

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Date Received 5/13/24 11:54 a.m.

Paid \_\_\_\_\_

☐ Initial Submittal

☐ Revised Submittal

**Complete all sections of this application, including the desired meeting date and the action requested.** If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.*

*Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.*

*Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm horn ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.*

## 1. Project Information

Address (list all addresses on the project site): 750 University Row Madison, WI 53705

Title: UW Health 750 University Row Expansion

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 5/29/2024

- ☐ New development ☒ Alteration to an existing or previously-approved development  
☒ Informational ☐ Initial Approval ☐ Final Approval

## 3. Project Type

- ☒ Project in an Urban Design District  
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
☒ Planned Development (PD)  
☒ General Development Plan (GDP)  
☒ Specific Implementation Plan (SIP)  
☐ Planned Multi-Use Site or Residential Building Complex

### Signage

- ☐ Comprehensive Design Review (CDR)  
☐ Modifications of Height, Area, and Setback  
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

### Other

- ☐ Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Paul G. Lenhart  
**Street address** 749 University Row, Suite 101  
**Telephone** 608.260.7007

**Company** University Row Clinic, LLC  
**City/State/Zip** Madison, WI 53705  
**Email** plenhart@kruppconstruction.com

**Project contact person** Jenni Eschner  
**Street address** 309 W. Johnson Street, Suite 202  
**Telephone** 608.442.6698

**Company** EUA  
**City/State/Zip** Madison/WI/53703  
**Email** jennie@eua.com

**Property owner (if not applicant)** GI Clinic LLC, Attn: Paul G. Lenhart

**Street address** 749 University Row, Suite 101  
**Telephone** 608.260.7007

**City/State/Zip** Madison/WI/53705  
**Email** plenhart@kruppconstruction.com

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

## Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

## 4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

**5. Required Submittal Materials**☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to [UDApplications@cityofmadison.com](mailto:UDApplications@cityofmadison.com). The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks and Jessica Vaughn on 1/4/24, 1/17/24, 1/18/24.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Paul G. LenhartRelationship to property Manager and MemberAuthorizing signature of property owner Date May 8, 2024**7. Application Filing Fees**

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Letter of Intent

Please consider this our formal Letter of Intent for the land use application and to pursue an Amendment to the General Development Plan and Specific Implementation Plan in the Planned Unit Development (PUD-GDP-SIP), previous PUD-GDP-SIP dated January 24, 2012.

### Project Name:

UW Health 750 University Row Expansion

### Parcel Location:

750 University Row  
Madison, WI 53705

### Applicant:

University Row Clinic, LLC  
749 University Row, Suite 101  
Madison, WI 53705  
Paul G. Lenhart  
608-260-7007  
plenhart@kruppconstruction.com

### Landowner:

GI Clinic, LLC  
749 University Row, Suite 101  
Madison, WI 53705  
Paul G. Lenhart  
608-260-7007  
plenhart@kruppconstruction.com

### Architect:

Eppstein Uhen Architects  
309 W Johnson Street, Suite 202  
Madison, WI 53703  
Rob Beisenstein, AIA, LEED AP  
414-291-8145  
robb@eua.com

### Civil Engineer:

D'Onofrio, Kottke and Associates  
7530 Westward Way  
Madison, WI 53717  
Dan Day, PE  
608-833-7530  
dday@donofrio.cc

### Landscape Architect:

Ken Saiki Design  
1110 S. Park Street  
Madison, WI 53715  
Rebecca DeBoer  
608-251-3600  
rdeboer@saiki.design.com

### Contractor:

Krupp General Contractors  
749 University Row, Suite 101  
Madison, WI 53705  
Dietmar Bassuner  
608-347-2759  
Dietmar.bassuner@kruppconstruction.com

**Proposed Building Occupant:**

UW Health  
600 Highland Avenue  
Madison, WI 53792-8360  
Michael McKay  
608-422-8396  
mmckay@uwhealth.org

The existing 67,292 SF UW Health, Digestive Health Center (DHC), is a 3-story outpatient clinic building located at 750 University Row. The lowest level of the DHC building includes parking, clinical support spaces, and building support spaces. The main entrance is located on the southeast end of the building, facing south to the surface parking lot, and is accessed from a driveway that runs between the building and the surface parking lot.

The proposed building expansion is comprised of a 184,930 SF, 4-story outpatient clinic. The first-floor clinical space includes Registration, Lab, Pharmacy, Imaging, Café, and Urgent Care. The second through fourth floors include Specialty Care and Primary Care Clinics. The proposed main building entrance will be relocated to face the primary street, University Row. A proposed 4 level, 790-car parking structure located to the south of the building expansion will have one level below grade and will be connected to the building addition with a covered walkway. Forty (40) surface parking spots will be located for staff and service use on the west side of the building addition. UW Health will be the single occupant of the expanded building and parking structure.

During construction, the temporary surface parking areas located on Lots 2 and 3 will be used for staff and patient parking.

Future development at Lots 2 and 3 will consist of a single 4-story multi-family building with covered and surface parking. The proposed multi-family building contemplates 110 units with a parking ratio of 1:1 parking stall per bedroom.

**Site:**

The University Crossing development is a total of 14.332 acres (624,302 SF).

Lots 1, 2 & 3 are 8.501 acres (370,324 SF). As part of this project the property boundaries of Lots 1, 2 and 3 will be revised via Certified Survey Map (CSM).

- Lot 1 will increase in size to accommodate the footprint of the building addition.
- Lots 2 and 3 will be combined and will be referred to as Lot 2.

The remaining development encompasses the following areas and will remain as configured:

- Lots 4, 5, 6 & 7 at 3.763 acres (163,924 SF)
- Outlot 1 at 0.374 acres (16,281 SF)
- Public roads at 1.694 acres (73,773 SF)

**Comprehensive Plan:**

The City of Madison Comprehensive Plan designates this site for Employment (E) and Community Mixed Use (CMU). Portions of the overall site are also designated as a Transit Oriented Design (TOD) overlay. The entire development is in the Spring Harbor Neighborhood Plan.

**Existing Zoning:**

The GDP site is zoned PD (Planned Development) District, which lies within the Urban Design District (UDD) 6, and within the Transit Oriented District (TOD) Overlay boundary.

To remain consistent with the requirements of UDD 6, the building will meet the following criteria:

- Section 33.24(13)(d)4. a. i.: Exterior building materials on the addition will, where possible, match the existing materials, or will be complementary to them. They will be low maintenance brick, composite metal panel, curtainwall/glass.
- Section 33.24(13)(d)4. a. ii.: Rooftop mechanical units will receive screen walls.
- Section 33.24(13)(d)4. b. i.: The building addition scale, materiality, and proportion of solid-to-glass complements, but does not replicate the existing building. Scale and opening proportions relate to the nearby buildings in the GDP.
- Section 33.24(13)(d)4. b. ii.: Consideration has been given to the scale of the building along the pedestrian/primary street (east) facing side, where the entry zone of the building steps back and is a 2-story height. Area of glazing along the first floor/street level is ample to provide natural light and activate the pedestrian/street scape along the primary street.
- Section 33.24(13)(d)4. b. iii.: The residential neighborhood to the west was taken into consideration when determining structured parking location on site and orientation of the parking public entry/exit points, which will be on the northeast and south facades. Additional trees will be planted to buffer the view from the west. Green roof systems will be incorporated onto the lower roofs, where there is visual exposure for adjacent multi-family and apartment units.
- Section 33.24(13)(d)5. Lighting: Building and parking structure entries, as well as pedestrian paths along the building will be illuminated for life safety and for security.
- Section 33.24(13)(d)6. Landscaping: Selected plant material will provide interest and color throughout each season and will be hardy to the Madison region. Planters and plantings will be used to enhance the pedestrian-friendly path along University Row.
- The area along the main entry of the building will include landscape planters and seating elements to create a safe, walkable, and attractive pedestrian environment along University Row.

