

2017

CDS : Community Design Solutions, 2015-2017

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CDS

community design solutions

university of wisconsin - milwaukee | school of architecture and urban planning



School of Architecture & Urban Planning



Community Design Solutions (CDS) is a funded design center at the School of Architecture & Urban Planning, UW-Milwaukee 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.

Represented projects 2015-2017

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CALVARY SCHOOL COMMUNITY CENTER

Client | Calvary Baptist Church
 Staff | Gerri Witthuhn, William Noelck, Valerie Davis, Jeff Lazuka

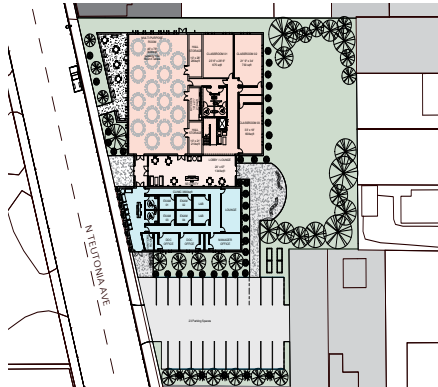
Calvary Baptist Church has a vision to provide a community center and wellness clinic within their Teutonia Avenue neighborhood. The goal for the community center is to enrich the lives of both the church membership and the neighboring community. The community center includes a large multi-purpose space to host a variety of functions - social gatherings, children activities and worship, along with several classrooms, resource center, and outdoor play area. There are several patient and doctor rooms as part of the wellness clinic on the southern half of the facility. Through Calvary sponsored programs and local partnerships, this community center will offer assistance to neighborhood, low-income students and parents. Year-round programming and services will be offered to enhance and uplift the community.



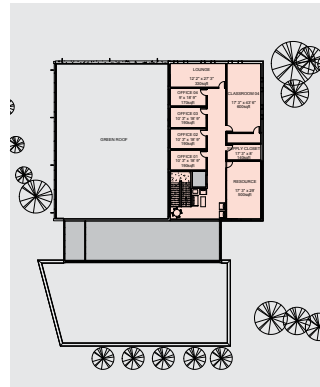
Site plan



Teutonia main entrance rendering



First floor plan



Second floor plan



North elevation



East elevation



Multi-purpose hall rendering



Lobby/common area rendering



South elevation



West elevation



THE GOAT PALACE

Client | Riverworks Development Corporation
 Staff | Jeff Lazuka, Valerie Davis, Kelly Seniuk

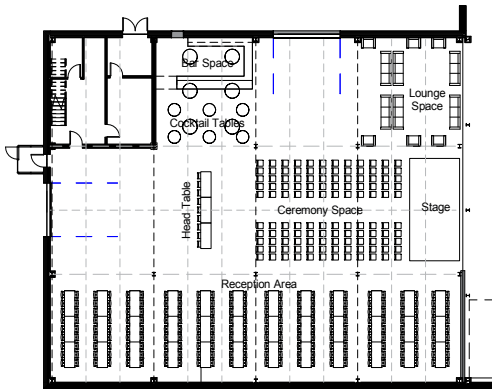
Community Design Solutions (CDS) worked with Riverworks Development Corporation to re-envision an existing warehouse building. The existing structure was measured, modeled, photographed and documented to begin the project. The design goal was to create an exciting, active events space in Milwaukee's creative district that could accommodate a wide range of functions and bring people together. The layout is ever changing due to the flexibility of the space, but it is ultimately separated into two areas, event area and service. Paired with an outdoor patio and lawn, the event area can house weddings, conferences, lectures, performances or other activities. The service bar is the support for all of these uses including a catering kitchen, office for the marketing team, rentable meeting room, and storage. The original character of the structure was left untouched aside from aesthetic improvements such as paint, glass garage doors to replace the existing ones, and clerestory windows where they are currently boarded up.



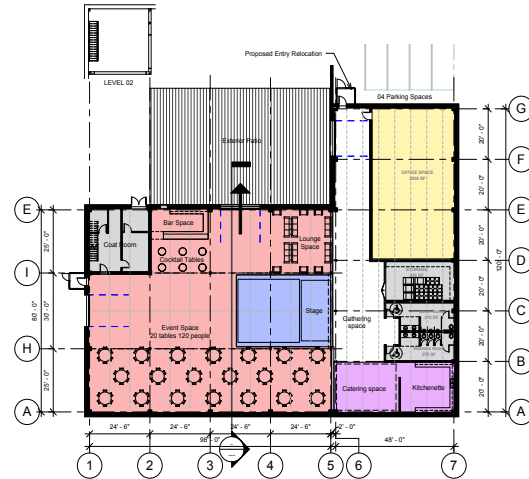
Proposed site plan



Entrance rendering



Floor plan wedding layout option



Floor plan event layout option



NORTH AVE FACADE RENOVATIONS

Client | City of Milwaukee Environmental Collaboration Office
 Staff | Anna Doran, Valerie Davis, Jeff Lazuka

Three buildings are transformed with proposed facade concepts to enhance the character of North Avenue. A popular location, Jake's Deli, is transformed with newly painted trim, windows to replace the existing boarded up ones, window flower boxes, new shingles on the third floor, and a newly painted door.

