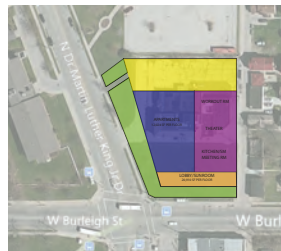
view looking north



site diagram\_ground level



site diagram\_street level



site diagram\_2nd level

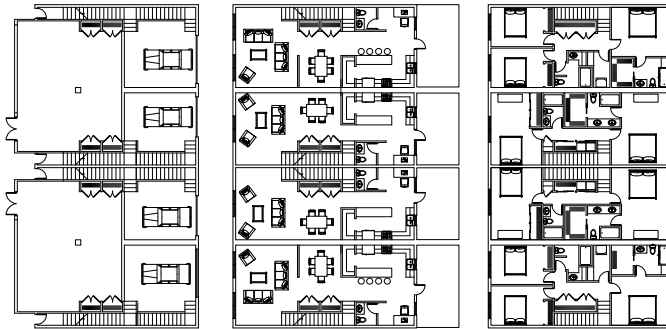


site diagram\_upper level





exterior view\_traditional style



townhome prototype floor plan | 2 standard living units, 2 live/work units with expanded work space

## MLK LIVE/WORK PROTOTYPE

Client | MLK Economic Development Corporation  
Staff | Amber Piacentine, Andreyia Veintemilla

Working with the Martin Luther King Economic Development Corporation, CDS designed a series of live/work townhouse and single family home prototypes that could occupy vacant parcels in the area. Focus was on sites that are located either on major bus routes in commercial districts or on a corner lot of a residential street within close proximity to bus routes and major arterial. Since each of these sites offers a different opportunity, the goal was to design a prototype floor plan that could be customized with different styles to accommodate the diverse nature of the neighborhoods. The townhouses are 2-3 bedroom units with 1,500-1,700 square feet of living space and 400-800 square feet of work space. The single family homes are 3 bedroom, 2.5 bath with 1,900 square feet of living space and 900 square feet of work space at the ground level.

