DESIGN ENGINEERS
MECHANICAL & ELECTRICAL CONSULTANTS

BAYVIEW FOUNDATION

Madison, Wisconsin

Services & Systems

- Fire Suppression
  - Dry Sprinkler
  - Wet Sprinkler
- Plumbing
  - Domestic Supply
  - Sanitary/Storm Sewer
- HVAC
  - Energy Recovery
  - Balanced Ventilation
  - Type 1 Kitchen Exhaust
- Lighting
  - Occupancy Sensors
  - Daylighting
  - Dimming
  - LED
- Power
  - 120/208
  - PV-Ready
- Safety & Security
  - Cameras
  - Access Control
- Technology
  - Structured Cabling
  - Audio/Visual/Conference

Specialty Consultants

- PHIUS CPHC
  - Precipitate
- PHIUS Verifier
  - Eco Achievers

Project Awards

Climate Champions, Building Design, 2022

American Planning Association (APA) Community Development Without Displacement, 2024

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Low-Income Housing with a Sustainable & Inclusive Approach

The Bayview Foundation, established in 1966, has long supported culturally diverse, low-income families in Madison, Wisconsin, by providing affordable housing and fostering community through arts, education, and recreation. In response to aging infrastructure and evolving community needs, Bayview initiated a comprehensive redevelopment project in 2021 to enhance and expand its facilities.

The newly expanded living quarters replace the 102 outdated townhomes serving 200 residents with apartments and townhomes for 500. Additionally, a 11,500-square-foot new community center replaces the existing 5,000-square-foot facility and offers programs and services tailored to the population, including educational programs, arts and cultural activities, and social services.

At the heart of this project was a design justice approach that included resident input in the planning and design of the project. This input resulted in a 3-phased approach ensuring existing residents were housed on the property for the entirety of the project. Other design choices, such as adding electrical connections for deep freezers in each unit, were based on direct feedback from residents. This approach has set an example for future low-income housing development, emphasizing community involvement and comprehensive support services.

Sustainability Features

In addition to inclusive design, the project incorporated sustainability features to enhance energy efficiency, reduce environmental impact, and improve resident quality of life. Key environmental elements included a green roof, stormwater management, sustainable landscaping, and enhanced indoor air quality to meet ASHRAE 62.2-2016 standards. Highly efficient HVAC systems including air source heat pumps and energy recovery units were used to achieve Energy Star-certified townhomes and a design-certified Passive House community center. Additionally, the community center and town homes are designed PV-ready, positioning the buildings to produce a significant amount of the energy they consumeTR.

Commented [SK1]: Project Awards to include in grey column:

Climate Champions, Building Design, 2022

American Planning Association (APA) Community Development Without Displacement, 2024

Reach out to Chris Socha <CSocha@tkwa.com> for photos.

Commented [SK2]: Some of these numbers are from a 2023 article so let me know if they are inaccurate: Bayview development emerges as a bold model for low-income housing in Madison — Bayview Foundation

Commented [SK3]: Allison, the transcription didn't detail well who you said the passive house consultant was. Do you mind adding some basic info in the grey column for that? I can go back and format it.

Commented [SK4]: This was from slipstream. Is it still accurate/relevant?

Commented [SK5]: Is this accurate/part of that solar feasibility that you guys did? Or maybe it's just not worth including? I can't remember where I saw or heard this.