Rainbow Foods has two options, the first retains the white paint and adds a striped awning, mural, more prominent signage, a large picture window, and a planter boxes. The second option is a slate gray with a projected awning that wraps the building. The signage stands on the edge of the awning.

Galst Food Market is completely transformed with new awnings, pegged signage letters on each facade, new paint, shutters with gooseneck lights, and stone throughout the bottom half of the street facade.



Jake's Deli existing facades



Jake's Deli existing facade



Galst Food existing East facade



Galst Food existing South facade



Jake's Deli proposed facades



Jake's Deli proposed facade



Galst Food Scheme I proposed facade



Galst Food Scheme I proposed facade



Existing Rainbow Foods facade



Rainbow Foods scheme I proposed



Rainbow Foods scheme I proposed



Galst Food Scheme II proposed facade



CALVARY HOUSING DEVELOPMENT

Client | Calvary Housing Development
 Staff | Amber Piacentine, Anna Doran, Frank Zimmerman

Calvary Gardens Apartments offers affordable senior living on Milwaukee's north side. Located along Chambers Street and Teutonia Avenue, the apartment complex shares a site with the Calvary Baptist Church. There are currently 72 units in the building with one converted into office space and an employee lounge on the ground floor. Adjacent to the elevators on each floor is the only common area space available, a small lobby with a few chairs and tables. With a growing number of residents and staff, Calvary Gardens wants to expand the current footprint to include common space for family, friends, current residents, and staff. The program includes a multi-purpose room, restrooms, offices, catering kitchen, and storage. Community Design Solutions also re-designed the existing courtyard to be more functional and inviting year round by including active zones such as a bocce ball court, children's play area, fire pit, grilling station, and raised garden beds.



Floor plan with site



Gathering space rendering



Main entrance rendering



Back patio and entrance rendering

TINY TOTS LEARNING CENTER

Client | Tiny Tots Learning Center
 Staff | Anna Doran, Gerri Witthuhn

Community Design Solutions (CDS) worked with Tiny Tots Learning Center to create two design options that will improve the character of the building which has a prominent location on the corner of N 27th Street and W Nash Street. The two proposals included whitewashing or painting the brick, new windows, fencing, plantings, flower boxes, signage, and overall building paint.



Existing Southern facade



Existing Western facade



Western facade Scheme I

- Whitewashed brick
- Painted single vertical lite doors
- Aluminum roof overhang
- Window planter boxes, cypress & juniper shrubs
- Wrought iron fence



Southern facade Scheme I



Western facade Scheme II

- Painted brick
- Wooden door with side lite
- Window planter boxes
- Ornamental grasses & blue arrow junipers
- Wooden benches
- Wrought iron fence

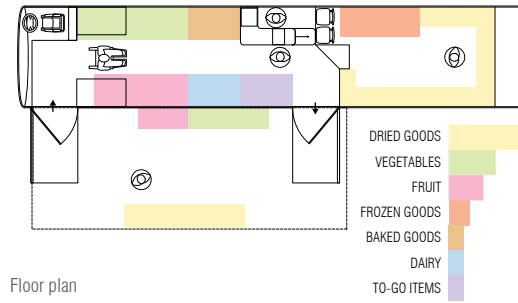


Southern facade Scheme II

GOODLAND MOBILE MARKET

Client | Goodland Mobile Market
 Staff | William Noelck, Jeremiah Huth, Kelly Seniuk

The client, Goodland Mobile Market, sought a design for a mobile grocery store that provides a new, fresh grocery option to food deserts of Milwaukee. This mobile grocery store, the Mobile Market, will be constructed using an existing Milwaukee County Transit System (MCTS) bus. The design begins with green paint and a decal wrap that covers most of the bus. For the interior, chrome wire shelving is used for dry goods and wire grid panels with wire baskets for baked goods in order to maximize the use of the small space available. The shelving tilts forward to provide shoppers with improved display visibility. The interior layout of the grocery begins includes fruit and vegetables up front with frozen goods and dry goods available in the back. The hub of the Mobile Market is the checkout counter located at the center of the bus. Surrounding it, baked goods and dairy products are available. Near the exit, an open cooler displays beverages, healthy snacks, and pre-prepared food.



