MAKENZIE CINCOTTA

VOL. 2

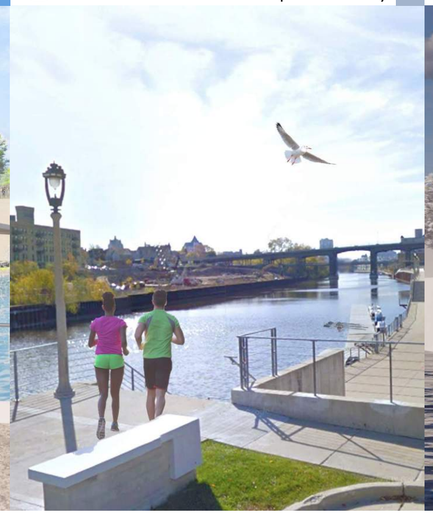
PLACES



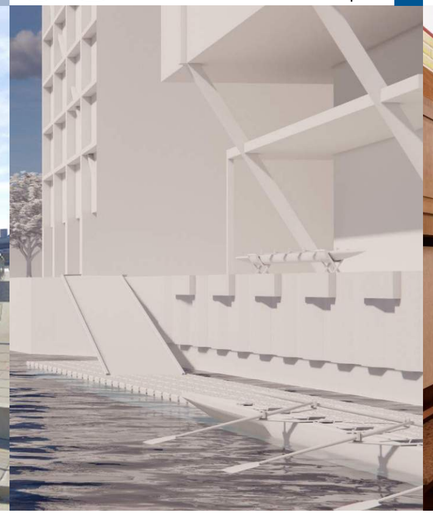
01 POINT PARK
Senior Thesis



02 MILWAUKEE ROWING CLUB
Boathouse Expansion Facility



03 MILWAUKEE ROWING CLUB X HARBOR YARDS
Schematic Proposal



04 LIVE & WORK IN AN EXISTING BUILDING
Sustainable Design



05 GALLERY ON GARFIELD
Community Commercial Design



06 BOLD ACADEMIA
Sitting Room



ARCHITECTURAL

INTERIOR

01

POINT PARK

Senior Thesis - Academic Work

Milwaukee's East Side lakefront is topographically separated from inland areas. What used to be below steep bluffs overlooking Lake Michigan is now designed into natural zones of park, beach, and path built out east of Lincoln Memorial Drive, yet these amenities are functionally cut off from the rest of the city.

Point Park is designed to serve as a visual and physical connection between the public attractions on Milwaukee's lakefront and the commercial amenities elevated above, creating an accessible transition that's experiential and effective.



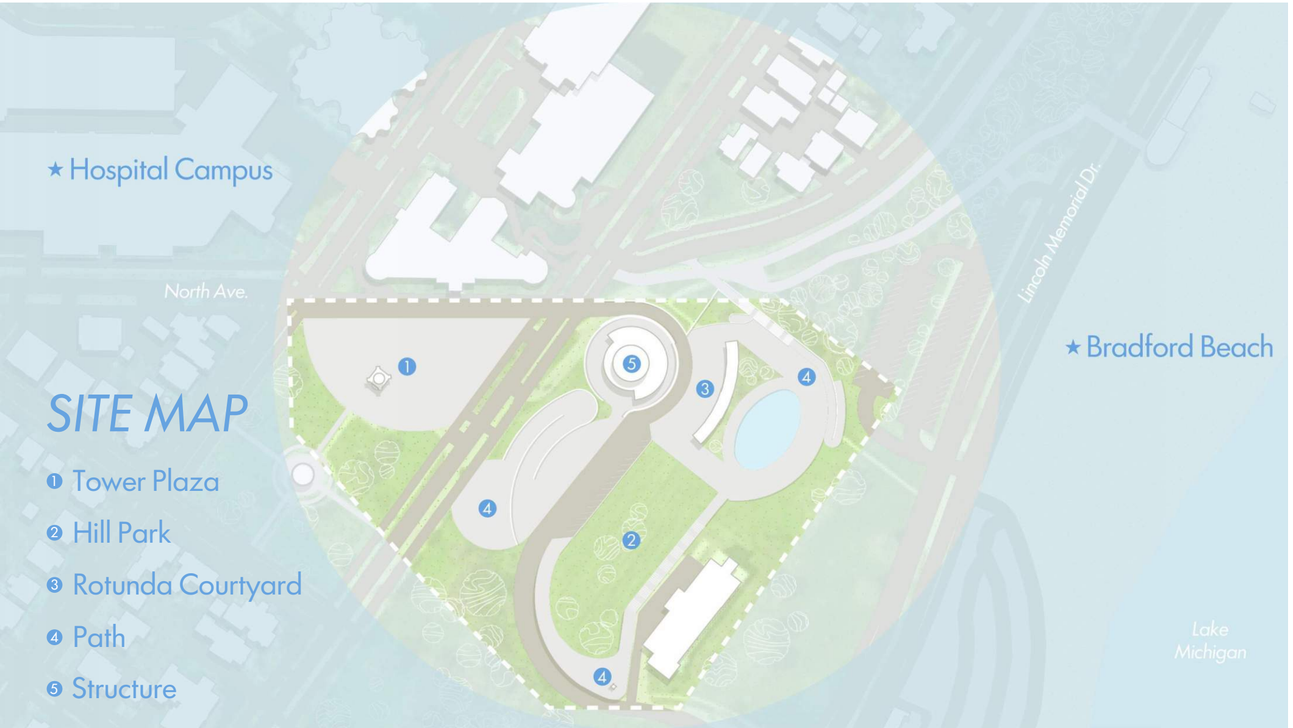
SAFETY, ACCESSIBILITY, EXPERIENCE

Observations:

- Milwaukeeans want more family-friendly spaces
- Bradford Beach is the county's primary beach
- All paths connecting the top of the hill to the bottom include a section of stairs, making the space inaccessible to many and limiting its use by all.

