



PHOTOGRAPHY BY ZANE WILLIAMS

PARK EAST CONDOS

3502 DENNETT DRIVE, MADISON, WI 53703

PROJECT CREDITS

OWNER:
Park East, LLC

GENERAL CONTRACTOR:
Yahara Builders

ARCHITECTS:
Linville Architects

INTERIOR DESIGN ARCHITECT:
Linville Architects

ENGINEERS:
Schriber Anderson Associates

CONSULTANTS:
SRI Design

PHOTOGRAPHY:
Zane Williams

COMPLETION DATE:
November 2007

Immediately "Livable"

The key to winning this award, judges said, was high quality construction — not just for long-term durability, but also for quality of life. Durability means low sound transmission, and that the living spaces be of good proportion, and that the location is convenient for getting around town, and near public transportation.

"It's a matter of demonstrating to us that the building and design would justify long-term investment, so the standards are very high," our judges warned.

Park East Condos took the top honor, though facing fierce competition, because of one key factor that was expressed over and over during the judge's debate about the two finalists: the interiors appeared to be immediately livable.

"The interiors look very comfortable to each of us, though we all come together with our own tastes and styles," commented one judge. "That's an achievement that's hard to accomplish today, and we'd like to acknowledge that great design in this category."

Project Summary Statement

The developers found this corner site to be the perfect place for a small boutique condominium project based on its proximity to park and lakefront.

The goals were straightforward: to design a building that spoke of graceful living, enhanced with the beauty of panoramic, park, lake, and skyline views. This flat, corner sight mandated that all of the living units (15 total) would have expansive views of the above. Accordingly, the design does not have any "back" units. All five units at each level have these vistas.

At grade parking, under the building allowed the first living level to be 12 feet above the street level.

Masonry construction weaving two complementary brick tones together provided a cadence of vertical piers crowned out with metal hip roofs.

The design has prairie roots, taking a cue from the geologically formed prairie landscape to the East. It further identifies with the brick industrial buildings noticeable on this side of town.

Other key influences were the brick buildings of Oakpark and the elegance of residential buildings adjacent to Central Park in New York.

The building stands as a gateway joining two communities while further joining lake and city. It stands at the threshold to a revitalizing neighborhood while symbolizing a commitment to the East Side community of Madison. ■