Floor plan



Mobile market section



Elevations



Entry interior rendering



Checkout interior rendering



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 Milwaukee neighborhoods. 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.



RACINE BUILDING REDEVELOPMENTS

Client | Uptown Business Improvement District
 Staff | Anna Doran, Kelly Seniuk, Leeann Wacker

The Uptown Business Improvement District needed assistance illustrating how vacant buildings could be re-used to attract investors. New opportunities of commerce and housing were proposed for three buildings along Washington Avenue. Each building has a unique layout, which allows for various uses. The suggested uses are one of many options to program and occupy each building.

The facade renovations suggested by CDS adhere to the downtown facade guidelines, as well as preserve and highlight the historical architectural character. Additionally, the interior renovation proposals include preserving the character and use of many of the spaces, while creating opportunities for alternative businesses and shops to flourish and re-activate the area.

Suggested uses include: antique mall, shared work spaces, yoga studio, flower shop, event space, cafe, and apartments.



1322 Washington Ave existing facade



1322 Washington Ave proposed facade



1511 Washington Ave existing facade



1511 Washington Ave proposed facade



1511 Washington Ave yoga studio rendering



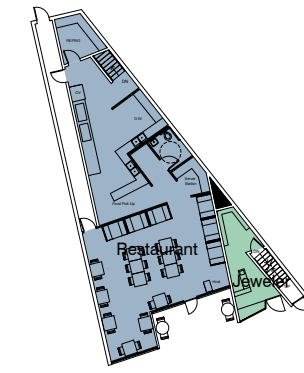
1511 Washington Ave florist rendering



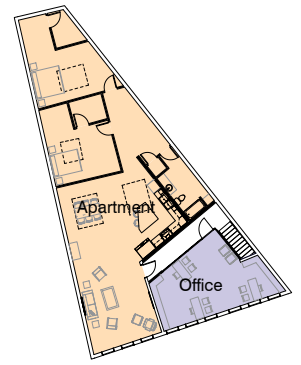
1322 Washington Ave open market rendering



1418 W Washington Ave restaurant rendering



1418 W Washington Ave first floor plan



1418 W Washington Ave second floor plan



1322 Washington Ave roof top rendering



1418 W Washington Ave apartment rendering



1418 W Washington Ave proposed facade

NORTHWEST SIDE SPORTS COMPLEX

Client | Cream City Boxing
 Staff | Jeff Lazuka, Kelly Seniuk, Leeann Wacker

Cream City Boxing has a vision to expand its services and create a sports complex on the Northwest side of Milwaukee, located adjacent to the former Northridge Mall. CDS developed two design schemes for a new facility in Granville. Through Cream City Boxing programs, this sports complex could offer year-round programming to enhance and uplift the local community, especially focusing on youth recreation. The design goals were to create a highly active building able to accommodate a range of activities while remaining functional and affordable. Both designs are metal clad, warehouse-like structures, in order to maximize space and keep the cost affordable. They accommodate a range of program activities including boxing, basketball, volleyball, dance, fitness, and indoor batting cages.



Existing site plan



Scheme I site/floor plan



Scheme II site/floor plan



Scheme I entrance rendering



Scheme II balcony rendering



Scheme I exterior rendering



Scheme II exterior rendering

HARBOR DISTRICT RENDERINGS

Client | Harbor District Inc.
Staff | Jeff Lazuka, Jack Grover

Community Design Solutions was hired by the Harbor District to provide a series of images that reflect the WaLUP development recommendations and illustrate the future redevelopment potential of Milwaukee's inner harbor. The renderings show how the proposed ideas can transform underutilized sites, provide public access to the waterfront, bring more jobs, and provide a long-term vision for the area. Concepts include converting railways to bike paths, mixed use development to activate streets and neighborhoods, waterfront views/access with a river walk and boat launch locations, waterfront public spaces and active recreation, light industrial and office uses, and stormwater management strategies integrated throughout the district.



Rails to trails proposed rendering



Mitchell Street proposed rendering



Existing - Mitchell Street aerial



Existing - abandoned rails aerial



Working waterfront is compatible with the riverwalk



Proposed concept for East Greenfield and Solvay Coke



Mitchell Street proposed aerial rendering



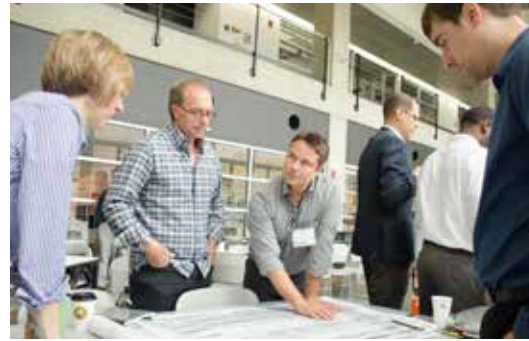
Harbor view proposed rendering

COMMUNITY DEVELOPMENT CHARETTES

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

CDS has directed a number of design development charettes for commercial corridors in the Milwaukee area. Over the past few years, CDS has worked with stakeholders from the Granville, Bronzeville, Dr. Martin Luther King Jr. Drive area, Riverworks, Near West Side, South 27th Street, Layton Boulevard West Neighborhood and Clarke Square, and the Lindsay Heights Neighborhood.