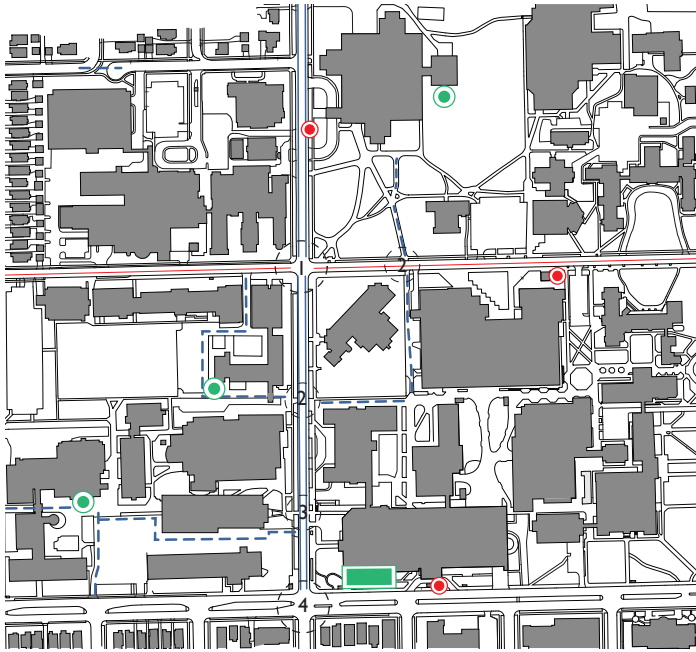




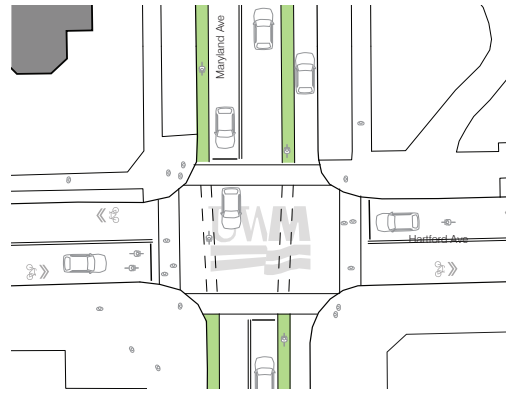
# UWM CAMPUS BIKE PLAN

Client | UWM Office of Sustainability  
Staff | Ryan Shortridge, Frank Zimmerman

CDS worked with Campus Planning & Facilities to analyze UWM biking and provided recommendations for improving on-campus facilities and access to campus. The proposed improvements include improving road surfaces on main thoroughfares, installing traffic calming interventions, adding bike lanes, signage, and access points from the Oak Leaf Trail. The plan also includes doubling the amount of bike parking facilities on campus to accommodate the master plan goal of increasing student cycling ridership from 4%-7% and staff ridership from 6%-9%.



campus bike hubs



proposed bike lanes



proposed bike racks and shelters



bike rack shelters



# UWM SCHOOL OF ED WAITING ROOM

Client | UWM School of Education  
Staff | Amber Piacentine, Nick Zukauskas

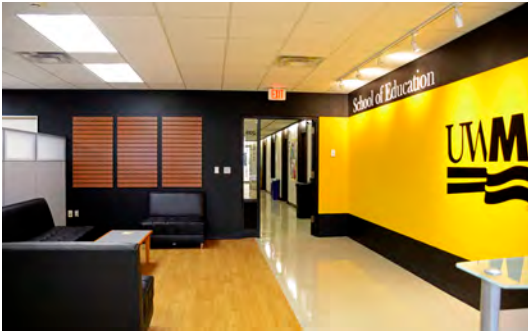
The goal for the School of Education reception and waiting lounge was to create a welcoming and functional space that would celebrate the school, its staff, and its students. The design improves the flow and function of the space by dividing it into three designated zones, reception, waiting lounge, and meeting room. Each space includes contemporary furniture, vibrant colors, signage, and accent walls that help create an inviting atmosphere and a strong identity for the school.



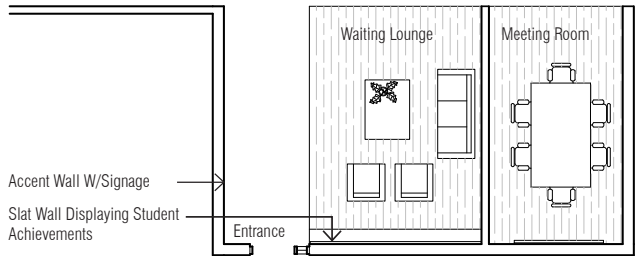
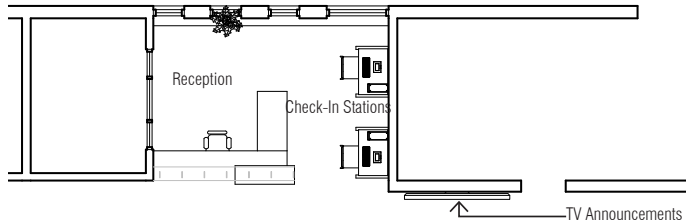
photo\_reception desk



photo\_lobby space



photo\_accent wall



# SOUTH WEST QUAD UWM

Client | UWM Campus Planning  
Staff | Ryan Shortridge, Gerri Witthuhn, Nick Zukauskas

With the Kunkel Center now gone and the new Kenwood Interdisciplinary Research Complex in its final stages of completion, it's clear that UWM's Southwest Quad is going through a great transformation. CDS was asked by the University to contribute to a revisioning project for the this region of the campus.

Many of the ideas for the new Southwest Quad center around recognizing Milwaukee's role as a leading freshwater city. Our plan incorporated open green space, outdoor gathering areas, and a variety of educational water features such as rain gardens, trenches, cisterns, and ponds. The concept starts to address how rainwater can be harvested from a future parking structure on the western end of the site. These aquatic elements will serve as a stormwater management system that simultaneously educates visitors on freshwater sciences while beautifying the campus for students, faculty, staff, and visitors.



