Riverworks - WE Energies Substation

Building Renovation & Site Design
Acknowledgments

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1.0 Introduction

In the Summer of 2013, Riverworks commissioned Community Design Solutions to provide renovation concepts for an old WE Energies Substation building located at the Five Points Intersection in Milwaukee.

Community Design Solutions is a design outreach program within the School of Architecture and Urban Planning at the University of Wisconsin-Milwaukee. CDS serves Milwaukee’s neighborhoods by providing preliminary design and planning services to promote positive physical change within these communities.

CDS was commissioned to provide programming, space planning and design to renovate the existing building and the surrounding site as well as examine the future development of the site.

The proposed building concepts divide the building into flexible tenant space that can be rented out to a number of different clientele, with supporting amenities such as bathrooms and lobby space.

Two overall concepts are proposed, each option has a maximum parking proposal and an increased open space concept. Accessibility is addressed with an elevator option and an exterior ramp option.
2.0 Site Analysis
- Long narrow building
- Large undefined lot in front
- Large billboard blocking view to the building from the intersection
2.0 Site Analysis

- Axis from Dr. Martin Luther King Dr.
- Axis from W. Atkinson Ave.
- Axis from bus shelter inbetween intersections
- Parking on a third of the site
- Open space on the remaining two-thirds
- Purchase of southern tip of site for future public use
2.0 Site Analysis

- Parking on a third of the site
- Openspace on the remaining two-thirds
- Purchase of southern tip of site for future public use
- Future building expansion to create more street presence and rentable tenant space
3.0 Existing Conditions
3.0 Existing Conditions

- Site closed in with solid gate and brick walls
- Not handicap accessible
- No street presence
- No on-site parking
- Concrete partition walls located on-site
3.0 Existing Conditions

Exterior Electrical Area
3.0 Existing Conditions

Exterior WE Energies Building
3.0 Existing Conditions
4.0 Building Concept 1
4.0 Building Concept 1A

- Four tenant spaces
- Freight Elevator
- Shared Lobby
- Shared Bathroom on each floor
- Mechanical Room
- Maximum surface parking
- Glazing on south side of building for sunlight
- Clerestory windows on north side for indirect light
Total Rentable Area_2,460 SF

- TENANT A 577 SF
- TENANT A 653 SF

FIRST LEVEL

BASEMENT LEVEL

Concept 1A_Building Plans
4.0 Building Concept 1A

Concept 1A_Exterior Perspective of Parking
- Four tenant spaces
- Freight Elevator
- Shared Lobby
- Shared Bathroom on each floor
- Mechanical Room
- Minimal surface parking
- Outdoor public greenspace
- Glazing on south side of building for sunlight
- Clerestory windows on north side for indirect light
4.0 Building Concept 1A & B

NORTH ELEVATION

SOUTH ELEVATION
5.0 Building Concept 2
- Four tenant spaces
- Outdoor Ramps/Front Stairs
- Shared Lobby
- Shared Bathroom on each floor
- Mechanical Room
- Maximum surface parking
- Glazing on south side of building for sunlight
- Clerestory windows on north side for indirect light
Total Rentable Area_2,748 SF

First Level:
- Tenant A 649 SF
- Lobby
- Bath
- Closet
- Tenant A 725 SF

Basement Level:
- Tenant A 649 SF
- Lobby
- Bath
- Mechanical Room
5.0 Building Concept 2A

Concept 2A_Exterior Perspective of Parking
5.0 Building Concept 2B

- Four tenant spaces
- Outdoor Ramps/Front Stairs
- Shared Lobby
- Shared Bathroom on each floor
- Mechanical Room
- Minimum surface parking
- Outdoor public green space
- Glazing on south side of building for sunlight
- Clerestory windows on north
5.0 Building Concept 2A & B

NORTH ELEVATION

SOUTH ELEVATION