Upon completion of the updated CSM for Lot 1, Lot 1 (a portion thereof) will be subject to the City of Madison TOD overlay. As part of our submission, we are requesting an exception to the following requirements:

**(7) Site Standards for Buildings.**

Applicability. The following standards are applicable to all new principal buildings and major expansions [fifty percent (50%) or more of building floor area] for non-residential uses and buildings with over two residential units. Standards shall apply only to the portion of the building that is new or expanded.

a) Maximum Principal Building Setbacks.

1. At least thirty percent (30%) of primary street-facing building facades shall be setback no more than twenty (20) feet from the primary street. Buildings shall occupy at least thirty percent (30%) of the primary street frontage. Setbacks from private streets shall be measured from interior private access road curb faces or edges of pavement.

The existing building massing is within the 20 foot setback from University Row, but the circumstance of that street is that it slants away at an obtuse angle, relative to University Avenue, approximately 94 degrees. The building addition at 750 University Row has been conceived as perpendicular to the existing building to create pleasing and regular massing, and rational structural bays and intersections. As the street continues to slant away, this results in the new façade being beyond the 20' setback.

See drawing A05

(8) Site Standards for Automobile Infrastructure.

- a) Applicability. The following standards are applicable to non-residential uses and buildings with over three residential units.
- b) Automobile parking, loading, drives, drive aisles, driveways, vehicle access sales and service windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities:
  1. Shall not be allowed between the primary street-facing façades and the primary public or private street.
  2. On a corner lot, shall not be allowed between the primary street facing façades and the primary street and shall not be allowed between the secondary street- facing façades and the secondary street more or less perpendicular to the primary street. On lots with more than one corner, only the corner with the primary and secondary (public or private) streets shall be required to meet this provision.
  3. Shall be setback from the primary and secondary street equal to or greater than the principal building setback.
- d) Parking structures shall integrate active uses along at least fifty percent (50%) of the primary street-facing façade at the first floor.

To provide a safe environment for patients arriving via shared ride, taxicab, transfer van, and ambulances from assisted care facilities, the expansion to 750 University Row will provide a 2-lane, one-way drop-off/pickup area between the building and the public sidewalk/road. This configuration will provide direct access for these patients to the primary front entrance of the building along with ease of front door fire department access. A landscape buffer between the drive and sidewalk will be provided to create a safe separation between pedestrians and moving vehicles.

Patients utilizing the drop-off lanes will either continue to self-park, exit onto University Row, or will temporarily hold for valet service.

Creating an activated zone of fifty percent (50%) or more of the parking structure street-facing façade in this location would require an additional level of above-ground parking to meet the projected parking

need for this development. In addition, an open/transparent first floor will provide a level of visibility and security for patients and staff, which is a priority for the building occupant.

See drawings A04, A05, A14, A15 and A16.

### **Surrounding Uses:**

North:

- Single family residences in the Spring Harbor neighborhood and City of Madison Water Utility, Well No. 14, zoned R1.

South:

- Wisconsin Southern Railroad & Old Middleton Road.
- Multiple zoning properties, zoned NMX, PD, SE & SR-C2.

West:

- Trillium Homes, zoned R4.

East:

- Variety of retail businesses, zoned NMX.

### **Sustainability:**

The project goals for expansion of 750 University Row include sustainable design and the team is exploring the following highlights:

- Exploring renewable energy, including solar.
- Central and accessible: Located within ¼ mile walk to six bus lines (the closest bus stop being approximately 200' from main entrance) and within ½ mile walk to a planned BRT stop.
- The parking garage will provide charging for electric vehicles, ample bike parking for staff and visitors and will be shaded by solar panels.
- The design will incorporate bird collision deterrence concepts, including bird-friendly glazing.
- The design will incorporate vegetated roof areas to aid with stormwater management strategies as well as provide enhanced views.
- Parking will be in a covered structure minimizing rainwater run-off as well as minimizing the use of deicing agents during the winter months.
- The project will account for rainwater collection systems to be used for toilet flushing and landscape irrigation (graywater reuse).
- The project will incorporate low-emitting and low-carbon materials.

### **Signage:**

Concept signage locations for 750 University Row are indicated on the design drawings. Final signage design will be submitted at a future date.

**Schedule:**

The anticipated occupancy date of 750 University row is expected to be Q2 2027.

**Transportation:****Bike:**

The clinic expansion will include internal bike storage along with showers and lockers to encourage bike use by employees. The existing bike path on the west side of the development will be extended to the building expansion south property line.

A B-Cycle station is currently located at the intersection of University Avenue and University Row.

**Transit:**

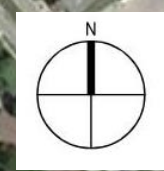
Located within ¼ mile walk to 6 bus lines (the closest being approximately 200' from main entrance) and within ½ mile walk to a planned BRT stop.

**Traffic Study:**

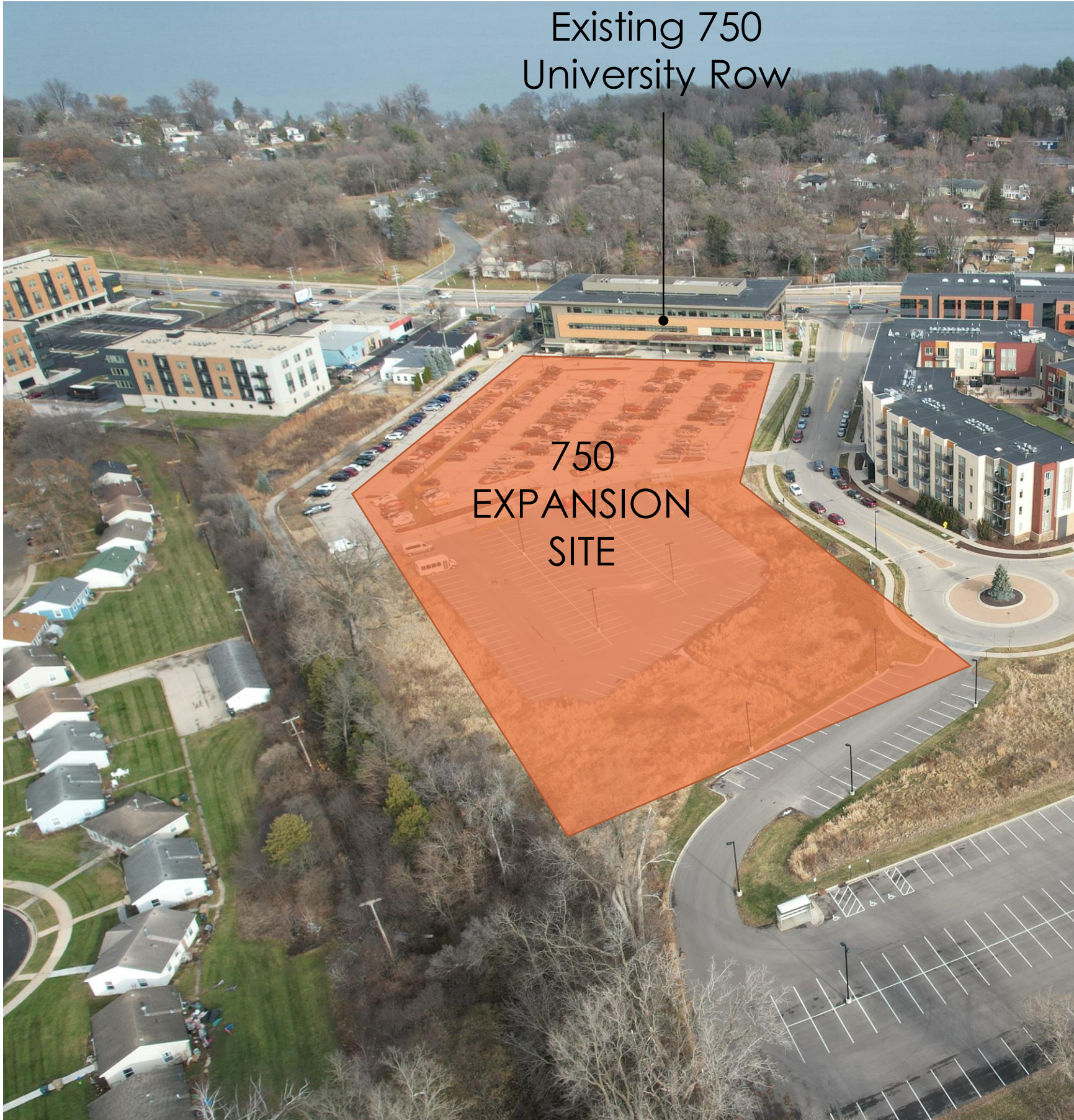
A traffic impact analysis has been completed by KL Engineering and was submitted to the City of Madison on February 8, 2023