The charettes are an interactive process of gathering information from various sources and working collaboratively to develop catalytic projects for mixed-use commercial corridors. The process includes extensive community engagement, research, and site analysis in preparation for a one day design charrette held at the UW-Milwaukee School of Architecture and Urban Planning. Local architects, developers, property owners, lenders, city officials, artists, and community leaders gather to discuss and develop concepts for 5 to 6 sites that will revitalize the neighborhood and spur investment. Architectural teams have included Engberg Anderson, Zimmerman, Continuum, GRAEF, Kubala Washatko, Quorum, Galbraith Carnahan, Uihlein Wilson, and American Design.



Near West Side Charette - Uihlein Wilson



Near West Side Charette - HGA



South 27th Street Charette - Engberg Anderson



Granville Charette - Continuum



Near West Side Charette - Quorum



South 27th Street Charette - GRAEF



South 27th Street Charette - Kubala Washatko



Granville Charette - Galbraith Carnahan



BREWERS HILL TRAFFIC CALMING

Client | Brewers Hill Neighborhood Association
 Staff | Amber Piacentine, Nick Zukauskas, Emily Newtown

The Historic Brewers Hill neighborhood is located just north of Downtown Milwaukee overlooking the Milwaukee River and city skyline. With recent improvements and close proximity to major arteries and destinations, the neighborhood is a pleasant experience for cyclists, pedestrians, and vehicular traffic; however, high speed traffic has created safety concerns for the neighborhood.

CDS proposed a series of improvement strategies that could minimize high speed cut-through traffic, promote safe cycling and pedestrian routes, and beautify the streetscape. The strategies focus on the streets between MLK Drive on the West, Holton on the East, North Avenue to the North, and Pleasant Street to the South. The proposed designs include phase I solutions (lower cost safety strategies) and phase II solutions (high cost, highly effective strategies). Phase I solutions include parklets, painted intersections, and highly visible signage. Phase II solutions include mini traffic circles, curb extensions, medians, paved crosswalks, and speed humps.



Study area site plan



Painted intersection



Parklet rendering



Built photo of CDS design



View through play equipment



Built photo of CDS design



Site plan with individual play areas



MKE PLAYS 17TH & VINE

Client | MKE Plays
 Staff | Gerri Witthuhn, Alisa Heubner, Kelly Seniuk

CDS worked with the MKE Plays initiative to build upon visioning concepts for the existing park at N. 17th Street and W. Vine Street. Located adjacent to Cross Lutheran Church and Shalom High School, the park has gradually become underutilized by the surrounding neighborhood. The community expressed an interest in enhancing the playground equipment for the children, as well as providing walking paths and exercise equipment for adult fitness.

The playground is encircled by a large walking path with each lap equaling 1/8th of a mile. Small native plants and prairie grasses reside in rain gardens on the street side of the park, promoting stormwater management and preventing children or toys from making their way into the road. Tables are positioned under the large, existing tree to allow families and friends to rest or enjoy a picnic. The completed park has become a neighborhood destination.

NORTH AVE LANDSCAPING

Client | City of Milwaukee Environmental Collaboration Office
 Staff | Anna Doran, Valerie Davis, Kelly Seniuk

Enhancing the right-of-way along North Avenue to improve the visual character of the corridor is part of the overall redevelopment initiative for North Avenue. The ECO office selected four vacant parcels along North Avenue for CDS to design, some only the right-of-way and others as a new neighborhood park amenity. The design goal for the parks is to transform the underutilized lots into a place for the community to gather. This in turn will make for a safer and more integrated neighborhood feel. Design interventions include raised garden beds, perennial plantings, ornamental grasses, winding wood plank walkways, concrete benches, trees, and bushes. Each is unique to allow for a sequence of experiences while walking or traveling along North Avenue.