The redevelopment of the hill at 2275 N. Lincoln Memorial Drive will serve all residents of the City of Milwaukee.

This emphasis on inclusivity will highlight the lack of accessibility the hill poses to those who differ in mobility needs.



SITE MAP

1. Tower Plaza
2. Hill Park
3. Rotunda Courtyard
4. Path
5. Structure

URBAN DESIGN: PUBLIC PLACEMAKING

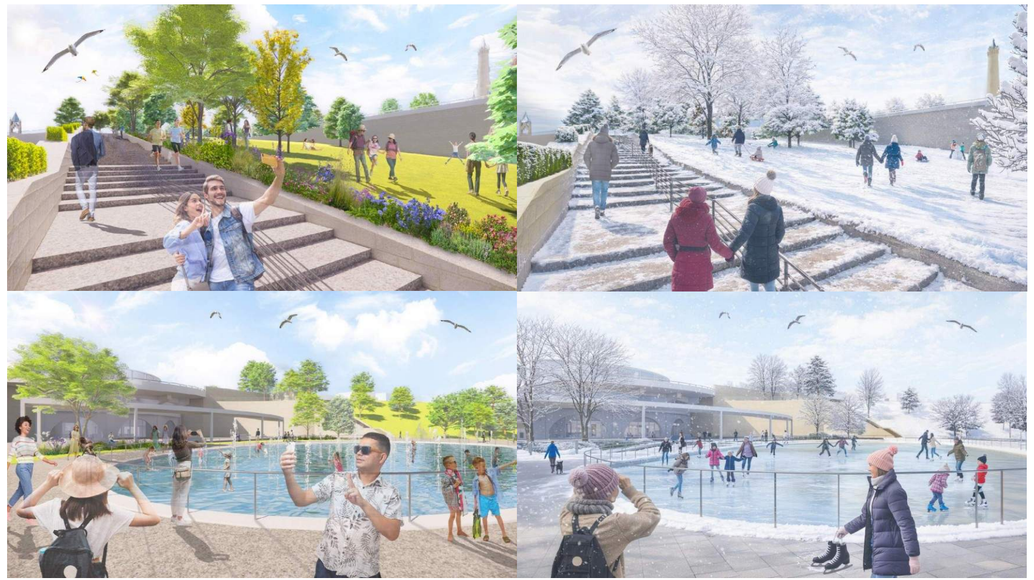
What is "Placemaking"?

"Placemaking is the process of designing spaces that foster human interaction, creativity, and community. It's about transforming underused areas into vibrant, engaging public places where people can connect. Instead of just focusing on the physical aspects like roads, buildings, or infrastructure, placemaking centers on the experiences people have in these spaces."

– "What Is Placemaking? Building Communities," Autodesk, 20 Feb. 2025.

WINTERIZATION

Redesigned park spaces remain functional in all seasons.