# 750 UNIVERSITY ROW EXPANSION









Existing 750  
University Row

750  
EXPANSION  
SITE

	Use	Height	Building Area		Stalls
Proposed per PUD, GDP, SIP dated 2012.01.24					
Building 1	Clinic	3	67,420	sqft	75
Building 1A	Clinic	4	70,000	sqft	456
Building 2	Clinic	3	80,000	sqft	411
Building 3	Non-profit	3	40,000	sqft	42
Building 4	Office/Retail	3	64,000	sqft	45
Building 5	Hotel	6	84,000	sqft	29
Building 6	Residential	4	135,600	sqft	0
Shared Parking	parking				285
TOTAL Proposed			541,020	sqft	1,343
Current State					
750 University Row	Clinic	3	67,292	sqft	254
725 University Row	Residential	5	144,523	sqft	332
749 University Row	Office/Retail	3	65,110	sqft	32
5125 Silvertree Run	Residential	4	59,330	sqft	30
Surface shared	Parking		0	sqft	54
Future State as Proposed					
750 University Row Expansion	Clinic	4	189,000	sqft	600
Lot 2 and 3 Building	Residential	4	115,000	sqft	140
TOTAL Current + Future			640,255	sqft	1,442
Delta Analysis					
Total Proposed			541,020		1,343
Total Current + Future			640,255		1,442
DELTA			99,235	sqft	99

- 1 MAIN ENTRY
- 2 PATIENT DROP OFF / PICK UP
- 3 AMBULANCE PICK UP
- 4 PARKING ENTRY
- 5 INFILTRATION
- 6 LOADING DOCK
- 7 BIKE PATH
- 8 SERVICE DRIVE
- 9 BUS STOP





Existing façade within 20' setback

Principal building entry

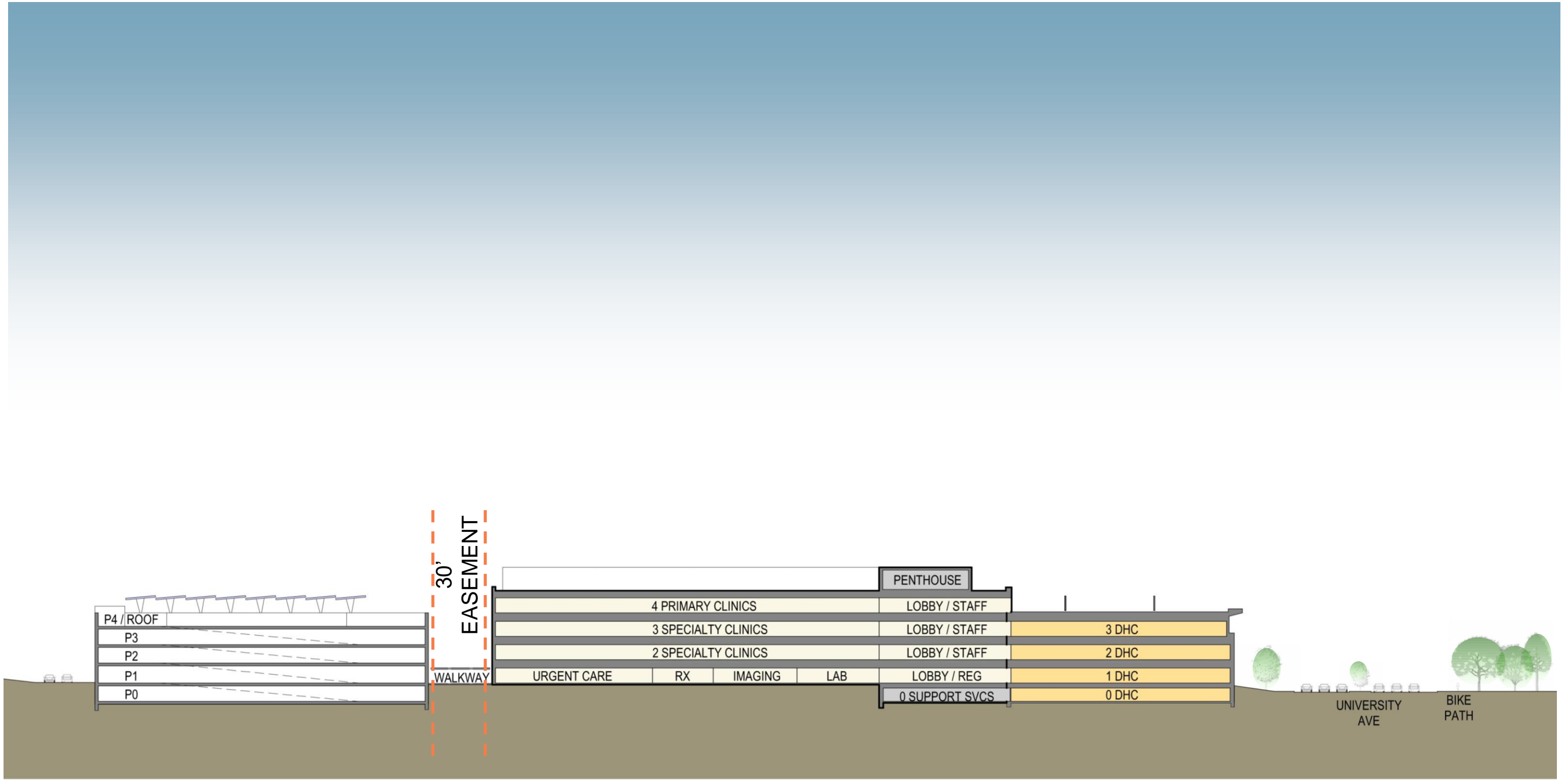
Seeking TOD exception relative to drop-off between primary street and primary façade, due to clinical need and patient safety