view looking east

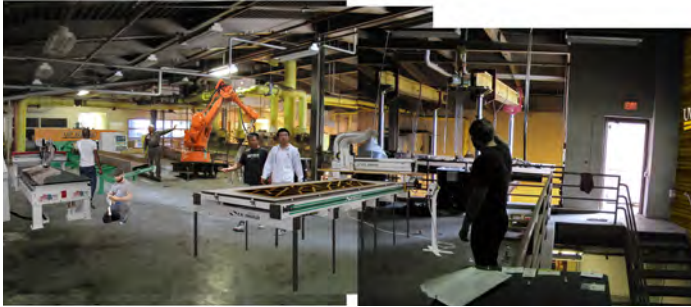


parking diagram





interior rendering

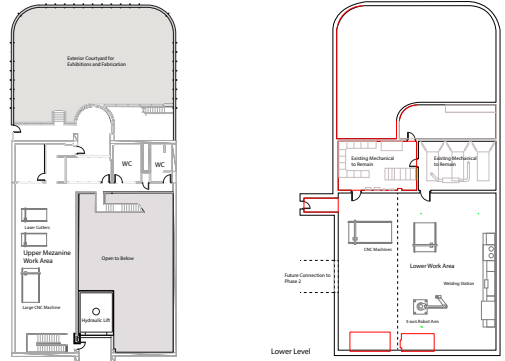


interior rendering

## UWM FABRICATION LAB

Client | UWM School of Architecture and Urban Planning  
Staff | Ryan Shortridge

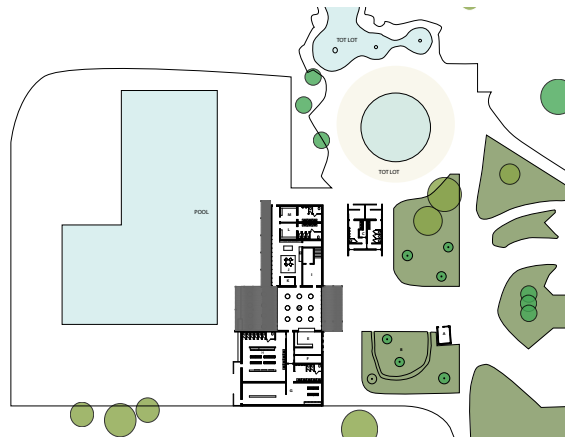
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# WASHINGTON PARK POOL RENOVATION

Client | Washington Park Partners  
Staff | Amber Piacentine, Anna Doran, Guadalupe Aguilera Corona

Community Design Solutions worked with the Washington Park Partners in designing a three phase plan to update their community pool. Phase I and II offered lower cost solutions that could be implemented within the next few years, focusing on updating the changing areas, entrance, and employee offices. Phase III offers a long term design plan for a modest aquatic center that would instill a sense of pride for the Washington Park community. With a beautiful existing pool and park as the backdrop, the aquatic center would serve as a community gathering space with the potential for use beyond the summer months. A portion of the existing building would be reused with an addition to the south. Rearranging the layout of the building offers a more efficient circulation path for both employees and community members, visual access to key zones including the main entrance and concessions area, and better use of existing space that was otherwise underused. The design focuses on creating a more unified building with more efficient circulation and use of space while also providing an aesthetically pleasing exterior that the Washington Park community members can be proud of.



site plan\_phase III



exterior night rendering\_phase II



interior concession area and main entrance



life guard office and lounge



## MPD MOUNTED POLICE PATROL

Client | Milwaukee Police Department  
Staff | Kristy Bokelman, Ryan Shortridge



aerial view



interior lobby space



exterior stables

Community Design Solutions worked with the Washington Park Partners in designing a three phase plan to update their community pool. Phase I and II offered lower cost solutions that could be implemented within the next few years, focusing on updating the changing areas, entrance, and employee offices. Phase III offers a long term design plan for a modest aquatic center that would instill a sense of pride for the Washington Park community. With a beautiful existing pool and park as the backdrop, the aquatic center would serve as a community gathering space with the potential for use beyond the summer months. A portion of the existing building would be reused with an addition to the south. Rearranging the layout of the building offers a more efficient circulation path for both employees and community members, visual access to key zones including the main entrance and concessions area, and better use of existing space that was otherwise underused. The design focuses on creating a more unified building with more efficient circulation and use of space while also providing an aesthetically pleasing exterior that the Washington Park community members can be proud of.



