

WAUKESHA HOUSING OPPORTUNITY



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PROJECT SUMMARY

As the City of Waukesha moves into their new City Hall, their old parking lot provides an opportunity for development. The project goal was to determine site constraints and housing development strategies for the city-owned parking lot. Site access, parking, programming, and topography constraints were identified.

Community Design Solutions (CDS) developed two concept plans for Parcel 1 showing building location, parking, and shared spaces for different building typologies – townhomes and a single apartment building. The concepts were revised based on client input.

Upon further review of the development opportunities the City added Parcel 2 to the design discussion to explore how the steep topography along Barstow Street might offer a combined building strategy. CDS developed two apartment buildings that are connected via underground parking. The 45 foot slope from Barstow to North Avenue offers views of the downtown for building A on top of the hill (Parcel 1), with a 4 story apartment building at the bottom of the hill (Parcel 2).



PARCEL 1

Two housing types were explored for the site, townhomes and a single apartment building. Site access is only permitted off of the Buena Vista Avenue due to the steep topography along Barstow Street. It was important for the both townhome concepts to create communal space as well as provide a two-car garage for every unit.

TOWNHOME OPTIONS

Option A includes an interior courtyard and gathering space looking down onto Barstow Street. The building along Buena Vista has front street entries with garage access on the interior court. This building is three stories with balcony views of the courtyard and downtown from the top floor. The second building has both the front door and garage access off the courtyard. The townhomes are two stories and wider than the Buena Vista building, with balcony views of downtown.

Option B allows for all the units to have a street facing address. With the units wrapping the edges of Buena Vista and Barstow, a large green space is created. Each townhome has views of downtown and an outdoor balcony space.

APARTMENT BUILDING

The apartment complex began as two schemes, but it became clear that a U-shaped layout would create more value for the parcel. The building design includes a central courtyard and rooftop access for games, gardening, and outdoor grilling. A community room on the third floor has views of downtown and access to the rooftop space. A variety of units sizes allow for varying affordability within the Waukesha market. Raising the building 4 feet off of the ground creates more privacy for the first floor units. Significant landscaping also enhances the outdoor patios and can be part of stormwater management along Barstow Street.