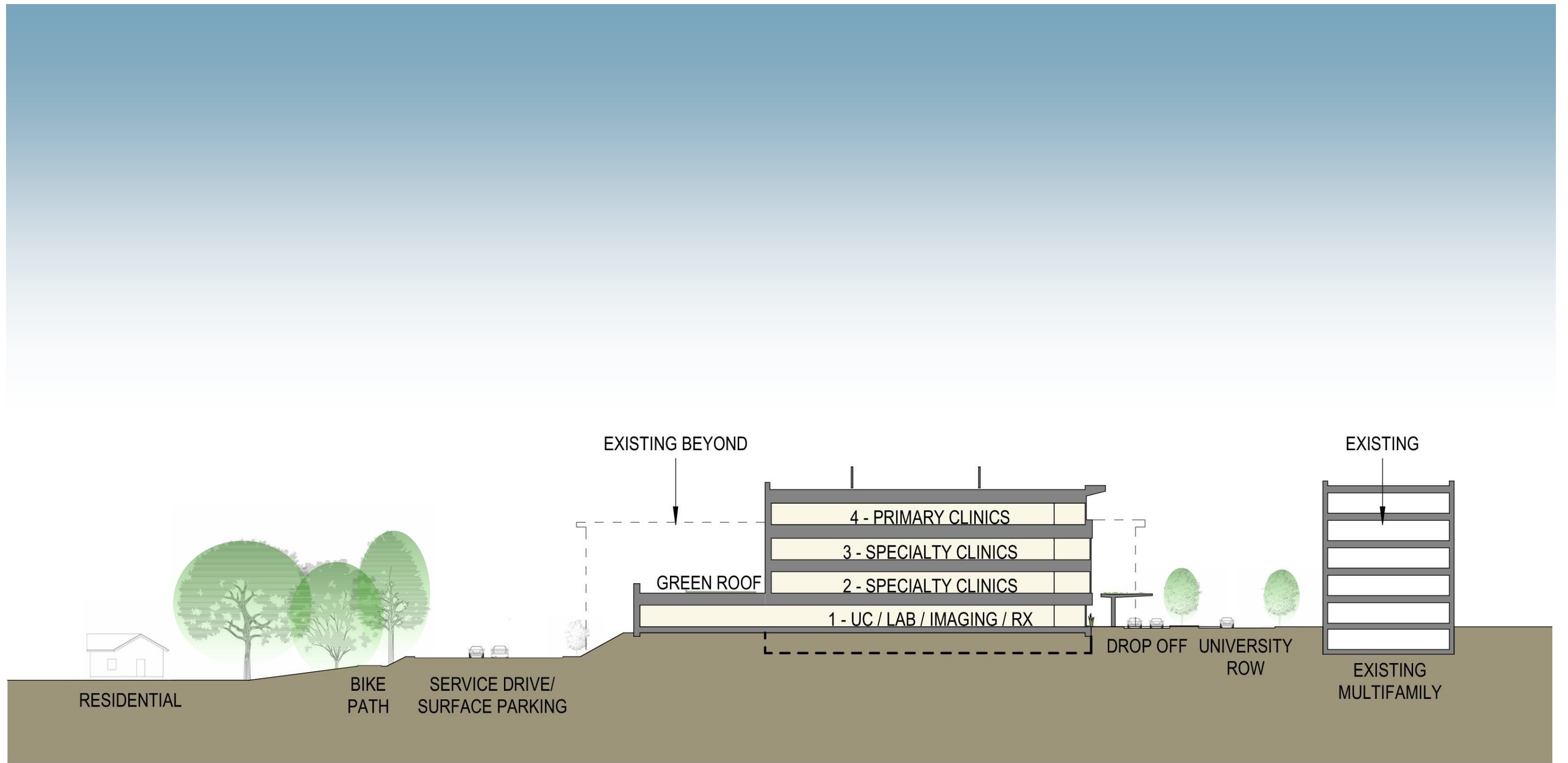
Seeking TOD exception relative to primary façade being beyond 20' maximum setback, to accommodate drop-off