North & 6th rendering



North & 11th rendering



North & Teutonia rendering



North & 15th rendering



Floral arrangement park rendering



Floral arrangement park rendered plan



Nursery park rendered plan

AGAPE PARKS

Client | Agape Community Center
 Staff | Gerri Witthuhn, William Noelck, Andrew Carlson

Agape Community Center identified three sites in the neighborhood where they wanted assistance in changing the vacant lots into assets. 5306 N. 35th Street, a corner lot with lots of southern exposure, is proposed as a floral park. The park is organized into a series of geometric garden beds with different flower and grass arrangements. A winding spardust path cuts through the garden beds and terminates at tables with sun shading.

Nursery park at 5729 N. 37th Street is a mid-block lot with plenty of shade due to nearby trees. Hostas, hydrangeas, and conifers are proposed with a few bench and work tables along the crushed gravel path.

Sunflower park at 5767 N. 39th Street is also a mid-block lot, but receives plenty of sunlight. A series of sunflower rows are proposed for most of the site, paired with a spardust path, benches, and a ground inlaid sundial.



Nursery park rendering



Sunflower park rendering



Sunflower park rendered plan

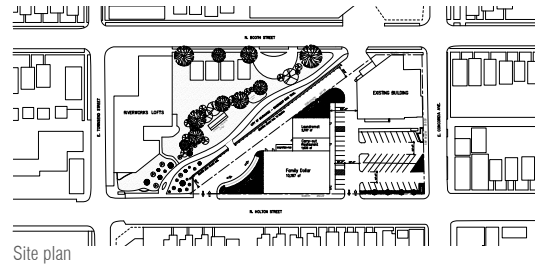
BEERLINE TRAIL PERFORMANCE PARK

Client | Riverworks Development Corporation
Staff | Jeff Lazuka

Riverworks Development Corporation wanted to activate a green space along the “Beerline Trail”. The design goals were to create a gathering place and connect the parking lot and food truck areas to the trail. Scheme I used a shipping container as a stage for public performances. The container provides a shelter for the performer and projects the sound towards the trail. The second scheme has a simple stage for performance and seating options spread throughout the green space. The third scheme included a picnic and game area for the public that included chess, checkers, lawn bowling, twister, hop-scotch, and jump rope. After a public input meeting, schemes 1 and 3 were combined to create a space for various activities of all ages that will serve as a gathering place for the neighborhood.



Scheme II rendering



Scheme I rendering



Scheme III rendering



Rendered site plan



Gaming tables and berm rendering

FONDY PARK

Client | City of Milwaukee Home Gr/Own
Staff | Anna Doran, Jeff Lazuka, Leeann Wacker

Located just west of the Fondy Food Market, CDS designed a park to activate the vacant lot. The park will provide an amenity for the market as well as the surrounding neighborhood. The proximity to the market allows visitors to sit, play, eat, and relax, while supporting local healthy food.

The park was inspired by the existing building remnants. Incorporating the partially built wall and foundation pillars, the design utilizes the wall to create an outdoor park. A serpentine-like berm acts as an interactive hill for children to play on while game tables and climbing blocks double as places to sit within the park.

A large focus of the park is centered around the rain gardens and bioswale. The bioswale incorporates sustainable plantings, allows for educational signage, and is a visual feature of the park.



Entrance rendering



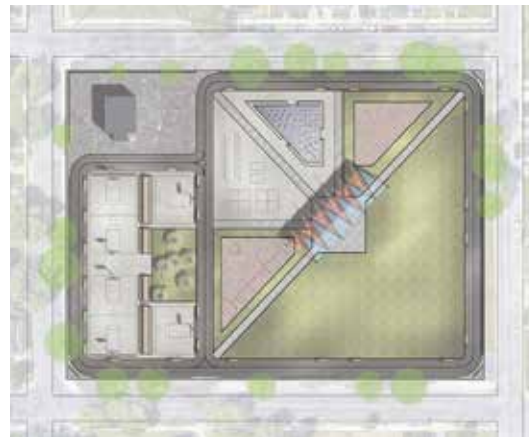
COLUMBIA PLAYFIELD

Client | MPS Department of Recreation
Staff | William Noelck, Valerie Davis, Leeann Wacker

Milwaukee Recreation contacted Community Design Solutions seeking a new vision for Columbia Playfield. The design process included community input from both youth and neighborhood residents. The designs proposed for Columbia Playfield rely heavily on the feedback and input of the community.

The first design proposal envisions capitalizing and improving on the existing asset of the basketball courts. In addition to the re-visioning of the basketball courts, a multi-purpose track is added that connects a swing set, splash pad, 5-and-older play equipment set, and a large open green space. Central to all these elements is a shaded space created by large sun sails.

The second design proposal captures the multi-generational potential of the area. The individual generational spaces are connected by a multi-purpose track and a network of pathways. The existing courts are resurfaced and tiered bench seating is added. A large splash pad is incorporated into the pavement as well as an open greenspace with a large stage that can serve programming such as concerts, movies, and plays.