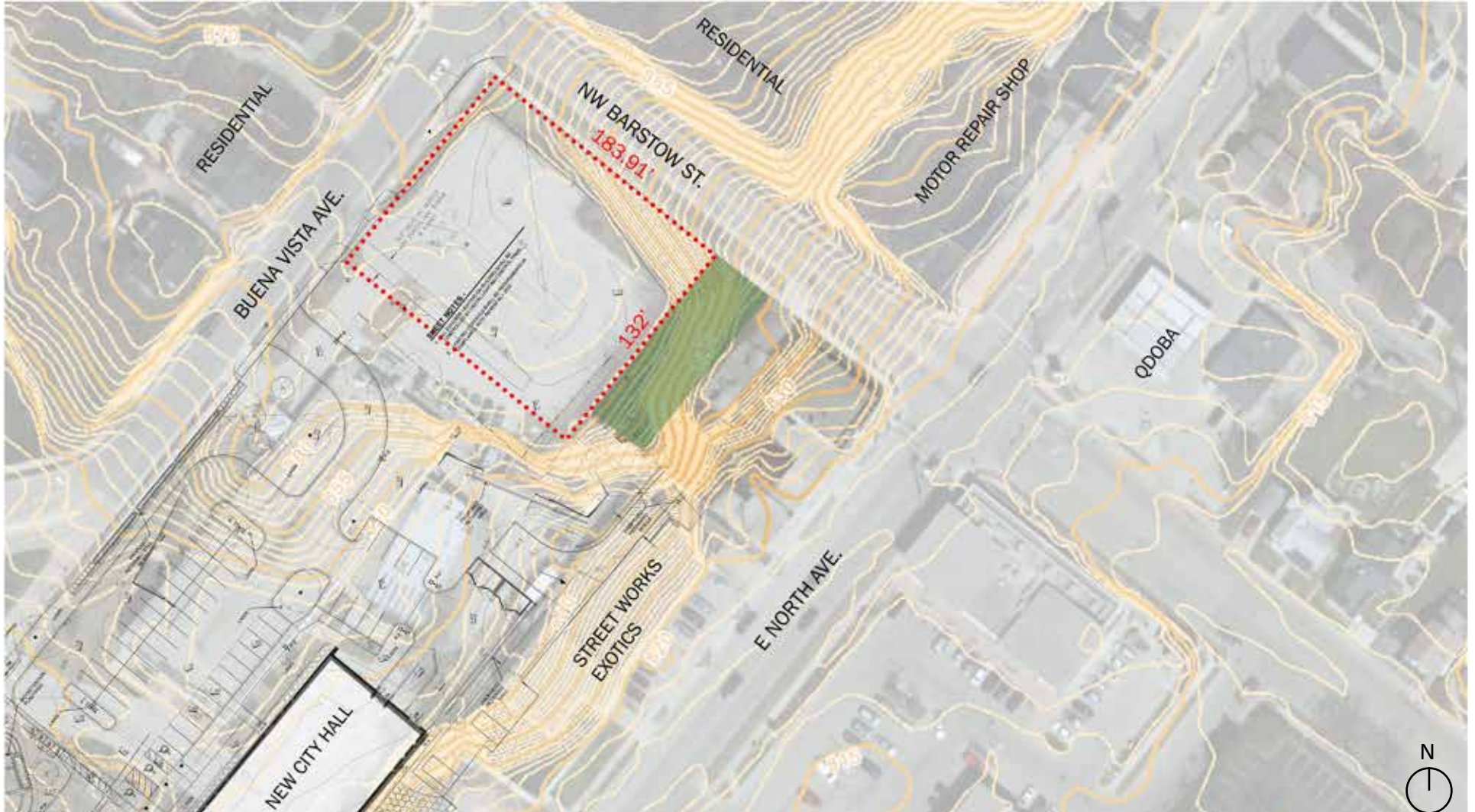


PARCEL 1

..... SITE BOUNDARY

———— TOPOGRAPHY

———— TREES



PARCEL 1 EXISTING CONDITIONS



View of the steep topography at the top of Barstow Street



Edge condition, view of the new City Hall



Powerlines on Buena Vista Avenue



Setback on Buena Vista Avenue

PARCEL 1 DEVELOPMENT OPTIONS

Townhomes

Sq. Ft. = 2,200 per unit

Option A = 11 units Option A = 3 and 2 stories

Option B = 10 units Option B = 3 stories

Building Height

Option A = 30 and 20 feet

Option B = 30 feet

All units have a two-car attached garage

Apartments

Sq. Ft. = range of 700 - 1,400 per unit

41 units

18 one bedroom units (700-900 SF)

23 two bedroom units (1,000-1,400 SF)

Building Height

45 feet, 3 stories

Parking Spaces = 41

TOWNHOMES OPTION A

Townhome: Option A
Sq. Ft. = 2,000
of units Option A =11
stories Option A =3 & 2
Building Height Option A = 30 FT
2 Car Garage, 22 Spaces





View of interior court and shared pergola, new City Hall in the background



Night rendering of corner plaza looking down Barstow Street



Interior courtyard facing pergola and center plaza, view towards Barstow Street

TOWNHOMES OPTION B

Townhome: Option B
Sq. Ft. = 2,200
of units = 10
stories = 3
Building Height = 30 FT
2 Car Garage, 20 Spaces





Shared green space, garage access, and outdoor patios with views of downtown



View of shared green space and downtown from townhome balcony



Landscaped plaza at Buena Vista Avenue and Barstow Street, individual entrances and landscaped hill along Barstow Street

APARTMENT BUILDING LEVEL 1

Level 1

Sq. Ft. = 700-1300SF

of units =41

18-1BR(700-900 SF)

23-2BR (1,000-1,300 SF)

stories =3

Building Height = 45FT

Parking Spaces = 41



APARTMENT BUILDING LEVEL 2



APARTMENT BUILDING UNDERGROUND PARKING





Entrance off Buena Vista



Shared courtyard space and access to underground parking



Rooftop gathering space for residents, with views of downtown

COMBINED PARCELS SUMMARY

After presenting the two initial schemes on parcel 1, the client asked us to investigate the including the corner parcel at North Avenue. CDS expanded the apartment concept over the two parcels, connecting them below ground with a parking garage. The 45 foot slope along Barstow Street, from Buena Vista Avenue to North Avenue, created views of the downtown for building A on top of the hill, and while allowing an additional 4 story apartment building at the bottom of the hill.

CDS continued to adopt the original parcel 1 layout for the apartment complex, only varying slightly to accommodate the core connection from the new combined parking garage. Building B at the bottom of Barstow has first floor garage access from North Avenue, a center lobby entrance, and community space, while the units are lifted off the street level. An outdoor courtyard connects the two buildings, as well as the underground parking.

The two building layouts allow for two courtyard spaces, with amenities such as outdoor games, raised bed gardens, shaded grilling pergolas, and open green space. The corner plaza on North Avenue and Barstow Street has a cascading water feature that collects stormwater into a unique reflecting pool with signage for the new Waukesha apartments.