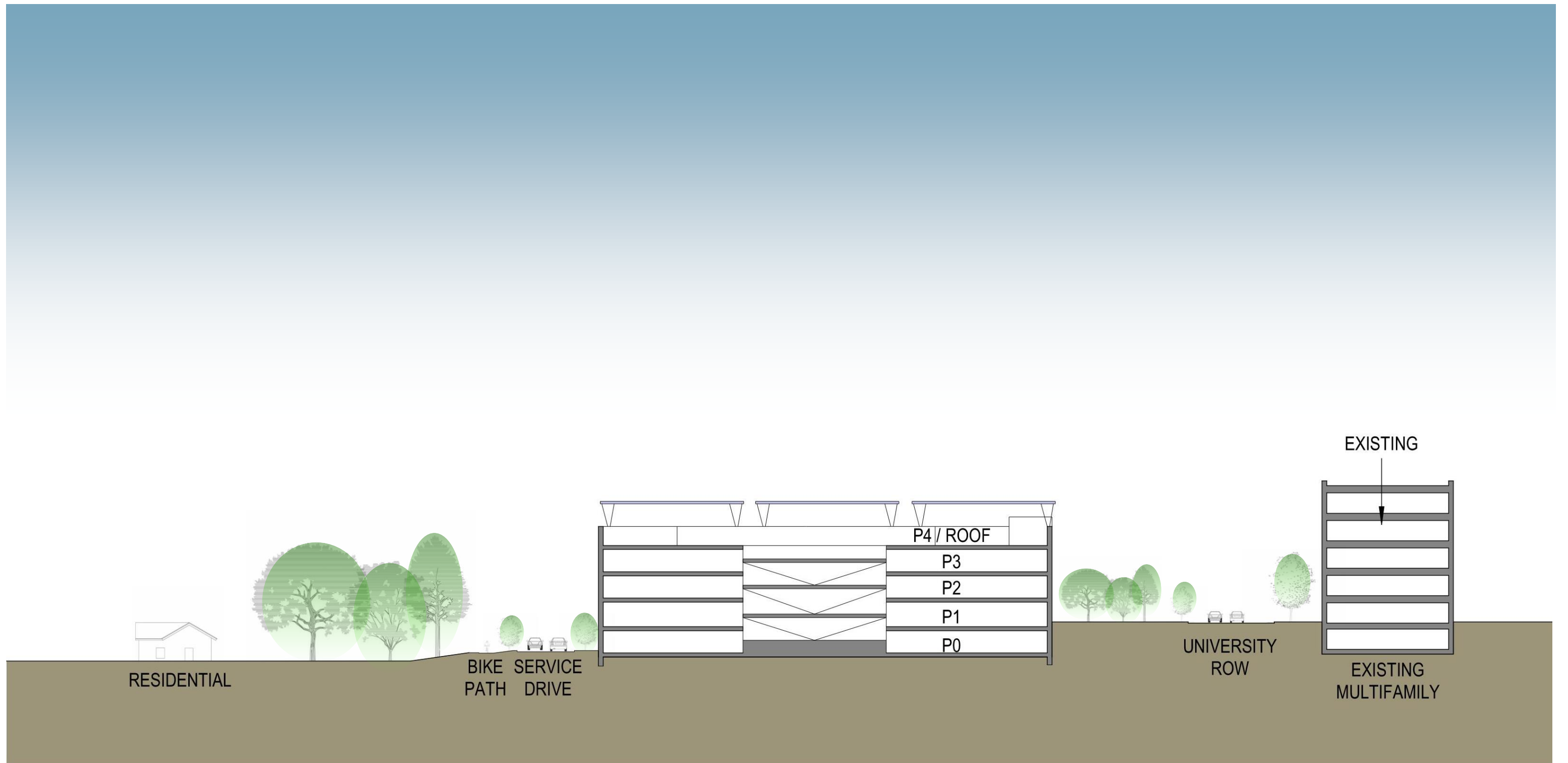
Entry from Parking

30' City storm easement between clinic and parking

Seeking TOD exception to parking structure active use requirement





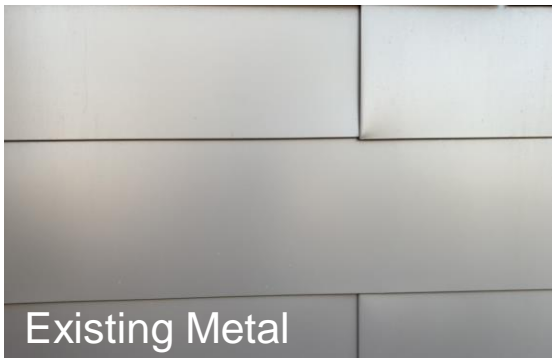




Existing Glass/Mullion



Existing Brick