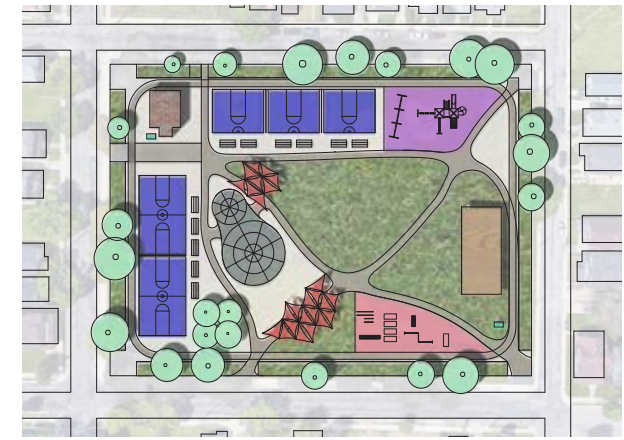
Scheme I site plan



Scheme I tiered seating rendering



Community engagement meeting



Scheme II site plan



Community engagement meeting



Scheme II track rendering



Scheme I playfield rendering



Scheme II playfield rendering

REFLO SCHOOL PARKS

Client | Milwaukee Public Schools
Staff | Community Design Solutions

Reflo and CDS worked together on 4 sites for Milwaukee Public Schools. Staff from Starns Early Childhood Center, Longfellow School, Burdick Elementary School, and Hawley Environmental School participated in the re-design for their outdoor play spaces.

All the designs re-imagine how outdoor educational spaces are used including stormwater management strategies. Some design interventions include permeable paving, sun sail shading systems, natural log seating, grasscrete pavers, native bioswale plantings, rain catchment barrels, and covered outdoor classroom spaces.



Longfellow rendered site plan



Hawley rendered site plan



Burdick rendered site plan



Longfellow bioswale & outdoor classroom rendering



Hawley tree stump play area



Starns outdoor classroom rendering



Starns rendered site plan



Burdick tree stump play area

MKE CITY PARKS ICONOGRAPHY & SIGNAGE

Client | City of Milwaukee
Staff | William Noelck, Jeff Lazuka, Jeremiah Huth

CDS worked with the City of Milwaukee to propose a sign concept that differentiates the city parks from the county parks, and a logo that could be used consistently across the various parks. The logo incorporates the familiar oak leaf, but replaces the other half with the Milwaukee skyline, each building serving as a blade of the leaf.

The sign concept is a modular system of HDPE panels that attach to a 6" x 6" wood post. Each panel displays different information such as the park name, rule icons, contact information, and sponsor information. The panels can be added or removed depending on the need for information of each park.

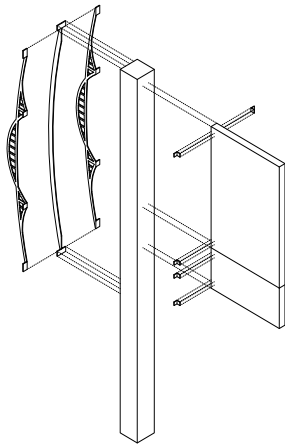
The demarcation sign is a second option for parks that do not have a name yet, but can be used to call attention that a site is a city park. The same wood post is used, but instead of panels attached to the side a circular metal frame encases the city parks logo.



HDPE sign rendering at Foundation Park



Rendered elevation of panel sign



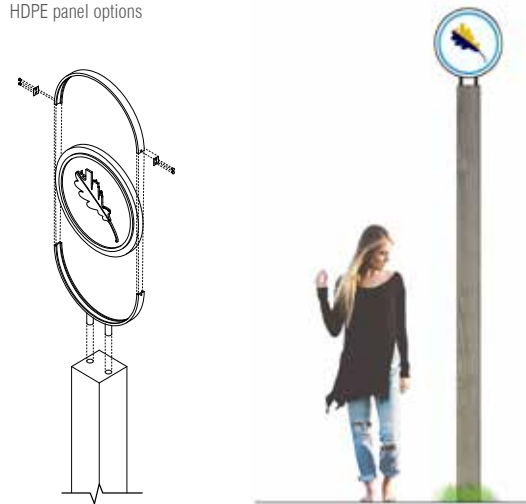
Axon assembly of panel sign



MKE city parks proposed logo



HDPE panel options



Axon assembly of demarcation sign



Scheme I student lounge rendering



Scheme I student org offices rendering



Scheme II student lounge rendering

ENGINEERING 3RD FLOOR

Client | UWM College of Engineering & Applied Sciences
Staff | Gerri Witthuhn, Alisa Heubner, Emily Newton

CDS worked with Engineering & Applied Sciences to update and reconfigure the southeastern region of their 3rd floor. Three schemes were developed, each having different levels of intervention in student and staff areas.

