# BAKERS PLACE

### Preserving the Past

The precursor of Bakers Place, the Gardner Baking Company Building, was listed as a potential landmark in the City of Madison's 1998 Downtown Preservation Plan. This 90-years-old building will be preserved alongside the new Bakers Place, designed for 21st century needs. Between the new building and the existing building, a commercial "Mews" experience will be incorporated, where the old meets the new in an intimate, unique public space.





#### **Project Details**

- Location: 849 E Washington Ave, Madison, WI, USA
- Project Type: Multifamily, Mixed-Use
- Project Size: 290,261 total square feet
- Dwelling Units: 206
- Developer: The Neutral Project
- Planned completion date: Quarter 2 of 2024
- Building Certifications: LEED v4 BD+C NC, employing passive house building principles and WELL standard principles

### Design Overview

The project's design goal was to respectfully develop the site, engaging and celebrating the existing character of the Gardner Bakery building, and reinvigorating the site with a stepped residential mass timber building that rises to14 stories behind the Gardner Bakery building and steps down to 9 Stories on East Main Street. The building is C-shaped in plan offering space for an elevated landscaped courtyard.





This document was made with 350 Wisconsin's Community Climate Solutions Team to promote green buildings in the surrounding community.

## About the Developer

The Neutral Project is a sustainable real estate development company. Our goal is to challenge conventional real estate development methods and present a new sustainable development strategy focusing on climate change plus carbon, water management, and livability. Attaining net-zero carbon buildings is a major aim of our strategy. To achieve this ambitious goal, we focus on reducing our embodied carbon emissions, reducing our operational carbon emissions, and verifying our approach with whole-building life cycle assessments (WBLCA).

## About Carbon Neutrality

Buildings are for people, and the built environment should encourage healthy living and a blissful communal lifestyle. Our design employs innovative concepts from the WELL Building Standard and employs passive house principles proven to reduce total energy consumption, improve thermal and acoustical comfort, and supply clean filtered air to occupants. Utilizing passive house design principles; can reduce energy consumption by up to 70% compared to business as usual construction.

### About Mass Timber



Considered a low carbon alternative to steel and concrete, mass timber is becoming prevalent in the architectural field.



Bakers Place will utilize cross-laminated mass timber construction to reduce the embodied carbon of the building. According to WoodWorks' Carbon Estimator, the project has the following sustainability statistics derived from using mass timber: volume of wood products used 141,659 cubic meters (2,266,548 board feet), U.S. and Canadian forests grow this much wood in 12 minute, carbon stored in the wood 3,170 metric tons of carbon dioxide, avoided greenhouse gas emissions 6,730 metric tons of carbon dioxide, total potential carbon benefit 9,900 metric tons of carbon dioxide, and remove 1,891 cars off the road for a year.



A Building For Generations

## More About Carbon Neutrality

Bakers Place also plans to incorporate green roofs to provide access to therapeutic and restorative natural relaxation spaces for occupants, exposed mass timber bringing warmth and texture to the interior of the building, and use natural, low- or no-VOC materials indoors wherever possible and provide enhanced ventilation for improved indoor air quality. The project will also incorporate environmentally-minded operational strategies to improve our resident's experience-creating a blissful communal lifestyle.

A momentous part of the objective of Bakers
Place is to reduce embodied and operational carbon emissions. Preliminary life-cycle analyses suggest the project will attain this goal. The project is projected to reduce carbon emissions by 42% relative to a concrete code-compliant building baseline (including biogenic carbon storage). This reduction is attributed mainly to building with mass timber because the project will avoid a significant portion of the embodied carbon emissions produced by traditional construction materials and because of the ability to better optimize the building's foundation.

The project is designed to include transportation options that are convenient for the residents while also achieving the goal of reducing emissions. These options are an electric vehicle ride-share program and an electric bicycle bike-share program managed through a phone app for residents.

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