Existing Metal



Existing Calcium Silicate





LOT 3  
SILVERTREE RUN & UNIVERSITY ROW



HARBOR VIEW APARTMENTS  
5265 UNIVERSITY AVENUE



SPRING HARBOR ANIMAL HOSPITAL  
5129 UNIVERSITY AVENUE



MIDAS  
5201 UNIVERSITY AVENUE



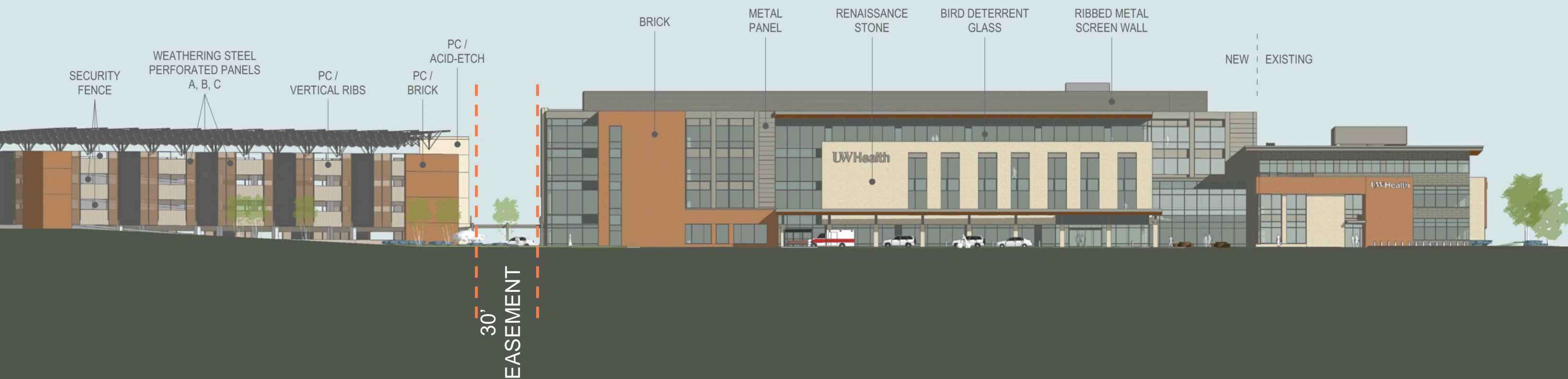