Views

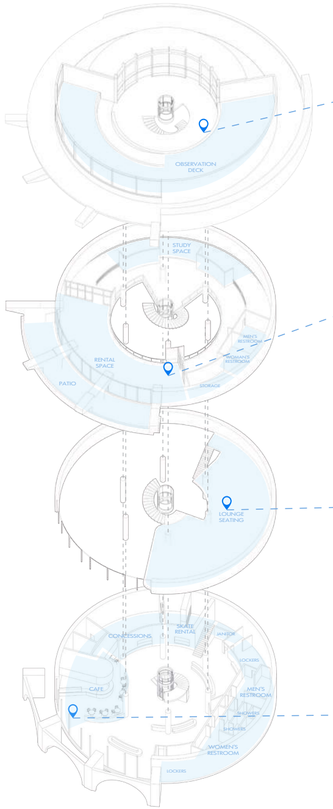


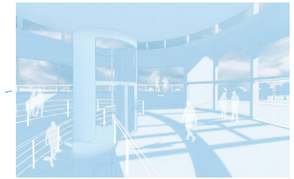
Green Zones



Circulation

INTERIOR PROGRAMMING





Third Floor



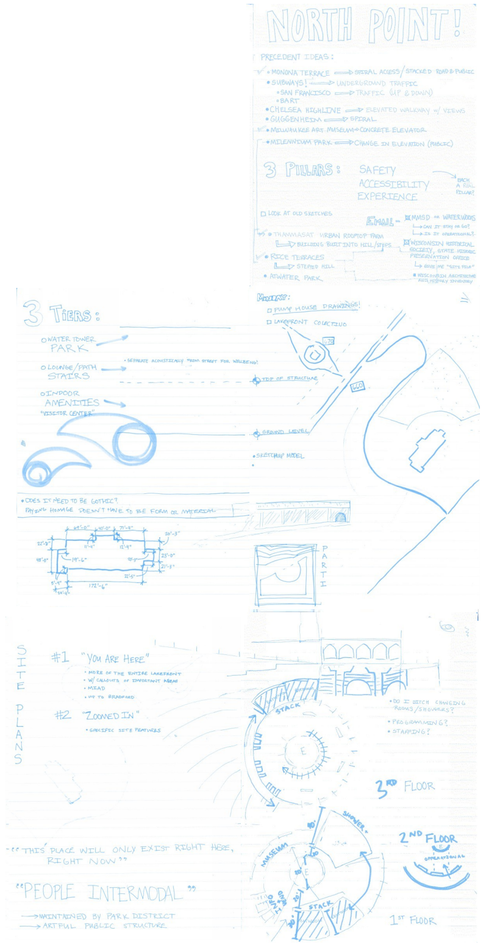
Second Floor



Mezzanine



First Floor



POINT PARK



GALLERY 2026

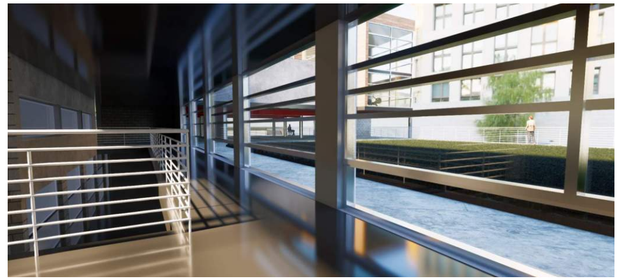
02

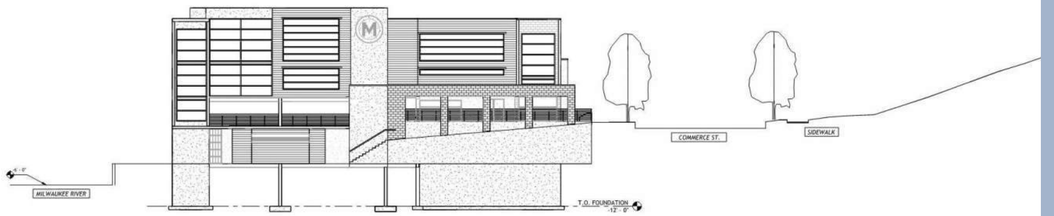
MILWAUKEE ROWING CLUB

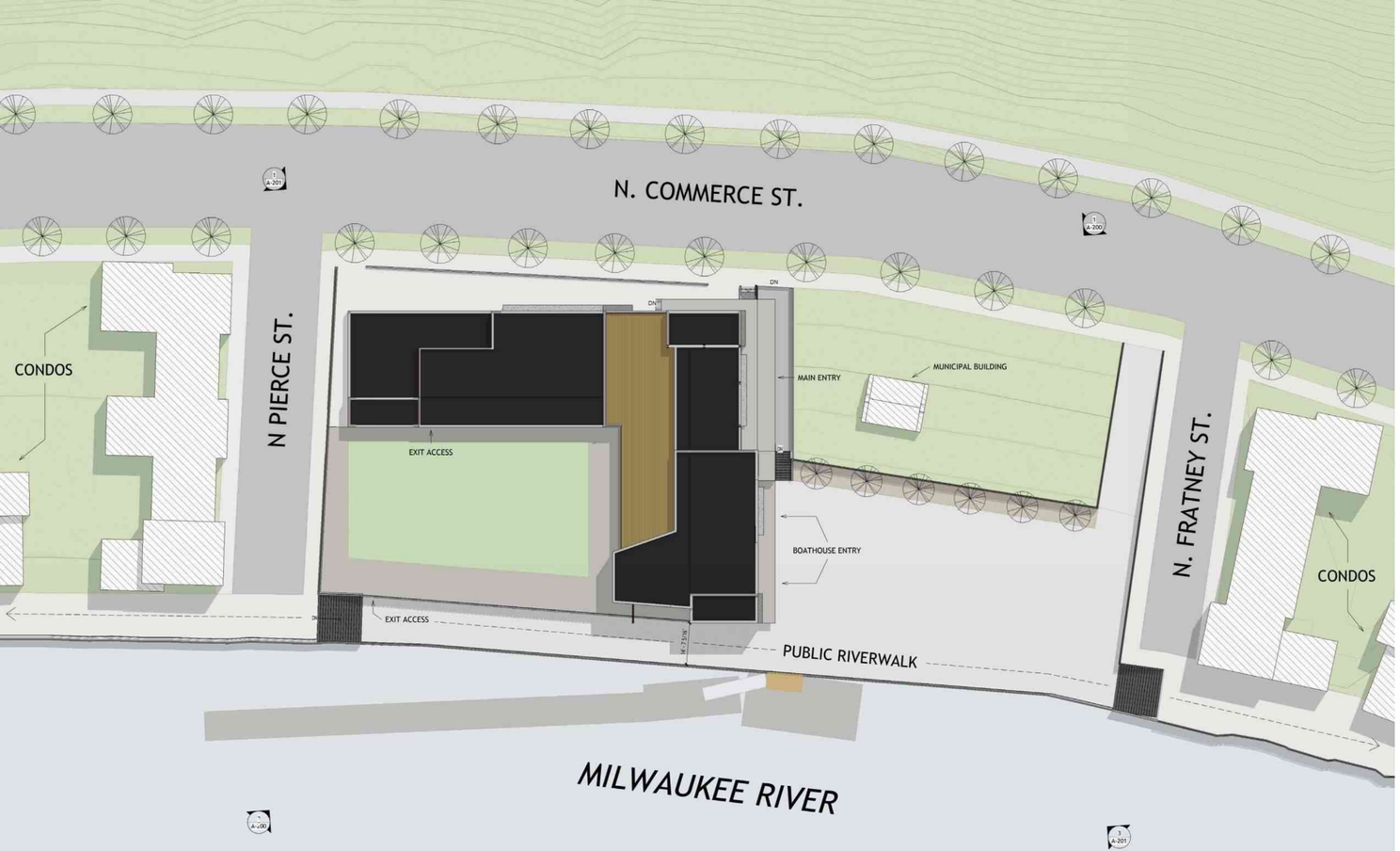
Boathouse Expansion Facility - Academic Work

Site analysis was conducted, and users of the existing training facility were interviewed to gather information on how utility of the space could be improved. International Building Codes were referenced to figure construction materials, occupant loads, and structural allowances.

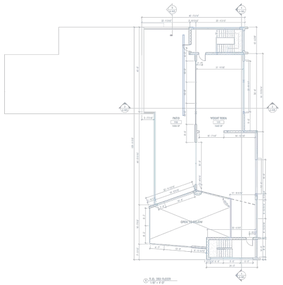
Project was taken through schematic design, design development, and construction documentation phases. Feedback from peers and instructors was gathered along the way via intermediate checkpoint pinup presentations.