PARCEL 2 EXISTING CONDITIONS



Grade change on Barstow Street



Existing buildings on North Avenue



Corner of North Avenue and Barstow Street



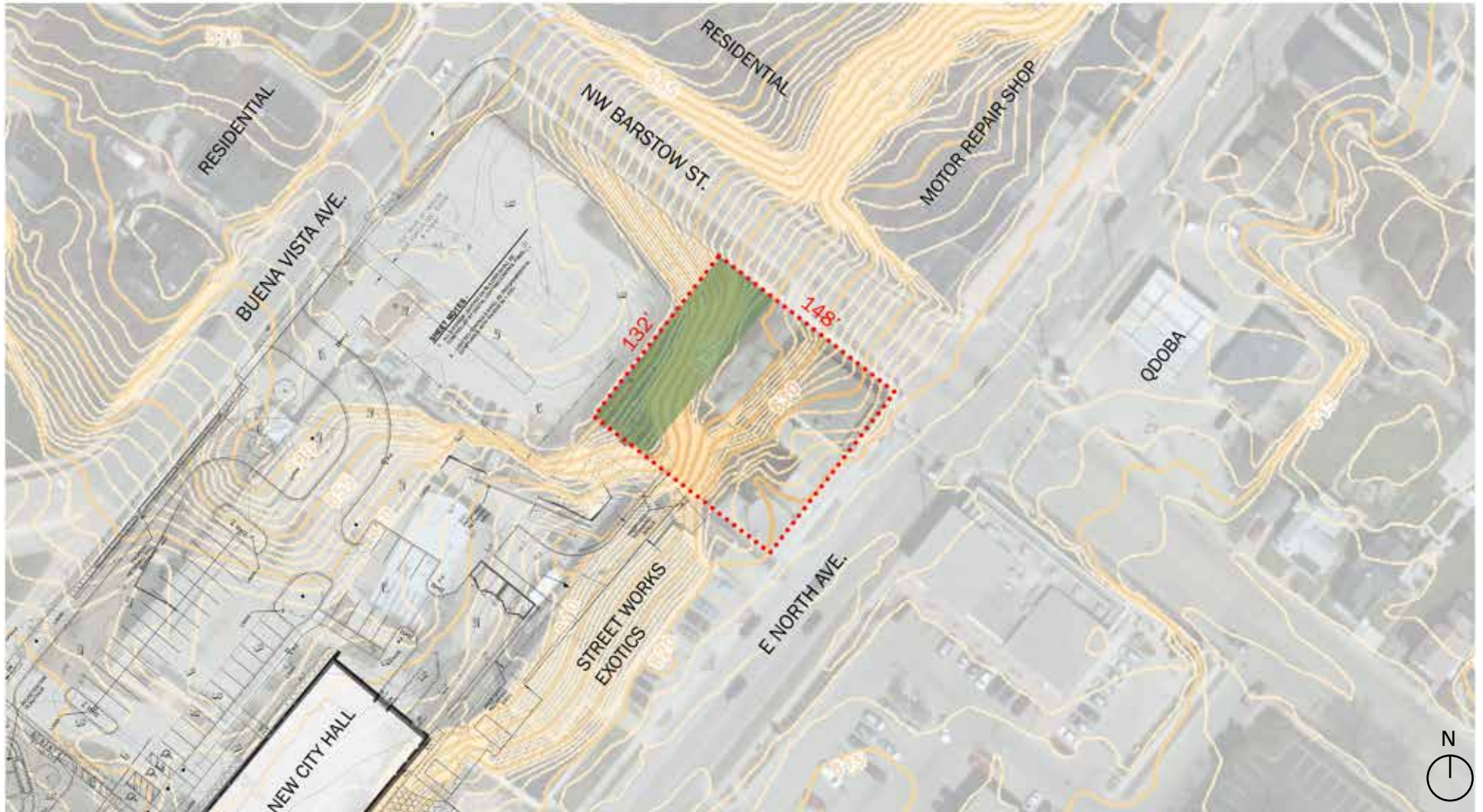
Barstow Street view of North Avenue intersection