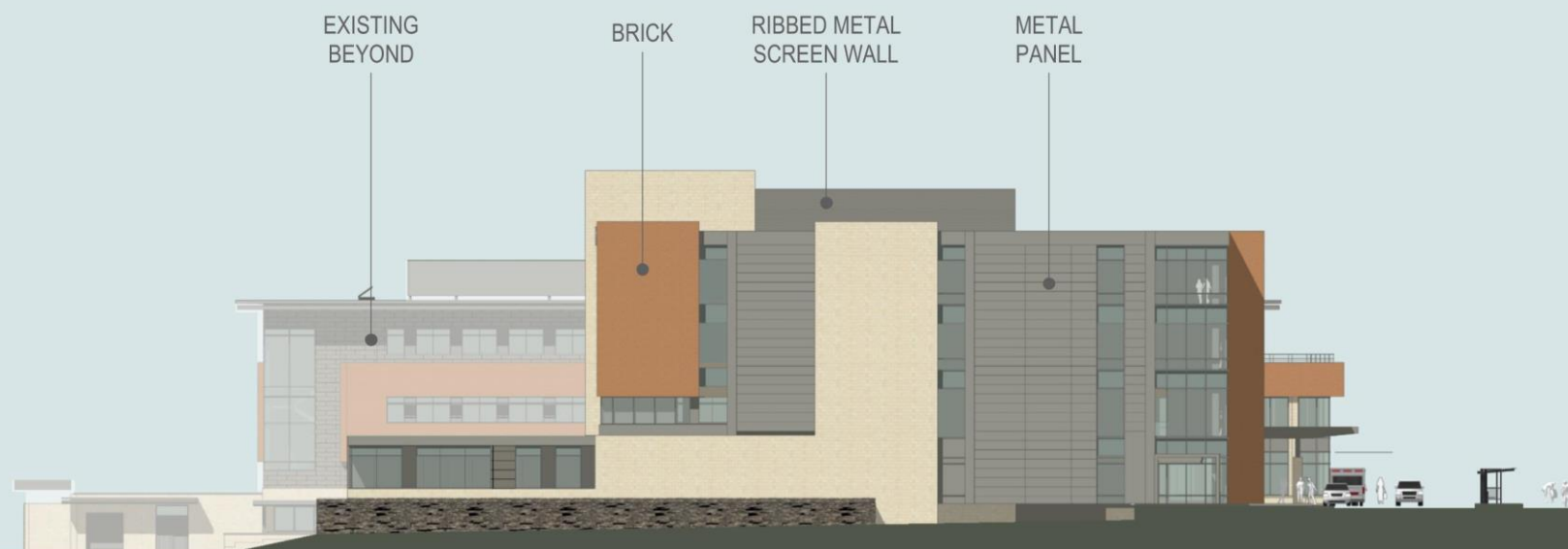


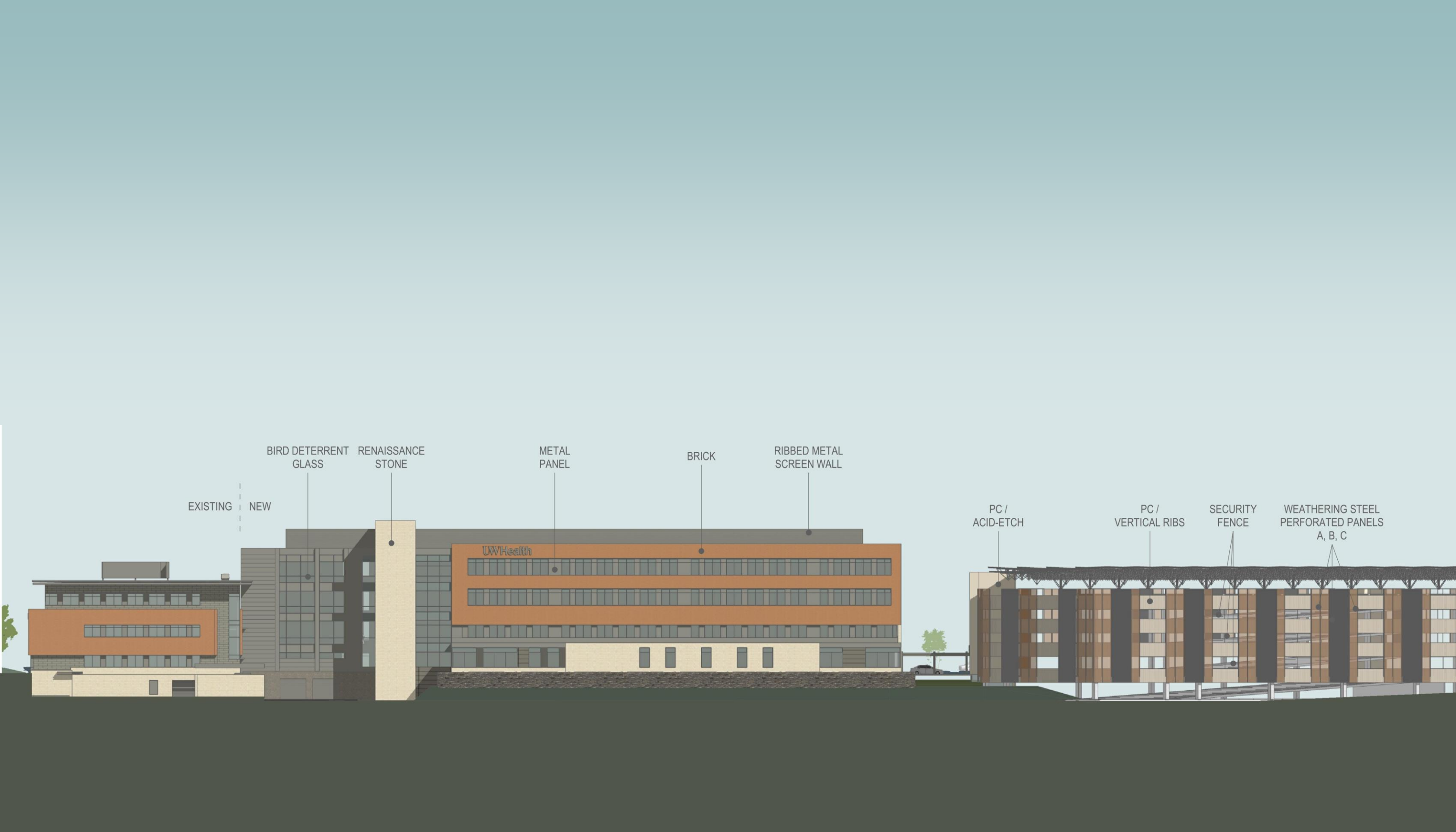




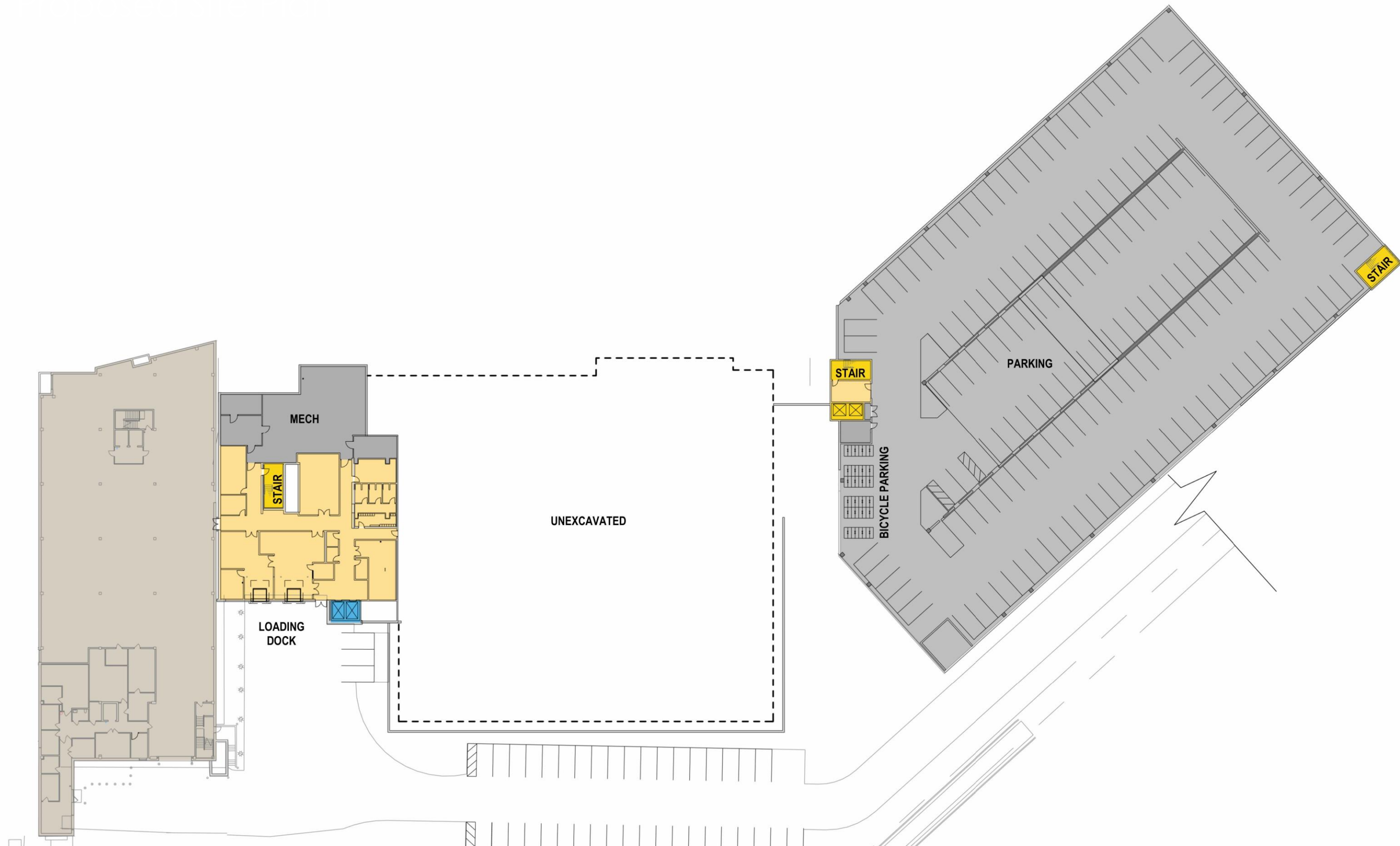


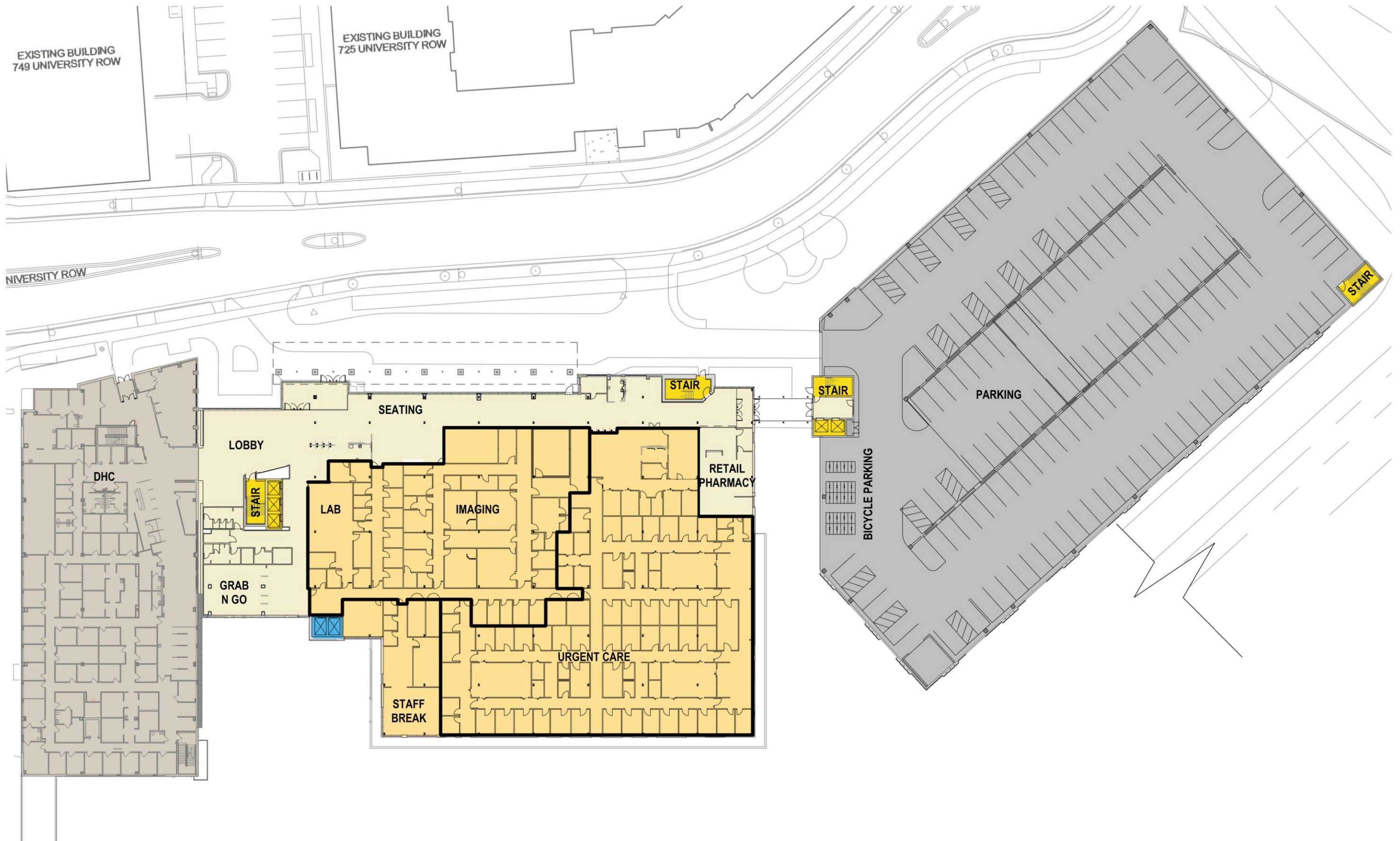


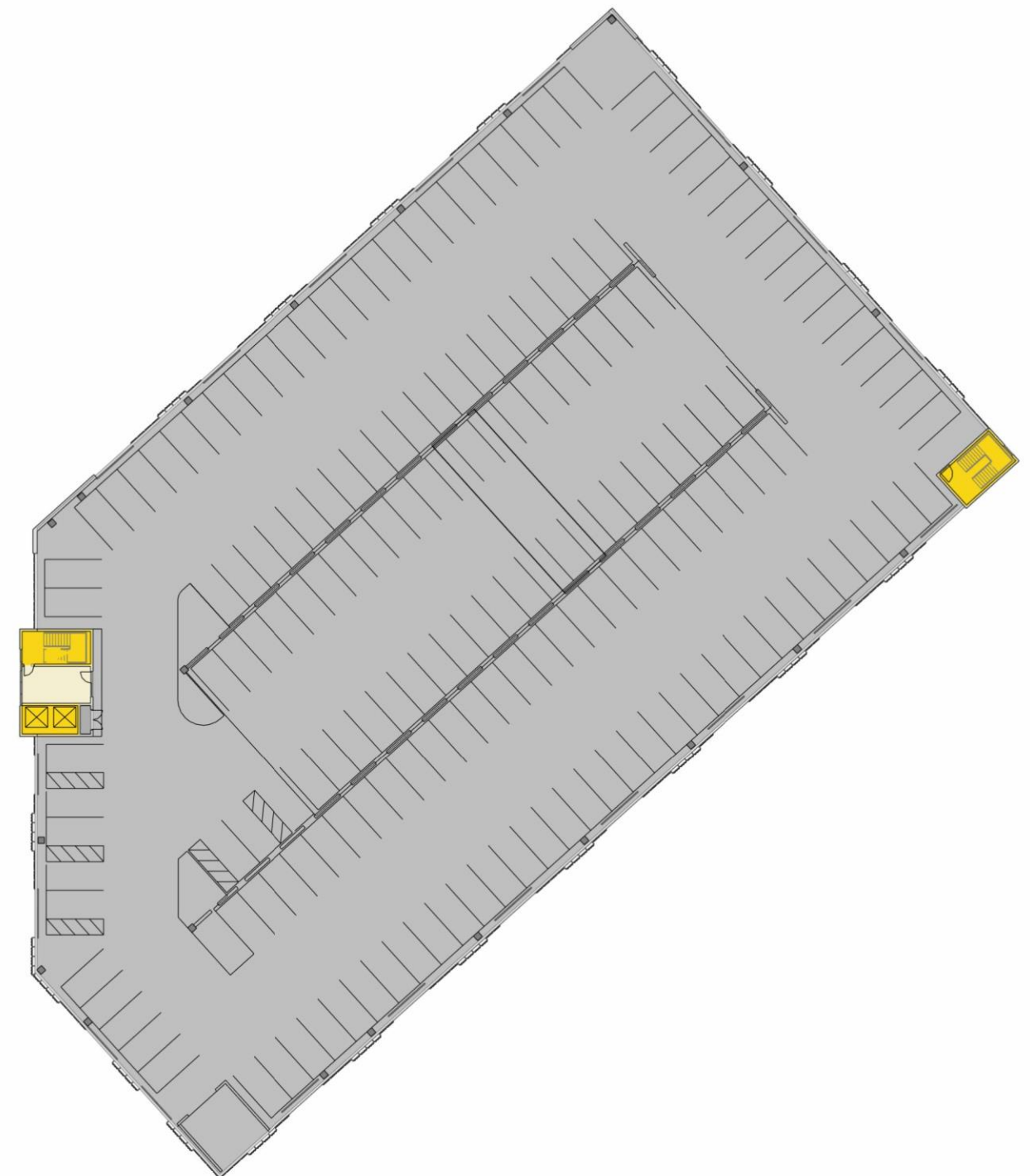
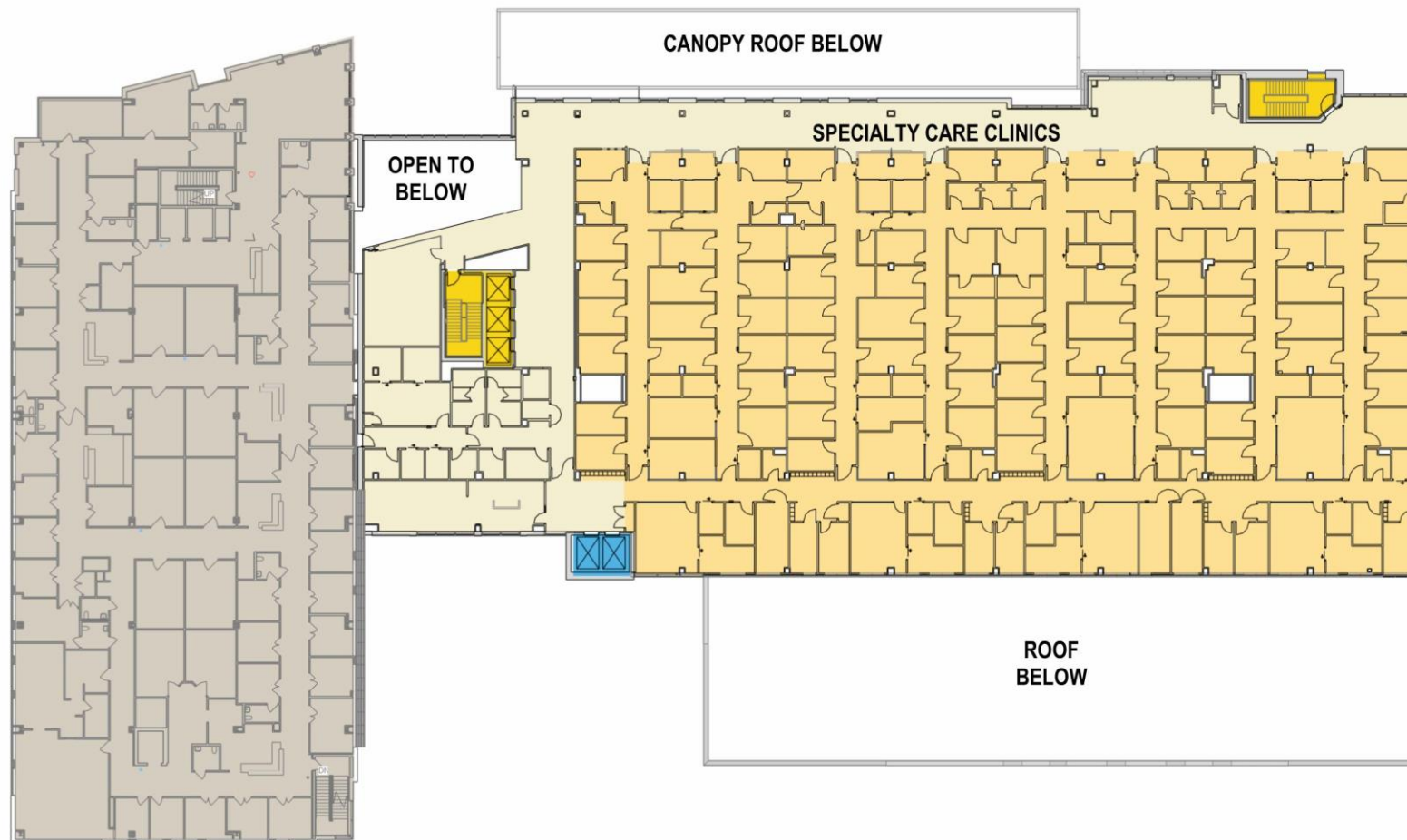