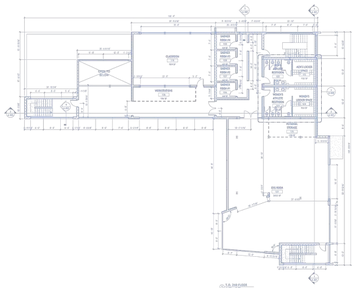


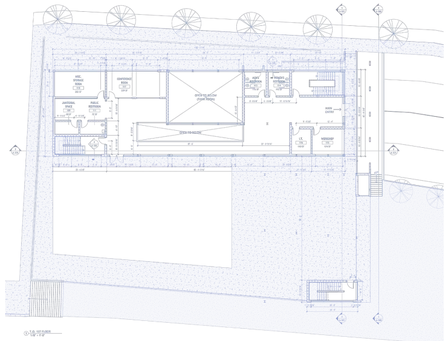


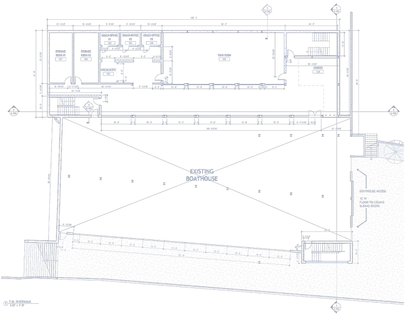

N. COMMERCE ST.
N PIERCE ST.
N. FRATNEY ST.
CONDOS
CONDOS
MAIN ENTRY
MUNICIPAL BUILDING
EXIT ACCESS
BOATHOUSE ENTRY
EXIT ACCESS
PUBLIC RIVERWALK
MILWAUKEE RIVER

