

Northwestern Mutual HQ Tower + Commons

Milwaukee, WI

Constructed on the same downtown Milwaukee campus the firm has occupied for nearly 100 years, this 32-story corporate tower also includes the “Commons”, a 3-story podium that features a wide variety of amenities for the 3,000 employees who will occupy the building as well as some available to the general public.

Open space improvements to the 8-acre campus include the 3-acre South Garden, streetscape enhancements, exterior roof terraces and the renovation of the central atrium in the historic south office building

Designed to preserve a number of significant specimen trees, the South Garden improvements will provide a number of spaces to support private and public events. Wide, comfortable sidewalks and renovated crosswalks promote walkability and provide numerous access points into the garden. A street-level terrace features a performance stage framed around an existing specimen Oak and opens to a gently sloped event lawn that comfortably accommodates 1,500. Cascading water features bookend monumental stairs leading up to the podium terrace, which features a generous dining terrace and a small lawn to accommodate intimate events.

Client

Northwestern Mutual, Hines

Size

8 acre campus including a 3 acre garden

Dates

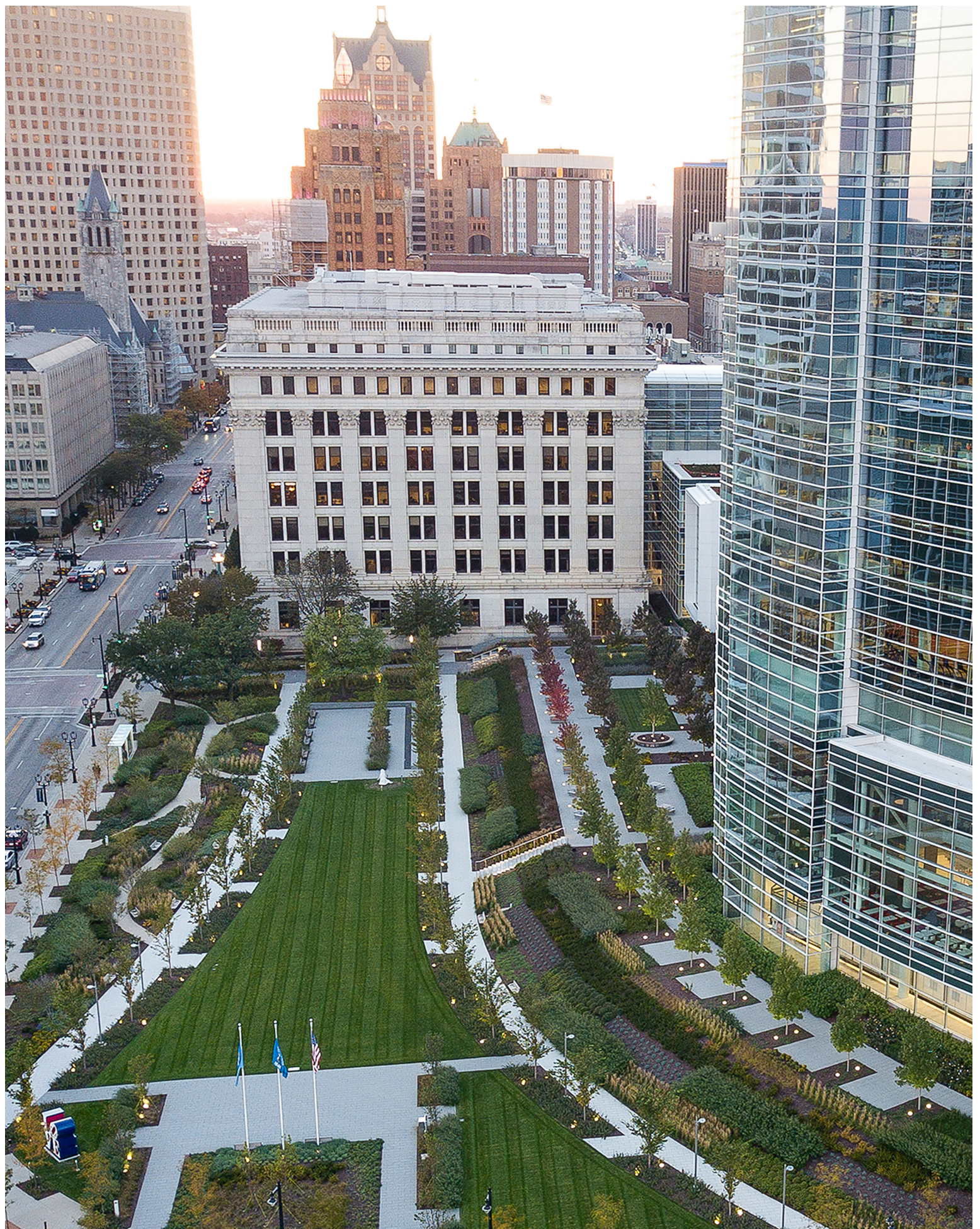
2014-2017

Team

Pickard Chilton
Kendall/Heaton (AOR)
GRAEF (Civil)
QTA (lighting)

Awards

American Architecture Awards, 2019







Northwestern Mutual



















Sustainability

Green roofs are installed to reduce the heat island effect, absorb storm water and provide enjoyment to the users.



LAND

The site develops 3 three acres of gardens for a 32-story glass office tower. The historic context of the site was considered by integrating the 1914 headquarters with the new office tower through a commons.

Erosion control was implemented on-site through the use implementation of geotextiles used to stabilize the soils.



WATER

Trees have the potential for intercepting 115,000 gallons of water which is the equivalent to 1/6 of an Olympic sized pool. *

The landscape irrigation system is high efficiency and reuses water.

The project features 37,000 SF of planted roof gardens.

52% of surfaces are permeable.



SOCIAL

By consolidating their operations to one united world headquarters, the company was able to benefit the city and develop a sense of corporate pride.

The project provides optimum site accessibility, safety and wayfinding through signage, lighting and pathways.

The project creates three acres of public park space, providing an amenity to the city. Secure areas and private spaces allow the corporation to offer personal amenities to its employees.

The projects construction created 1,000 construction -related jobs through 2017. Once the tower is complete, it will bring 1,900 new jobs to the city.



PLANTING

230 trees were planted, including various maples, pyramidal European hornbeam, cherry dogwood, Washington hawthorn, ginkgo, honey locust, date palm, Chinese elm, and crabapple.

83 trees were saved.

75% native plant types were used.

Annual planting was avoided, planting only perennials, succulents and grasses.

Low water usage planting was used on- site.



CARBON, ENERGY & AIR

The project uses planting to minimize building energy use.

The project uses regional materials.

The trees sequester 27,600 pounds of carbon annually, which offsets the average cars driving 37,545 miles.**



ECONOMICS

Hydronic paving creates continuous snow melt on-site. This not only makes the site safe, but offers maintenance savings by eliminating plowing, ice spills and long term damage done to the pavers by snow removal equipment and corrosive deicer.

*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

**120 pounds of CO2 per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO2 per year (The Code of Federal Regulations - 40 CFR 600.113).