Scheme I locates student organization rooms to the perimeter allowing an open collaboration space to be used as a lounge for faculty and students. Scheme II adds walls and passageways in order to link spaces together or make a separation between public and private areas. Scheme III requires the most remodeling and creates two separate zones; one for students and one for faculty and staff. Faculty have a dedicated kitchenette and reorganized offices while students have a new computer lab space and lounge.



Scheme II student group study area rendering



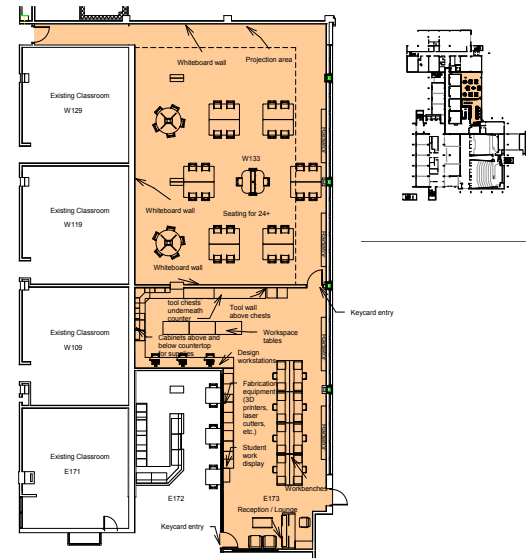
EMS MAKERSPACE

Client | UWM College of Engineering & Applied Sciences
 Staff | Anna Doran, Jeff Lazuka, Valerie Davis

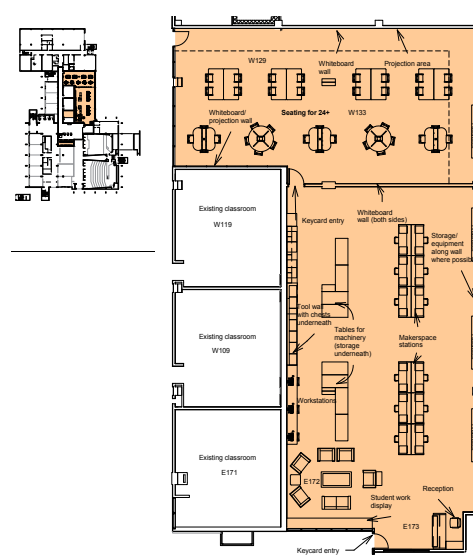
Working with the College of Engineering & Applied Sciences, CDS re-designed several identified areas to highlight the work in the building, improve efficiency, and modernize the spaces. Plans were developed in three phases which varied in the amount of new construction.

Phase I creates a flexible classroom and a Makerspace that is more visible to people passing by. Phase II relocates the “Grind” to allow for a larger Makerspace with a lounge. Phase III locates the Makerspace to an even larger room allowing there to be a lounge, computer lab, and storage/prep room.

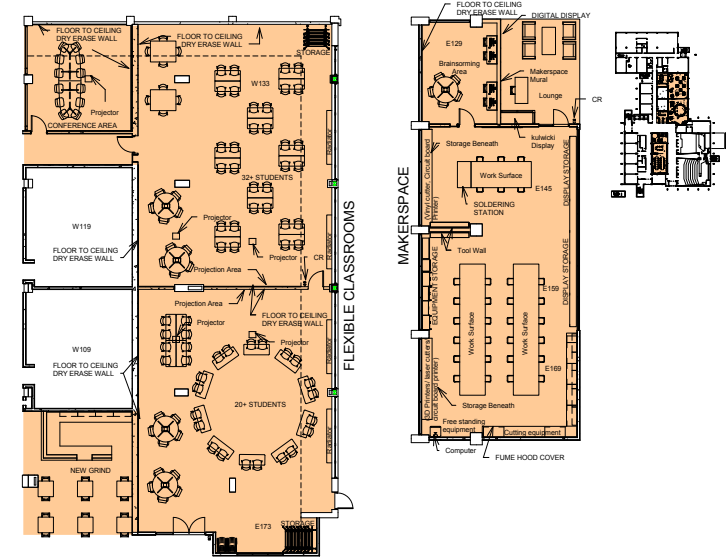
All phases incorporate moveable, stackable, and foldable furniture, floor-to-ceiling dry-erase walls, presentation space, and projection walls.