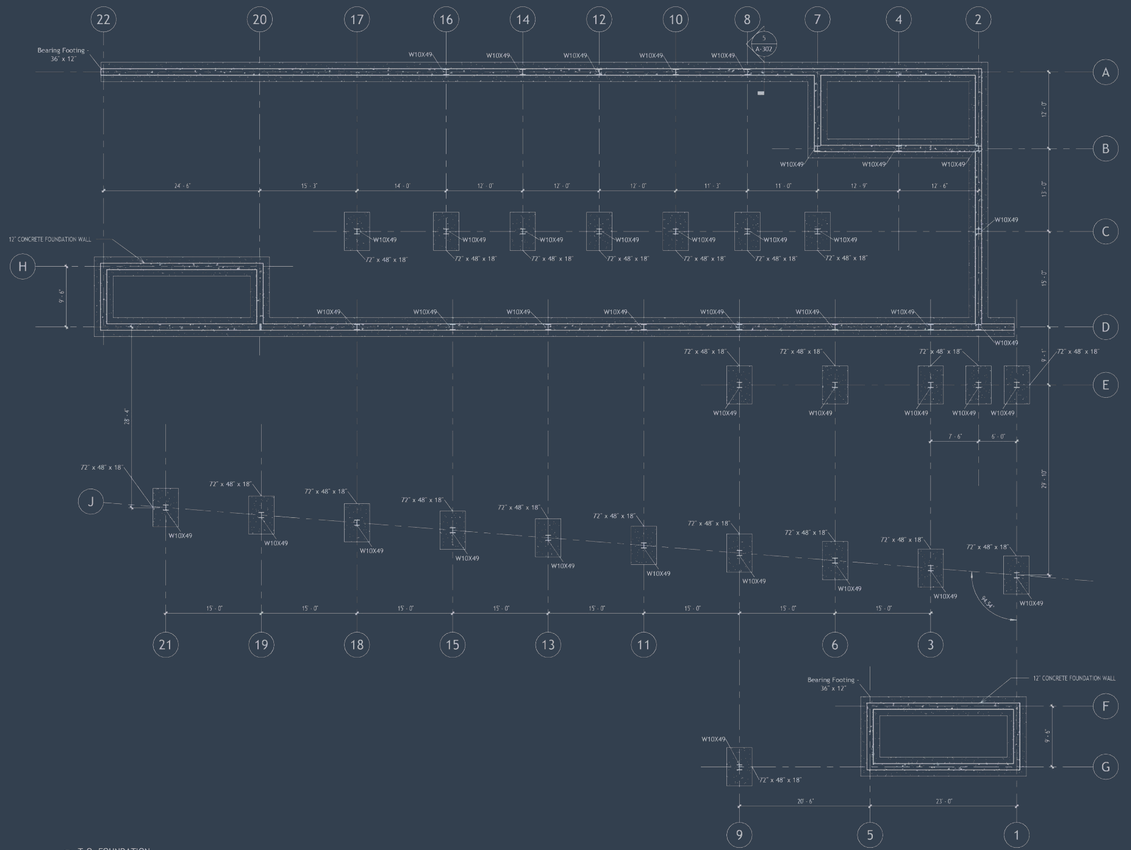
Floor Plans








EXISTING
BOATHOUSE

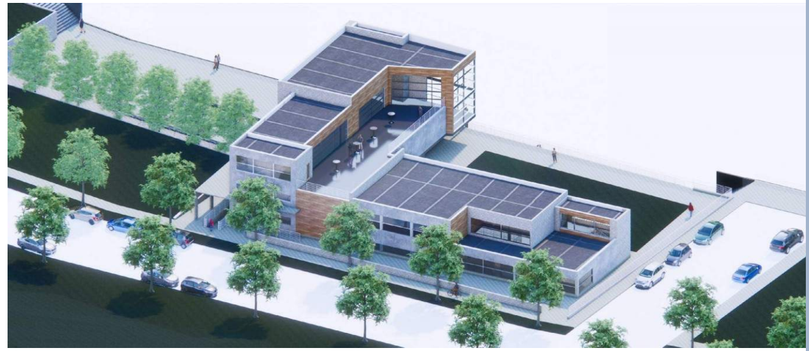


1 T.O. FOUNDATION
1/8" = 1'-0"











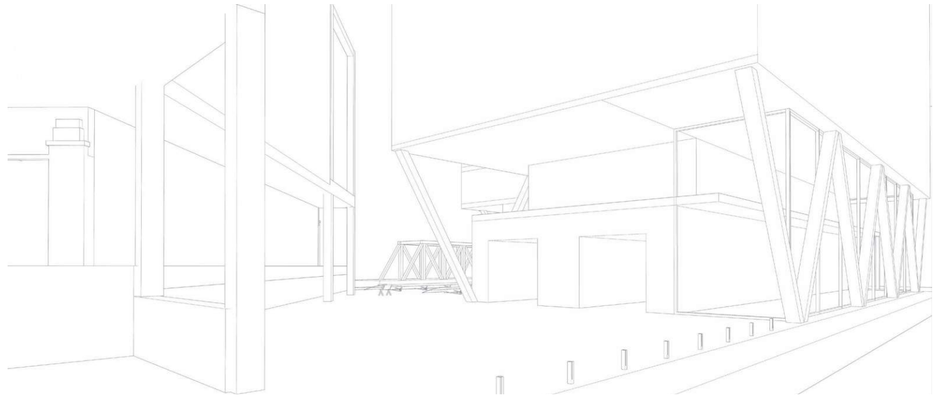
03

MILWAUKEE ROWING CLUB x HARBOR YARDS

Commissioned Schematic Proposal - Professional Work

This schematic mixed-use proposal was developed as a professional commission following my thesis exploration of the Milwaukee Rowing Club's future expansion. After independently refining and presenting the work to the organization, I was engaged to develop a site-specific, developer-facing pitch for a privately owned riverfront site in Milwaukee's Harbor District. The project integrates a world-class rowing and athletic training facility with housing, parking, and public waterfront access, guided by realistic program modeling and development constraints. While schematic in detail, the project prioritizes feasibility and clarity, demonstrating how speculative design can operate within real development constraints.

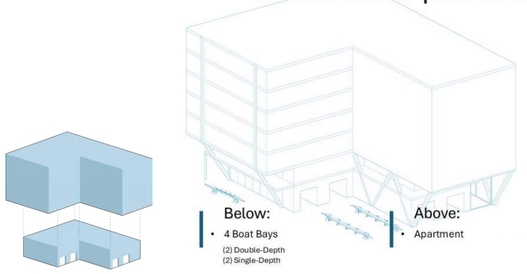
Development partner identity withheld for confidentiality.





1. Boathouse / Apartment
2. Facility / Parking
3. Clubhouse
4. Retail / Residential
5. Hotel / Restaurant
6. Office

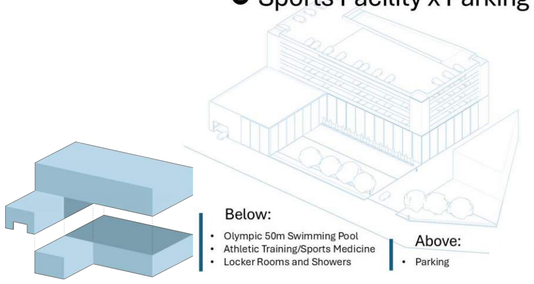
❶ Boathouse x Apartment



Below:
- 4 Boat Bays
  (2) Double-Depth
  (2) Single-Depth

Above:
- Apartment

❷ Sports Facility x Parking



Below:
- Olympic 50m Swimming Pool
- Athletic Training/Sports Medicine
- Locker Rooms and Showers

Above:
- Parking

Site(s) Footprint = 4,500 SQFT

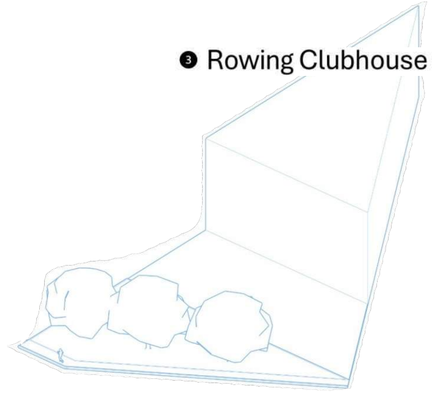
Three Floors:

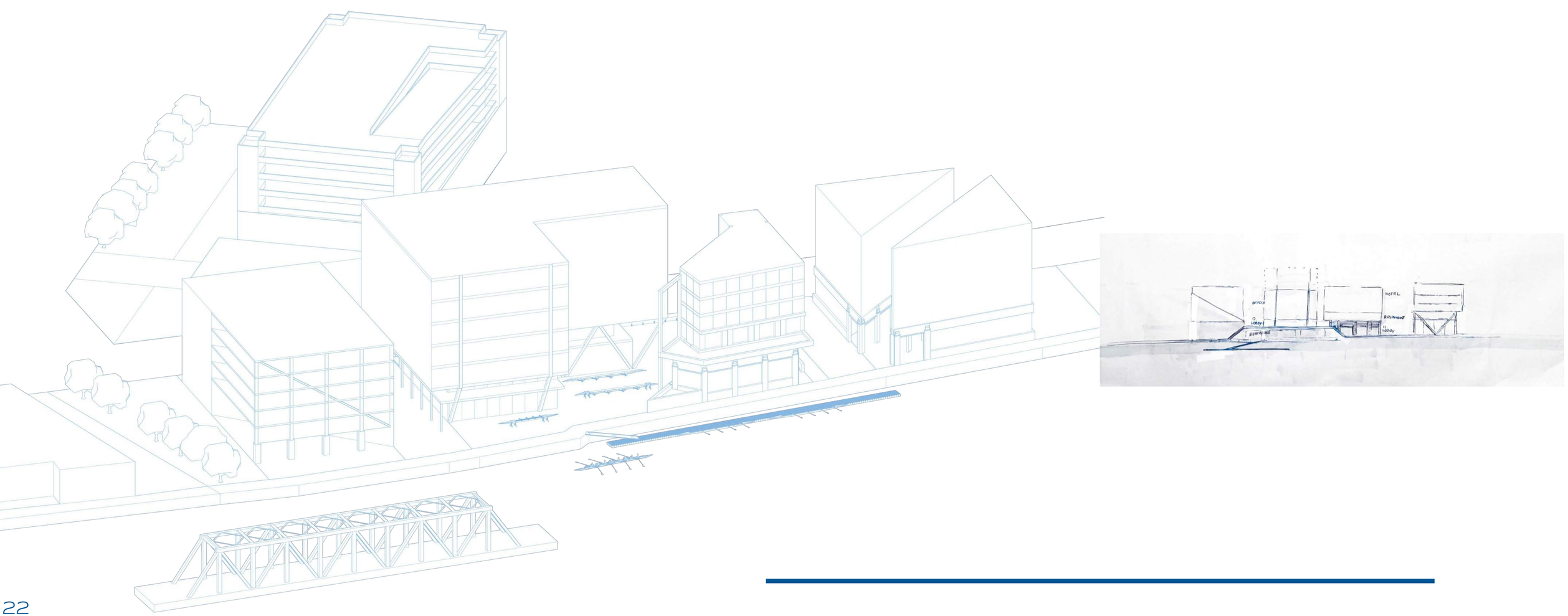
First:
- Indoor Rowing Tanks = 1,500 SQFT = 50' x 30'
- Trailer Parking = 840 SQFT = 420 SQFT x (2 Trailer Stalls)
- Coaches Office(s) = 150 SQFT = 50 SQFT x (3 Offices)
- Classroom (Optional) = 950 SQFT