PARCEL 2

..... SITE BOUNDARY

———— TOPOGRAPHY

———— TREES



DEVELOPMENT INFORMATION - COMBINED PARCELS

one bedroom units: 700 SF - 1,000 SF

two bedroom units: 1,000 SF - 1,400 SF

Building A on Parcel 1

45 units Total

30 one-bedroom units

15 two-bedroom units

48 parking spaces

Building B on Parcel 2

28 units Total

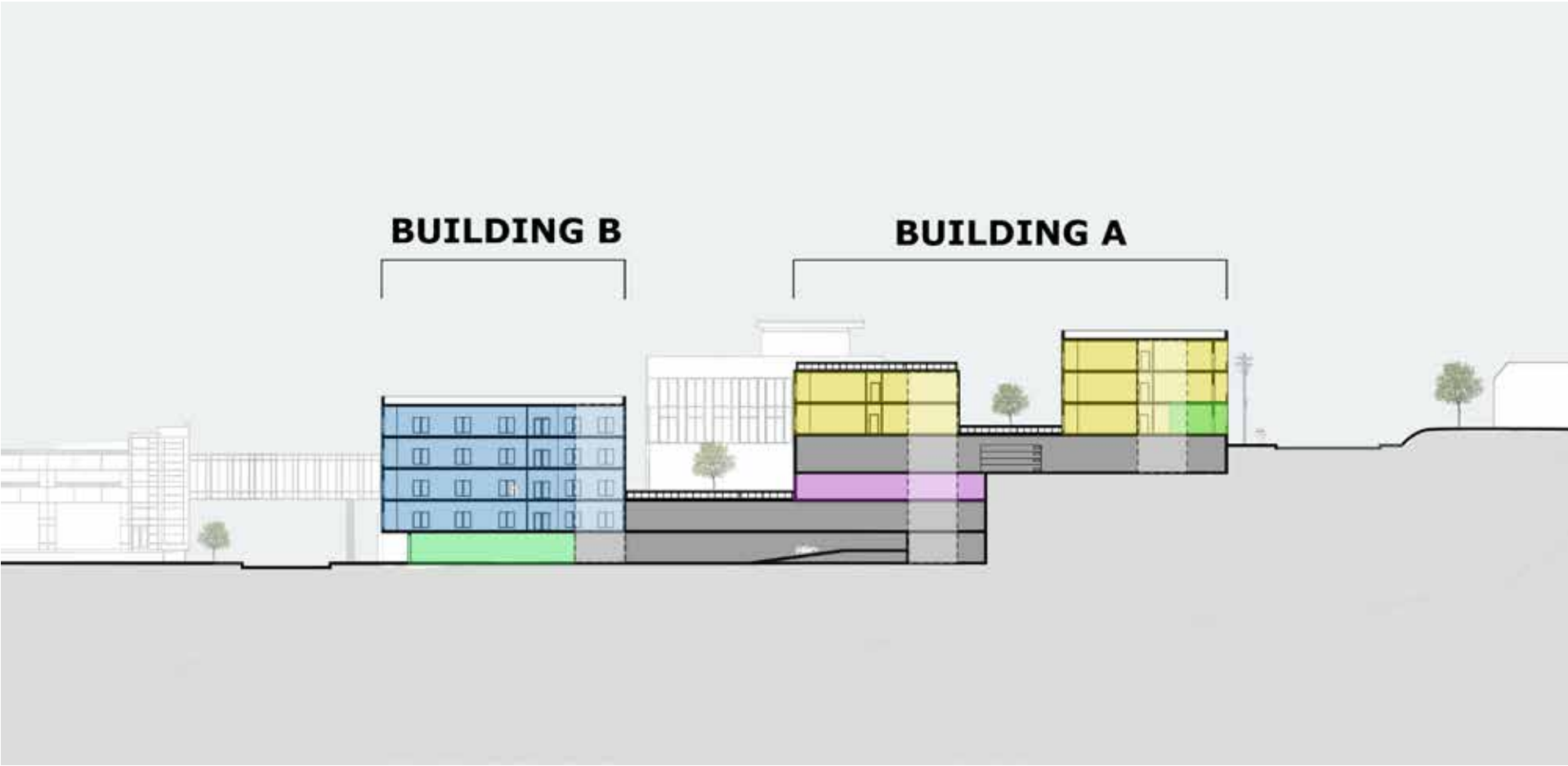
12 one-bedroom units

16 two-bedroom units

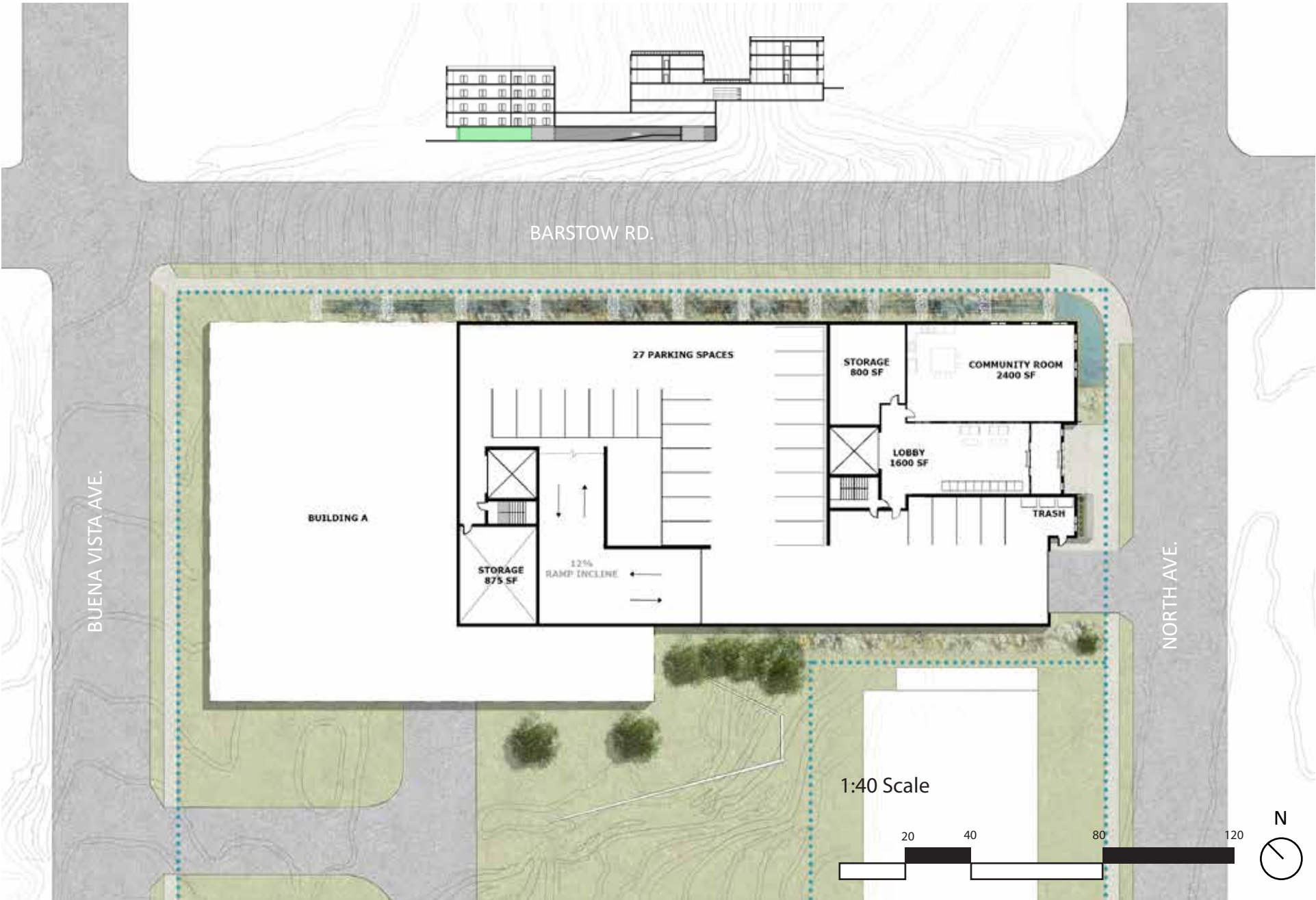
47 parking spaces

TOTAL 73 units
95 parking spaces

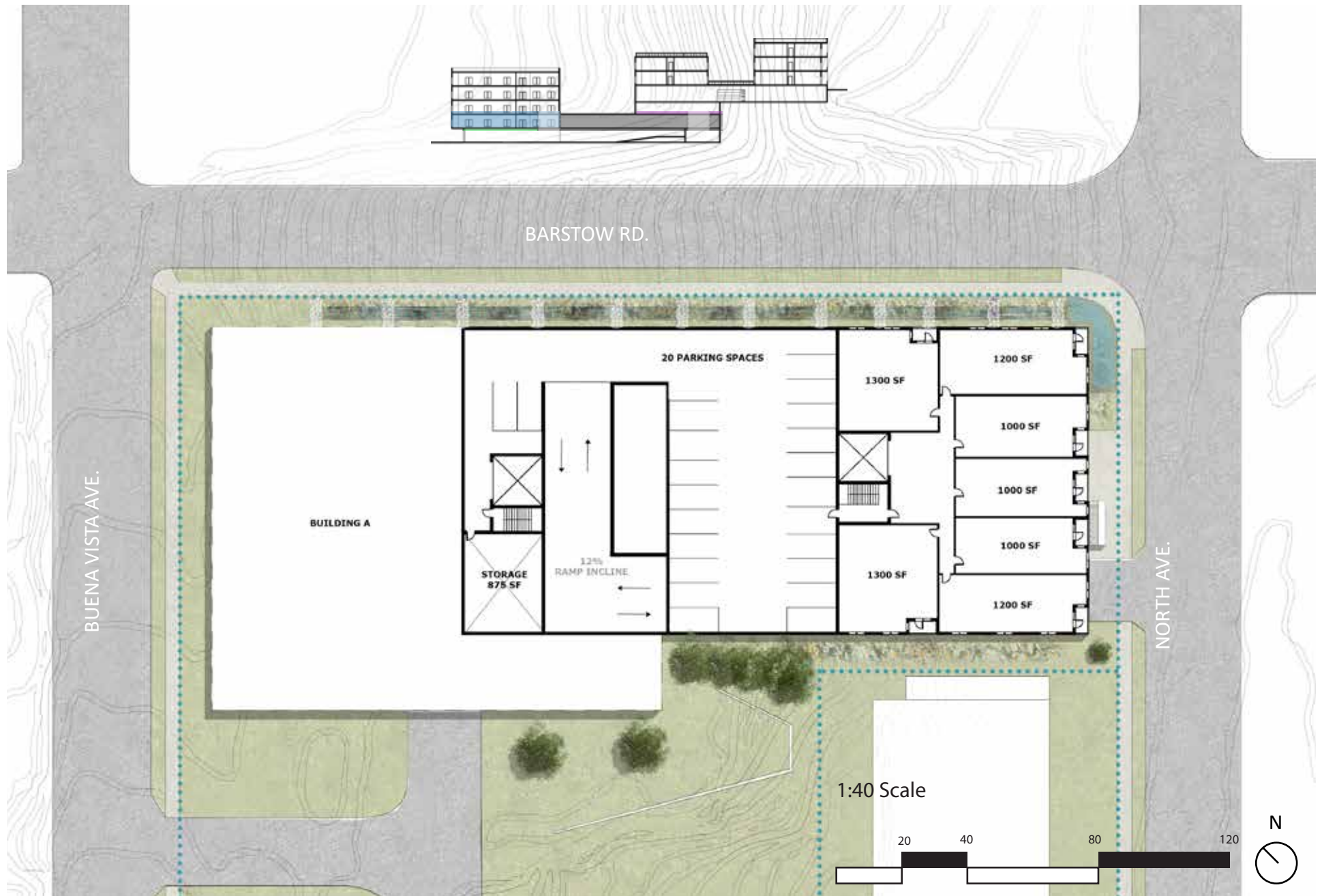
SITE SECTION LOOKING SOUTH



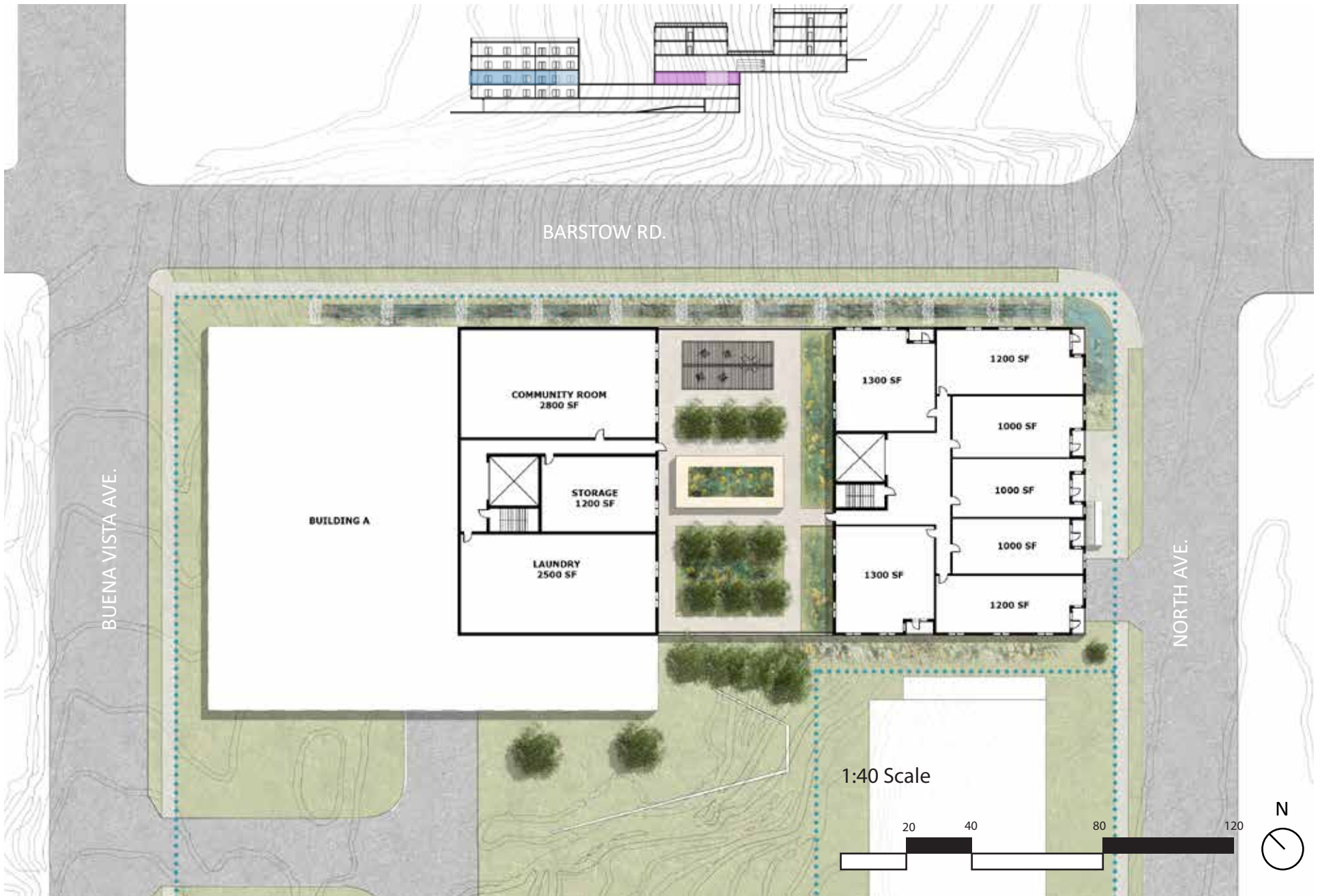