# LAUDERDALE LAKES COUNTRY CLUB

Client | Lauderdale Lakes Lake District  
Staff | Amber Piacentine, Anna Doran, Frank Zimmerman

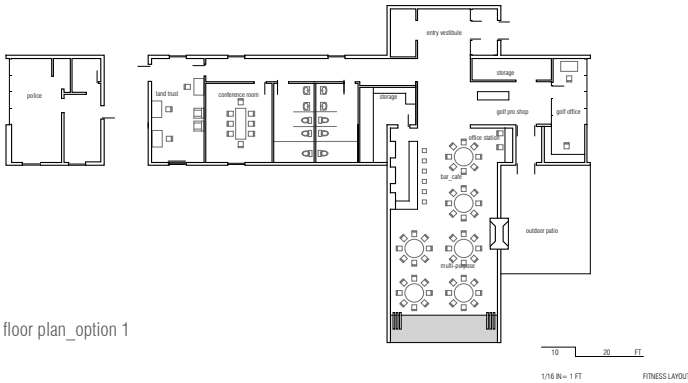
Located just north of Elkhorn in south central Wisconsin, the Lauderdale Lakes Country Club is a 9-hole golf course and conservancy along the shores of Lauderdale Lakes. Currently, only a small portion of the residents use the golf course, making the rest of the property underutilized. In order to maximize the real estate and improve the usability of the Lauderdale Lake District, a revisioning plan to improve the course and function of the surrounding property has been developed for the future. The plan includes two design options for a new club house, extensive walking trail and activity zones around the perimeter of the course, and an outdoor fireplace and picnic area. The overall goal is to create a destination that appeals to a wide variety of visitors and residents of Lauderdale Lakes.



perimeter pedestrian path



site plan\_option 1



floor plan\_option 1

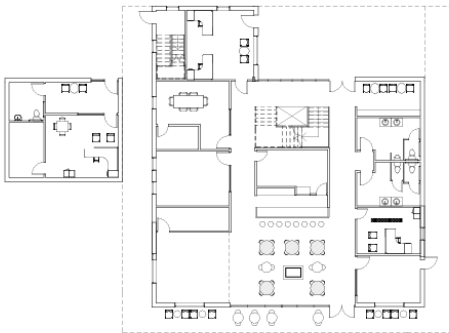


clubhouse interior\_option 1





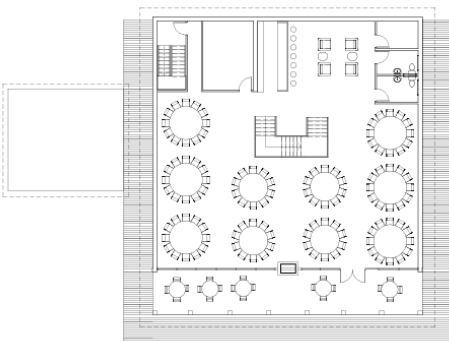
clubhouse exterior\_option 2



first floor plan\_option 2



site plan\_option 2



second floor plan option 2



clubhouse interior\_option 2



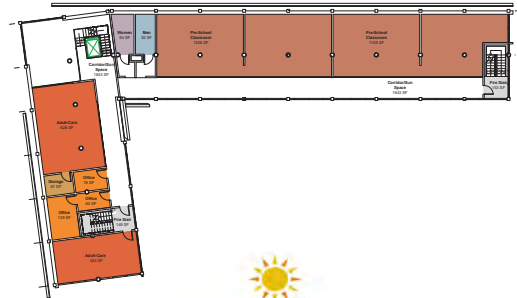
# GREATER GALILEE BAPTIST CHURCH

Client | Riverworks Development Association  
Staff | Ryan Shortridge, Amber Piacentine, Payman

