

# Bayview Residential & Community Spaces

The Bayview residential area of downtown Madison is currently undergoing a complete redevelopment. The outdated townhouses (built in 1971; see below) and lack-luster community center (built in 1985) are being replaced with a larger community center, updated townhouses, and new apartment buildings. This redevelopment incorporates extensive collaboration with Bayview residents and will ensure that the needs of both the residents and the environment are being met.



- **Location:** 601 Bay View Drive, Madison, WI.
- **Project Type:** Multi-Family Residential
- **Project Size:**
  - Community center: 11,500 sq ft
  - # of Units: 130
  - Pop. density: 500
- **Developers:**
  - The Bayview Foundation
  - Horizon Development Group
- **Architect:** The Kubala Washatko Architects (TKWA)
- **Consultants:**
  - Slipstream
  - Precipitate
  - Design Engineers
- **Passive House Rater:** Eco Achievers
- **Building Certifications:**
  - Passive House (community center & one townhouse)
  - Energy Star (all townhouses)
- **Completion Dates:**
  - Apartments: 2022
  - Townhouses: 2023 & 2024
  - Community center: 2023

## Residential Space

- 4-story apartment (48 units)
- 3-story apartment (25 units)
- 8 townhouses (57 units)
- More-accessible units
- Increase in density from 277 residents to 500



## Common Space

- Community center (see above)
- Playground
- Garden spaces
- Grassy common areas
- Basketball court



This document was made by 350 Wisconsin's Community Climate Solutions Team to promote green buildings in our communities.





"Bayview's Redevelopment: Net Zero for All" - Slipstream

## Climate & Equity Values

For decades, Bayview has been serving one of Madison's most culturally diverse communities by providing affordable housing to low-income families. In order to further increase its affordability, Bayview is working with the consulting firm Slipstream to ensure the new facilities are built to be highly energy-efficient. This sustainable design will work to provide residents with substantial energy cost savings.

## Green Building Goals

**Net-Zero Carbon:** Zero or negative Global Warming Potential (GWP)

**Net-Zero Energy:** Community center and 7-unit townhouse will be able to achieve net-zero with the addition of solar panels

### Energy Efficiency:

- Energy use intensity (EUI) of less than 30 kBtu per sq ft
- Blower door test rating of less than .15 cfm50 per sq ft
- Maximized usage of natural daylight indoors

**Air Quality:** Compliance with ASHRAE 62.2-2016 standards

## Green Design Features

Super-insulated envelope and proper window placement for maximum energy savings

Landscaping plan that includes a shortgrass prairie, burr oaks, and fruit trees

Balanced ventilation with more filtered outdoor air than required by code

Green roof on community center

Low to no VOCs in all interior paints, furnishings, and finishes

