

University Crossing

September 16, 2011

This is a list of Design changes made to the project throughout the public input process as well as information regarding sustainable design features and storm water management features.

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Changes to the University Crossing plan as compared to the original Erdman plan

1. Reduced density
2. Reduced number of parking stalls
3. Lowered building heights
4. Removed surface stalls that were in front of the buildings along University Ave and Whitney Way to help to define streets

Changes to the University Crossing plan throughout the public review process

1. Added housing to mix of uses
2. Surrounded parking structure with apartments
3. 25' setback/green space along University Ave and Whitney Way
4. Reviewed plan with Acoustic Consultant
 - a. Berms added along University Ave to increase surface of landscape to increase sound absorption of car noise
 - b. Use of solid screening of roof top mechanical equipment
 - c. Varied architectural materials and surfaces to deflect sound
5. Increased size of public sidewalk and bike path along Univ. Ave and Whitney Way
6. Included Bike path and landscape buffer zone along boundary with Trillium neighborhood, 30 feet, included evergreen plantings to provide screening of buildings and parking structures
7. Agreed to having a bike and pedestrian connection to the Trillium Neighborhood
8. Increased pedestrian connections from University Avenue and Whitney Way
9. Conducted view shed studies to locate buildings to minimize view shed impact
10. Created pocket parks and linear parks within the development
11. Dedicated exterior common space
12. Added 3 Monitoring Wells in conjunction with Madison Water Utility water quality study
13. Enhanced connectivity to future bike path along South site boundary
14. Reduced parking stalls and parking ratios.
 - a. Clinics went from 5 stalls/1000 to 4.5 stalls/1000

Storm Water Management requirements

1. Site meets regulatory requirements for City of Madison and DNR regulations
2. Site design meets regulations for Well Head Protection zoning

Changes to Storm Water Management plan throughout public input process

Enhanced Storm water Features

1. Added grit filtration chamber to storm system

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2. Added soil conditioning and deep rooted native grasses during pre-development for erosion control and increased water filtration
3. Added bio-filtration swales with native grasses and plants in parking areas for increased storm water filtration.
4. Agree to Infiltrate roof rain water outside of 400' well head protection zone if allowed by water utility and DNR

Sustainable Design Elements

1. Sustainable Site
 - a. Redevelopment of an Urban Infill site – mixed use – increased density
 - b. Access to mass transit and connections to bike and pedestrian paths
 - c. UW Health TDM Plan – bus passes to increase ridership
 - d. Indigenous Landscaping
2. Energy Efficiency
 - a. Energy Efficient Shell and Mechanical Systems
 - b. Energy Recovery
 - c. Day-lighting
3. Water Efficiency
 - a. Possible roof water collection and reuse (studying feasibility)
4. Recycling during demolition and construction
5. Materials and resources
 - a. Use of local materials,
 - b. Low VOC
 - c. Materials with high recycled content
6. Indoor air quality – create healthy interiors
7. Balance Cut and Fill – minimize truck on or off
8. Bike storage and showers
9. Pursuing LEED for Healthcare certification