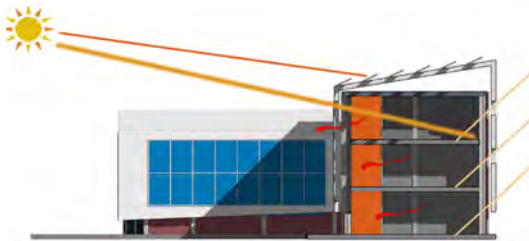
Community Design Solutions [CDS] assisted Greater Galilee Baptist Church with envisioning a new facility on a parcel adjacent to their current church. CDS developed a comprehensive design for an adult and child care facility that included a contemporary aesthetic while respecting the historic integrity of the existing church. As a contrast to the historic design of the church, the new facility is primarily clad in aluminum panels with red brick accents as a subtle detail that ties the two building styles together. The design uses sustainable strategies that take advantage of its south facing orientation, with the facade and corridor acting as a double skin facade that insulates the classrooms against Wisconsin's extreme temperatures. The corridor serves as the primary circulation as well as overflow space for the classrooms. An exterior courtyard between the church and new facility provides the playground space for the children. It is set back from the street for safety and acts as a buffer between the building and the parking lot.



first level plan



second level plan



winter sun angle



summer sun angle





children's play area



main corridor and classroom space



entry lobby and common space

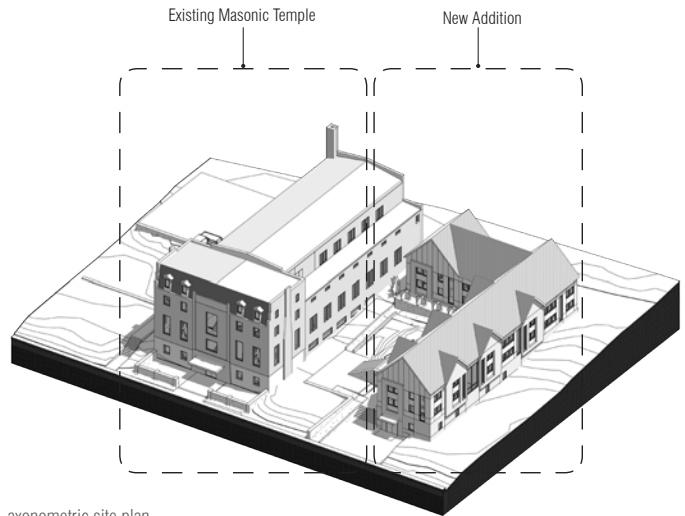
# MASONIC TEMPLE RENOVATION

Client | Gingerbread Land, INC  
Staff | Kristie Bokelman

Gingerbread Land, Inc commissioned CDS to develop a comprehensive, multi-phase design strategy to rehabilitate the historic Masonic Temple in Milwaukee, WI, creating a vibrant community center and housing. The building analysis and design proposal included extensive research on the existing structure and design interventions that divided the project into three phases: immediate action, 5 year plan, and 10 year plan. Over the course of all three phases, the project included classroom and training spaces, medical facility, multi-purpose spaces, dining and kitchen, indoor and outdoor performance and art spaces, multi-unit housing and updates to address handicap accessibility and safety issues, including elevators, fire stairs, and proper egress.