Phase I floor plan



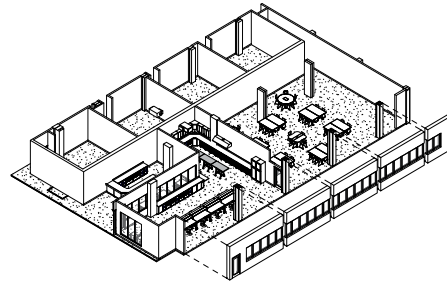
Phase II floor plan



Phase III floor plan



Phase I classroom rendering



Phase I Axon



Phase II Makerspace rendering



Phase III Makerspace entry rendering



WOMEN'S SOCCER LOCKER ROOM

Client | UWM Athletic Office and Women's Soccer Team
 Staff | Gerri Witthuhn, Alisa Huebner, Emily Newton

CDS worked with the UWM women's soccer coaches to update their existing locker room in Engelmann Hall. The client was interested in upgrading the lockers and taking advantage of social opportunities for the team before games, after practices, and between classes.

New lockers were proposed that have a variety of locked and open storage areas, USB ports for charging, enough room to sit in, and are made of a natural hardwood. With lockers around the perimeter of the room, the center of the space is available for lounge furniture and meant to be a place for team meetings, relaxing, studying, or socializing. Further proposals included a kitchenette, media wall, white board walls, new floor finishes, paint, wall graphics, and lighting.



Locker room rendering



Locker options



Kitchenette and lounge rendering

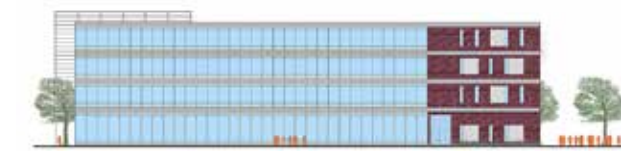


UWM CHEMISTRY

Client | UWM Chemistry and Biochemistry
 Staff | William Noelck, Valerie Davis, Jeff Lazuka



Site plan



North elevation

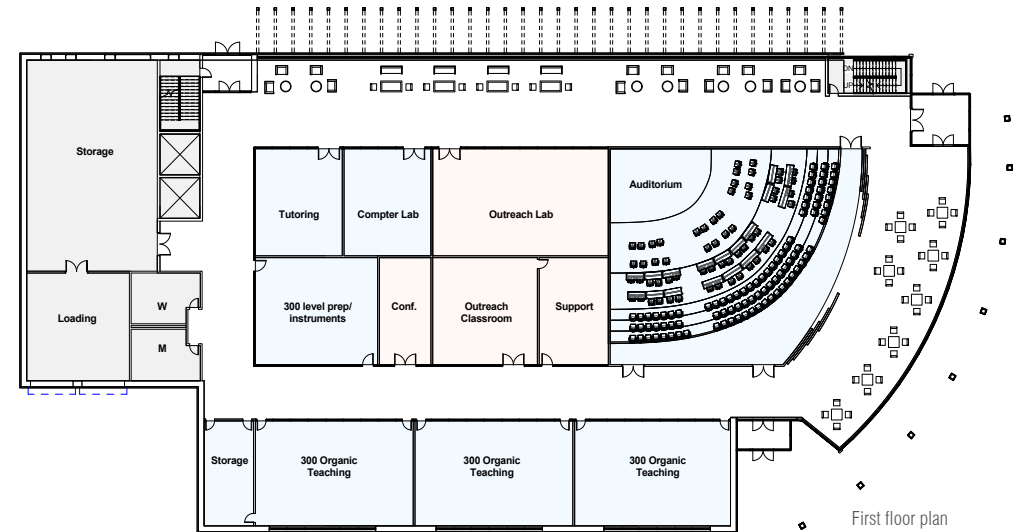


South elevation

CDS collaborated with the Department of Chemistry and Biochemistry faculty and staff to expand the vision for a new facility that meets their mission and opportunity for campus outreach. This expanded vision considers the UWM Aro Eberle Ballinger Pre-Design report for the southwest quadrant.

The first floor strives to make students excited about science by having a high level of visibility from outside to inside as well as into labs, tutoring facilities, and the first floor auditorium. On the upper floors, labs and research facilities have windows connecting them to the open corridors. Informal gathering spaces line the north side of the upper floors, allowing students a space to sit and study between labs. The design strives to highlight the campus STEM quad and invites students, partners, and the community to experience science in action.

The exterior of the building is proposed as brick on the southern facade in order to be respectful to the residential neighbors across Kenwood Boulevard. The curved east facade and northern facade become glass as they face campus. At night the building becomes a glowing beacon representing the research and energy taking place inside.



First floor plan



Exterior rendering



Second floor gathering space rendering



Exterior walkway rendering



Auditorium rendering



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