COMBINED PARCELS LEVEL 1 BUILDING B



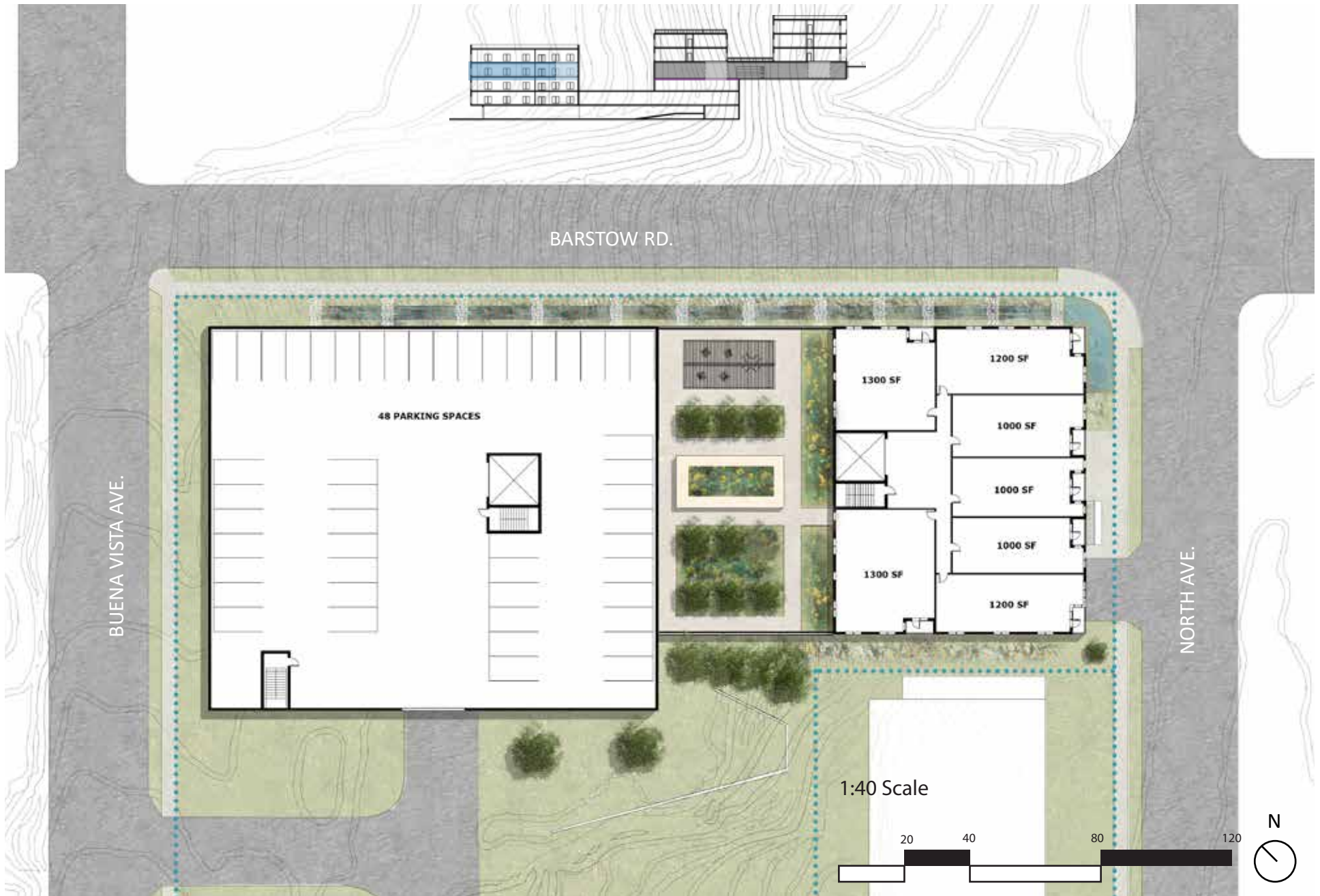
COMBINED PARCELS LEVEL 2 BUILDING B



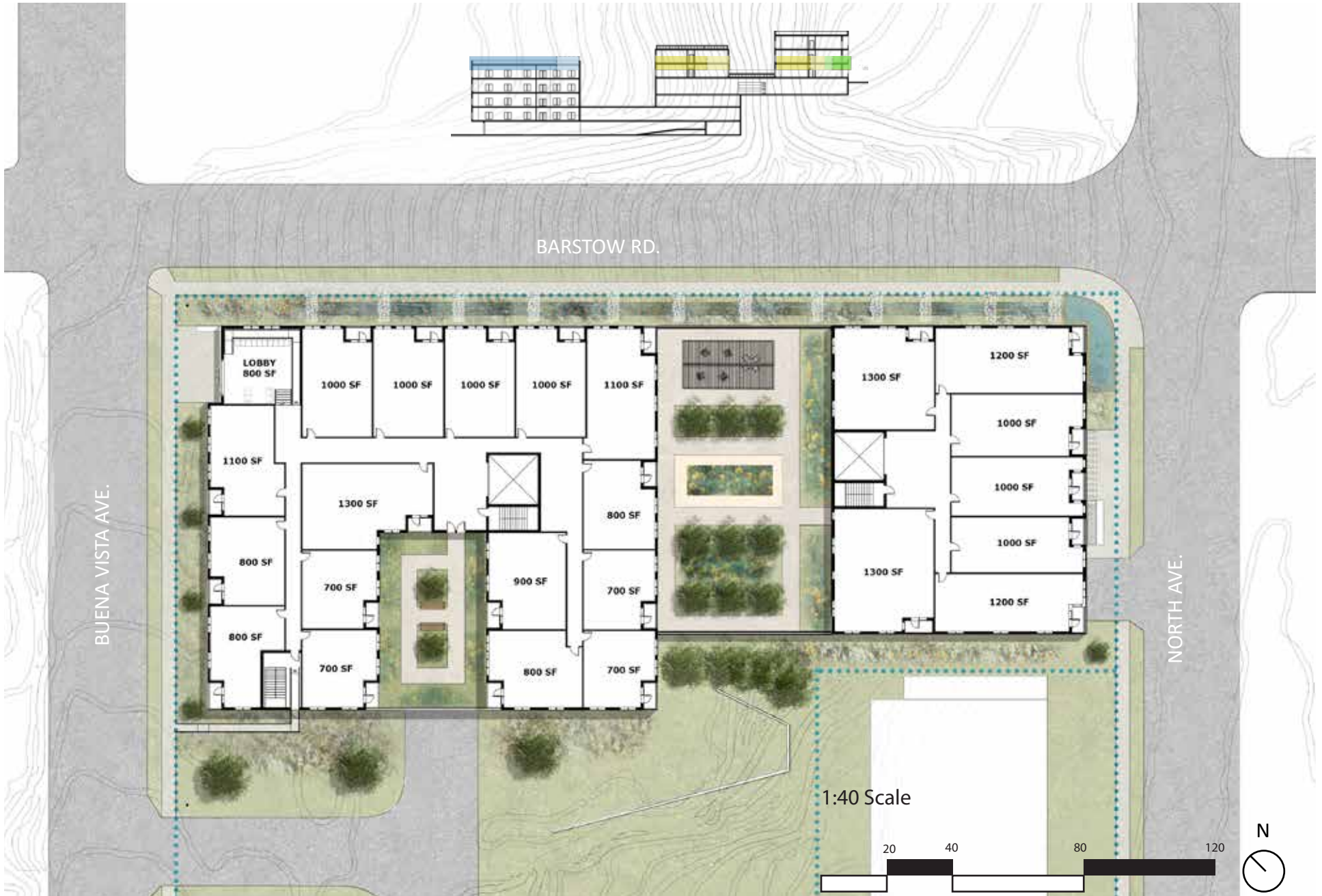
COMBINED PARCELS LEVEL 3 BUILDING B, SHARED SPACES BUILDING A



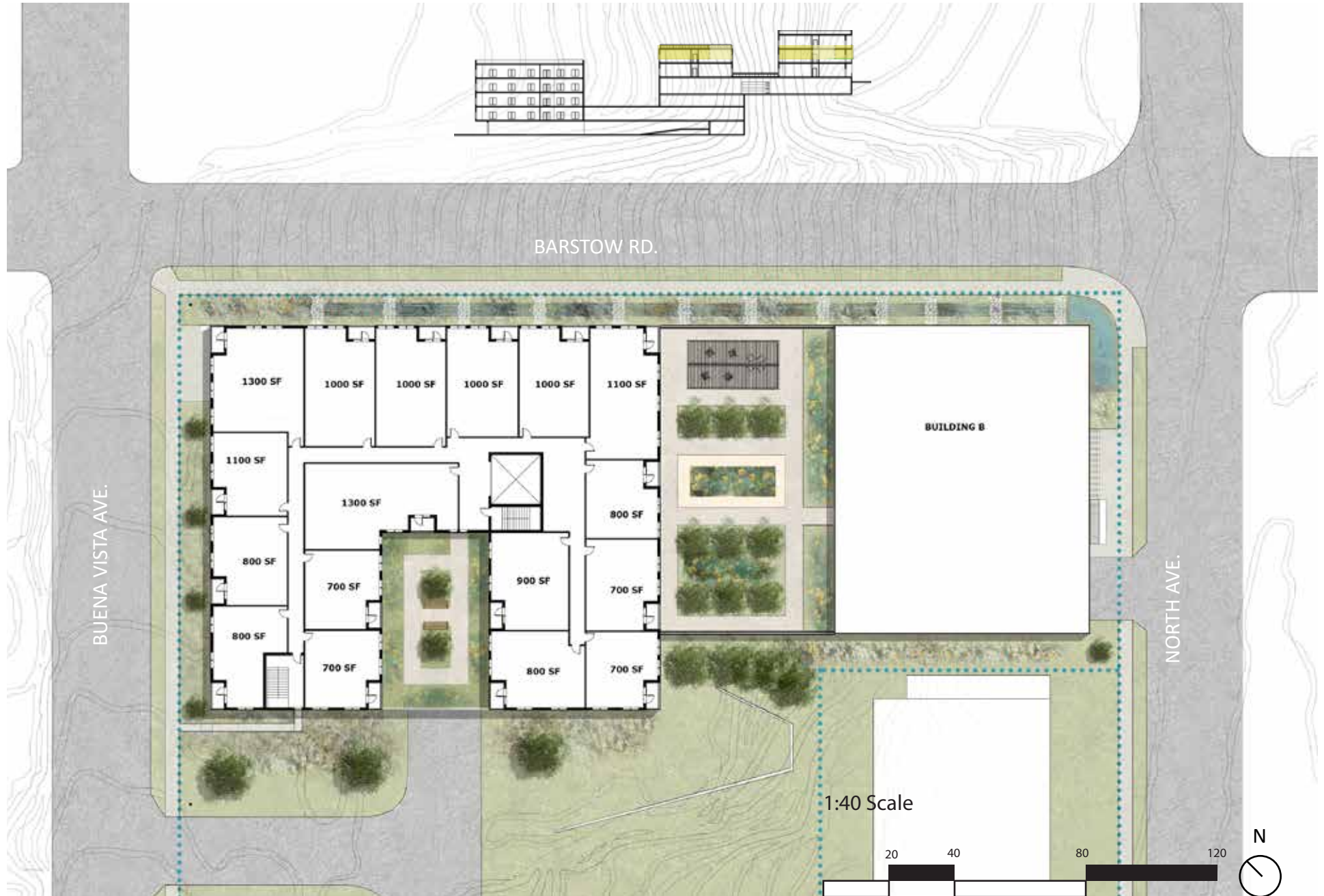
COMBINED PARCELS LEVEL 4 BUILDING B, PARKING BUILDING A



COMBINED PARCELS LEVEL 5 BUILDING B, GROUND FLOOR BUILDING A



COMBINED PARCELS ROOFTOP BUILDING B, LEVEL 2 BUILDING A



COMBINED PARCELS ROOFTOP BUILDING B, LEVEL 3 BUILDING A





Aerial rendering of buildings on combined Parcels 1 and 2, corner of North Avenue and Barstow Street



Rendering of corner plaza and entrance for Parcel 2 building on North Avenue and Barstow Street

HOUSING OPTIONS TOWNHOMES and APARTMENTS



Townhome Concept A-Parcel 1



Townhome Concept B-Parcel 1



Apartment Concept-Parcel 1



Apartments Combined Parcels 1 & 2