Second:
- Locker Rooms and Showers
  300 SQFT = 150 SQFT x (2 Locker Rooms)
  450 SQFT = 75 SQFT x (6 Shower Stalls)
  *Accommodates Rowing Club Athletes Only
  Additional locker & shower space needed for private tenant in main facility
- Full Weight Room = 3,500 SQFT = (5-10 Spin Bikes) & Full Weight Equipment Set
- Athlete Bathrooms = 200 SQFT = 100 SQFT x (2 Unisex Bathrooms)

Third:
- Rowing Machines = 2,500 SQFT = 5' x 8' x (60 Ergometers)
- Event Space (Optional)

❸ Rowing Clubhouse




HOTEL
OFFICE
LOBBY
RESTAURANT
LOBBY

04

LIVE & WORK IN AN EXISTING BUILDING

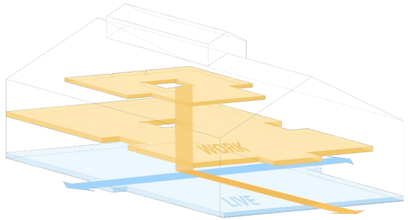
Sustainable Design - Academic Work

This project explores sustainable adaptive reuse through the transformation of an existing industrial building in Milwaukee, Wisconsin into a mixed-use residential and professional environment.

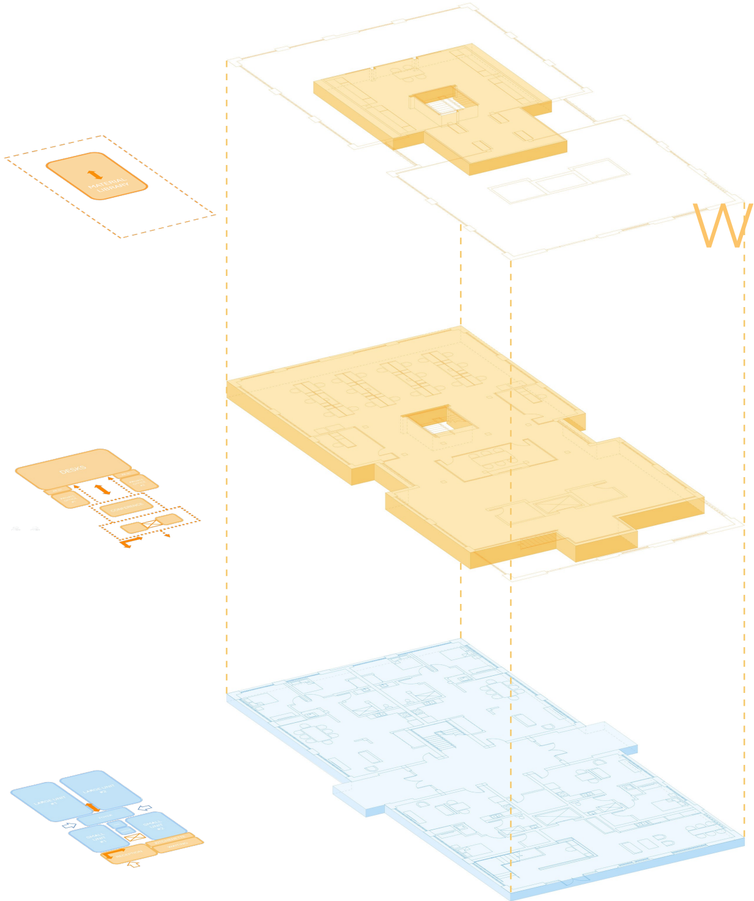
The design reworks the original gable roof by raising a central portion to introduce daylight into the core of the building, allowing the interior volume to be organized into two primary floors and a catwalk-style mezzanine.

Four residential units are located on the first floor behind the design firm's street-facing lobby to provide privacy, while workspace occupies the second floor for clear public access and visibility.

The mezzanine level functions as a 1,500-square-foot material library and collaborative workspace, suspended within the central volume to maximize daylight penetration and visual connection between levels.







WORK

LIVE











CIRCULAR MATERIALS

Reclaimed urban timber and retained masonry reduce new material demand and preserve embodied carbon.