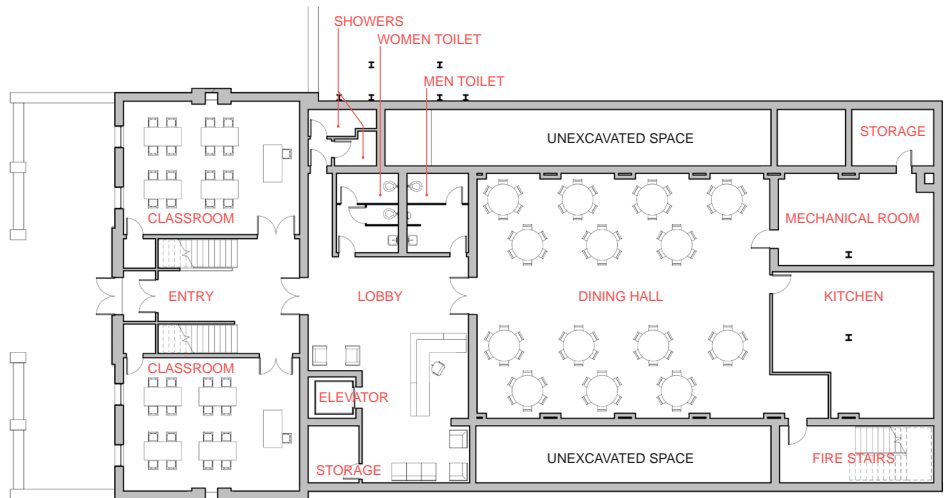


rendered view\_interior lobby space

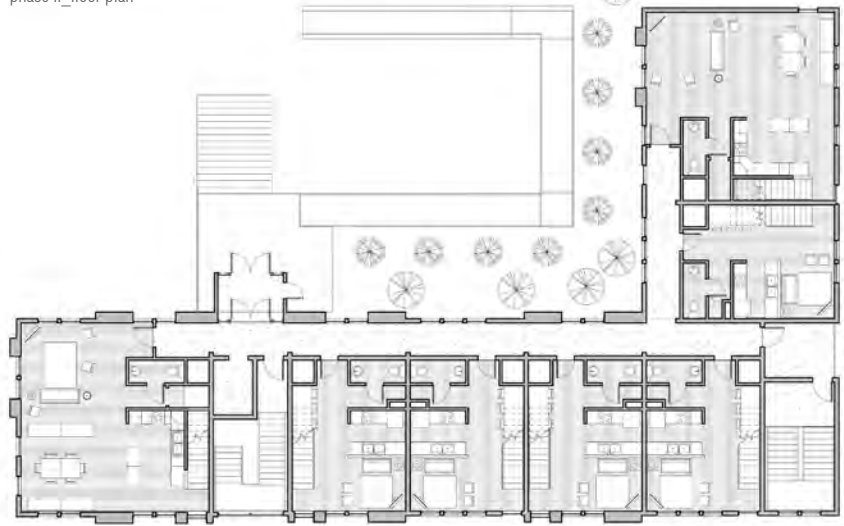


axonometric site plan





phase II\_floor plan



phase III\_floor plan



rendered view\_interior

# DOUGLAS AVENUE CORRIDOR

Client | City of Racine, Douglas Avenue BID  
Staff | Amber Piacentine, Emily Newton, Frank Zimmerman

This project focuses on Douglas Avenue from 3 Mile Road to State Street in Racine, Wisconsin. The 3 mile stretch is home to an array of dining, restaurants, services, and residential lots. Because of the diverse nature of the site, the needs and opportunities vary along the corridor; therefore, it is divided into 6 major sites that have the potential to be nodes of activity. These nodes will serve as catalytic projects to promote economic development on surrounding sites. The areas of focus will bring together permanent and temporary landscaping, signage, lighting, and art to help create an identity for Douglas Avenue, provide safer pedestrian access, create nodes of public green space, and beautify the overall streetscape.



rendered views\_South street @ Douglas Avenue



gateway signage proposal





rendered view\_High street @ Douglas Avenue



St. Patrick's Street @ Douglas Avenue\_plan



High Street @ Douglas Avenue\_plan



rendered view\_Hamilton Street @ Douglas Avenue



Hamilton Street @ Douglas Avenue\_plan

# HISTORIC MITCHELL STREET

Client | City of Racine, Douglas Avenue BID  
Staff | Nicole Zack, Stephanie Jones de Palma, Kristy Stelter

Located 1.5 Miles Southwest of Downtown, Historic Mitchell Street has a long history of being one of Milwaukee's premier commercial corridors. With easy access from the highway and surrounding neighborhoods, the corridor offers the potential as a destination for the city as a whole. CDS worked with the Historic Mitchell Street BID and proposed improvements along the corridor that would draw business owners back to the area. After extensive site analysis, CDS proposed designs that include pedestrian connections between the street and parking lots behind buildings, incorporating informational signage and art as well as outdoor dining for a local restaurant.



potential facade improvements





CDS gateway signage design proposal

## HISTORIC BREWERS HILL SIGNAGE

Client | Historic Brewers Hill Neighborhood Association, City of Milwaukee  
Staff | Kristy Bokelman

Community Design Solutions was commissioned by the Brewers Hill Neighborhood Association to create entryway signage for the Historic Brewers Hill community. Consistent with its century old character, the neighborhood remains, today, as an integrated community with a mix of income, life styles, and infrastructure. CDS designed signage and logos that celebrated the uniqueness of the neighborhoods past, present, and future. On December 10, 2015, the neighborhood unveiled the new gateway sign and logo. This is phase I of an ongoing beautification initiative that will continue to breathe new life into the community.



implemented gateway signage design



logo design proposal