HEALTHY DAYLIGHTING

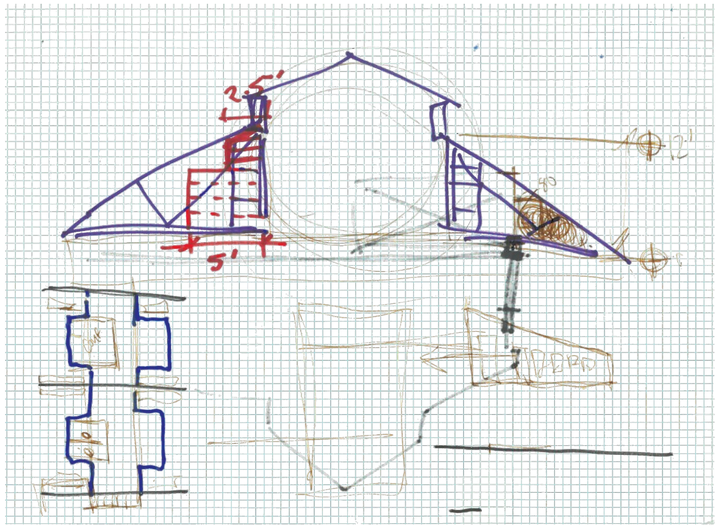
Large industrial windows and a raised roof monitor draw natural light deep into the workplace.

ENERGY PERFORMANCE

High-performance glazing and passive sunshading reduce operational energy demand.

ACCESSIBLE OUTDOORS

Pedestrian paths extend from the building, connecting occupants with their surroundings.



05

GALLERY ON GARFIELD

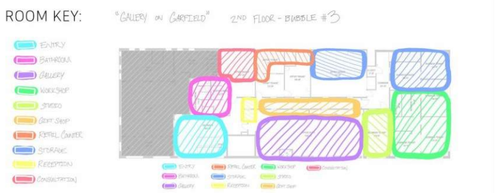
Community Commercial Design - Academic Work

The redesign of a second-floor commercial space in Milwaukee's historic Bronzeville neighborhood was commissioned to house a business that will benefit the growing creative community of the surrounding neighborhood. The proposed project is a framing gallery that will offer a cost-effective resource for all people, whether experienced in art or not, to create professional displays of two-dimensional media.

The space will function as an organized, bright, and open gallery workshop and presentation space. Clients will come to "Gallery on Garfield" to be inspired, and they will feel confident with the resources and services offered within to execute whatever their vision may be. Specialized machinery and expertise of staff will be valuable parts of the experience of using the space.

Artwork featured in renderings includes work by Milwaukee-based artists selected to reflect the cultural context of the Bronzeville neighborhood. Used for visualization purposes only.

All rights remain with the original artists.



SPACES:

RECEPTION [1]

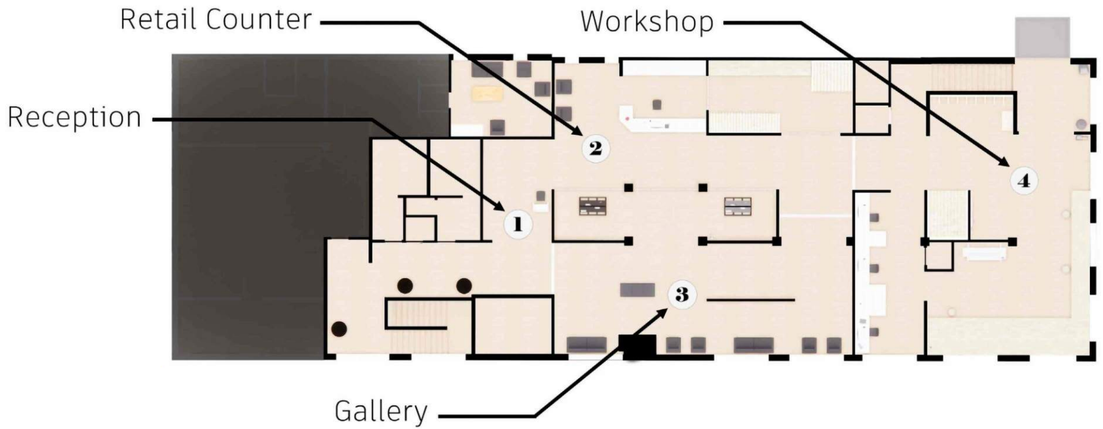


RETAIL COUNTER [2]

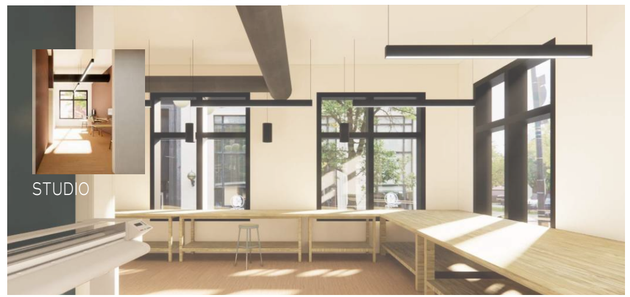


GALLERY [3]





WORKSHOP [4]

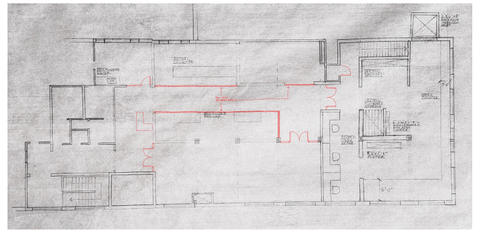


MATERIAL LIFT [5]



GALLERY ON GARFIELD – FF&E





GALLERY ON GARFIELD

06



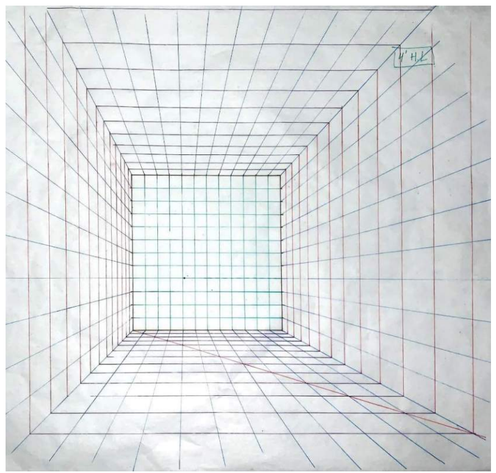
BOLD ACADEMIA

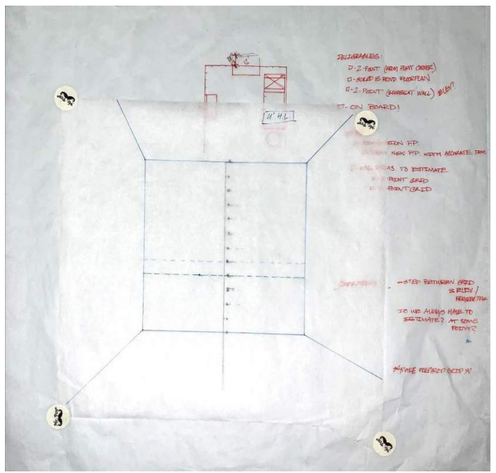
Sitting Room - Academic Work

This project explores the design of an intimate sitting room through materiality and atmosphere. A set of dimensioned floor plans established the framework for organizing proportion and hierarchy, with all concepts developed through manual drafting and perspective construction techniques.

The interior employs a split-complementary palette derived from deep burgundy, blue-green, and yellow-green tones to create visual cohesion and contrast. The fireplace wall serves as the primary focal element, anchoring the one-point perspective and reinforcing clarity and spatial intention.

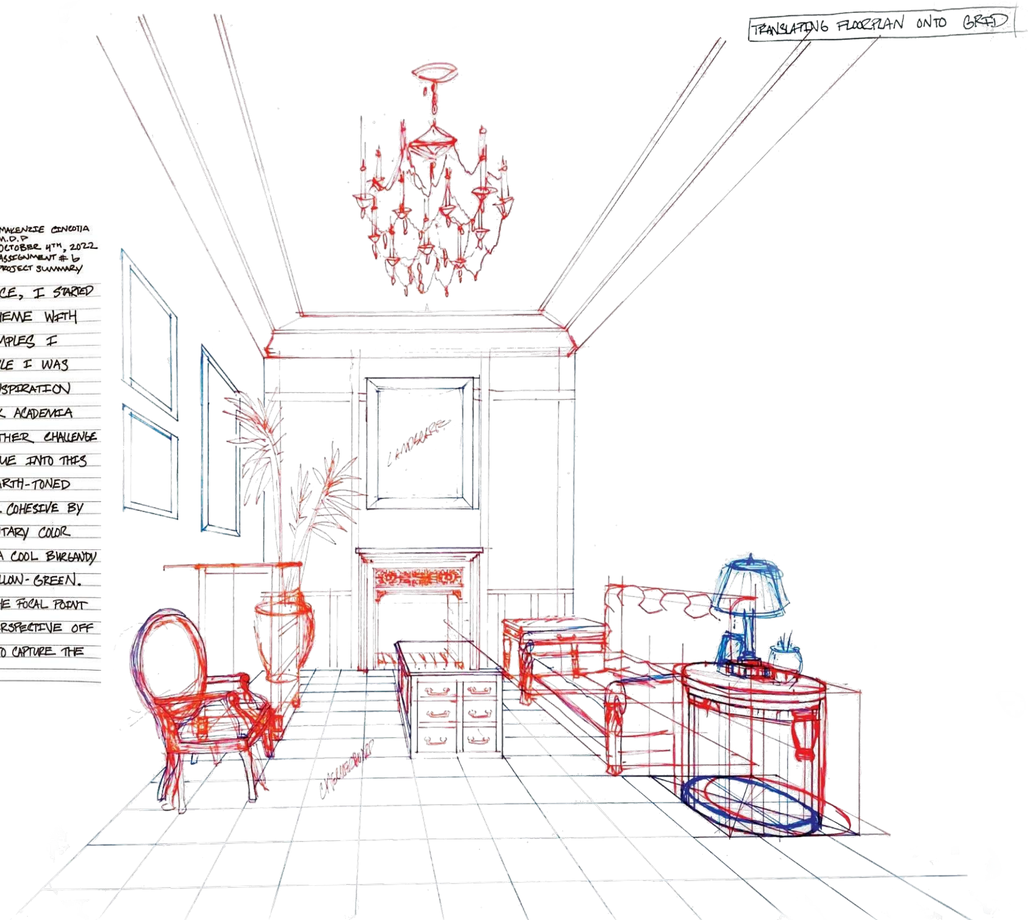






MACKENZIE CINCOTTA
M.D.P
OCTOBER 4TH, 2022
ASSIGNMENT # 6
PROJECT SUMMARY

TO PRESENT MY CHOSEN SPACE, I STARTED BY PUTTING TOGETHER A SCHEME WITH FABRIC, WOOD, & PAINT SAMPLES I FELT AGREED WITH THE STYLE I WAS AIMING TO EMULATE. MY INSPIRATION CAME FROM A SORT OF DARK ACADEMIA VIBE, & I WANTED TO FURTHER CHALLENGE MYSELF BY INCORPERATING BLUE INTO THIS TYPICALLY UNDERSATURATED & EARTH-TONED AESTHETIC. I MADE THIS LOOK COHESIVE BY FOLLOWING A SPLIT COMPLEMENTARY COLOR SCHEME BRANCHING OFF OF A COOL BURGANDY OUT TO A BLUE-GREEN & A YELLOW-GREEN. THE FIREPLACE SEEMS TO BE THE FOCAL POINT IN THE ROOM, SO A 1-POINT PERSPECTIVE OFF OF THAT WALL SEEMED FITTING TO CAPTURE THE ROOM'S PURPOSE.



THANK YOU.

Makenzie Cincotta
ARCHITECTURAL DESIGNER

MAKENZIECINCOTTA.COM
MILWAUKEE, WI | (414) 491-1697 | CINCOTTAMAKENZIE@GMAIL.COM