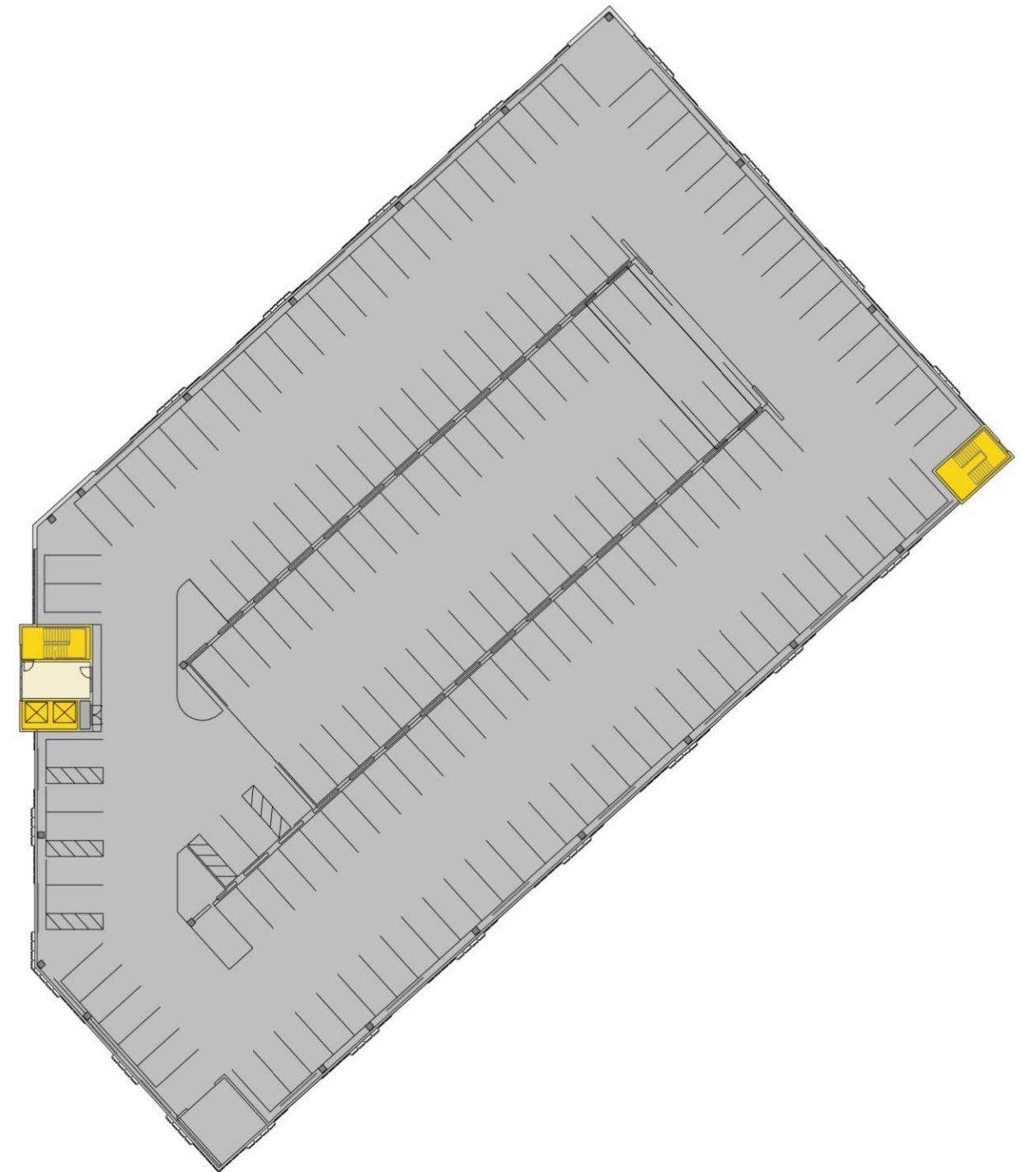
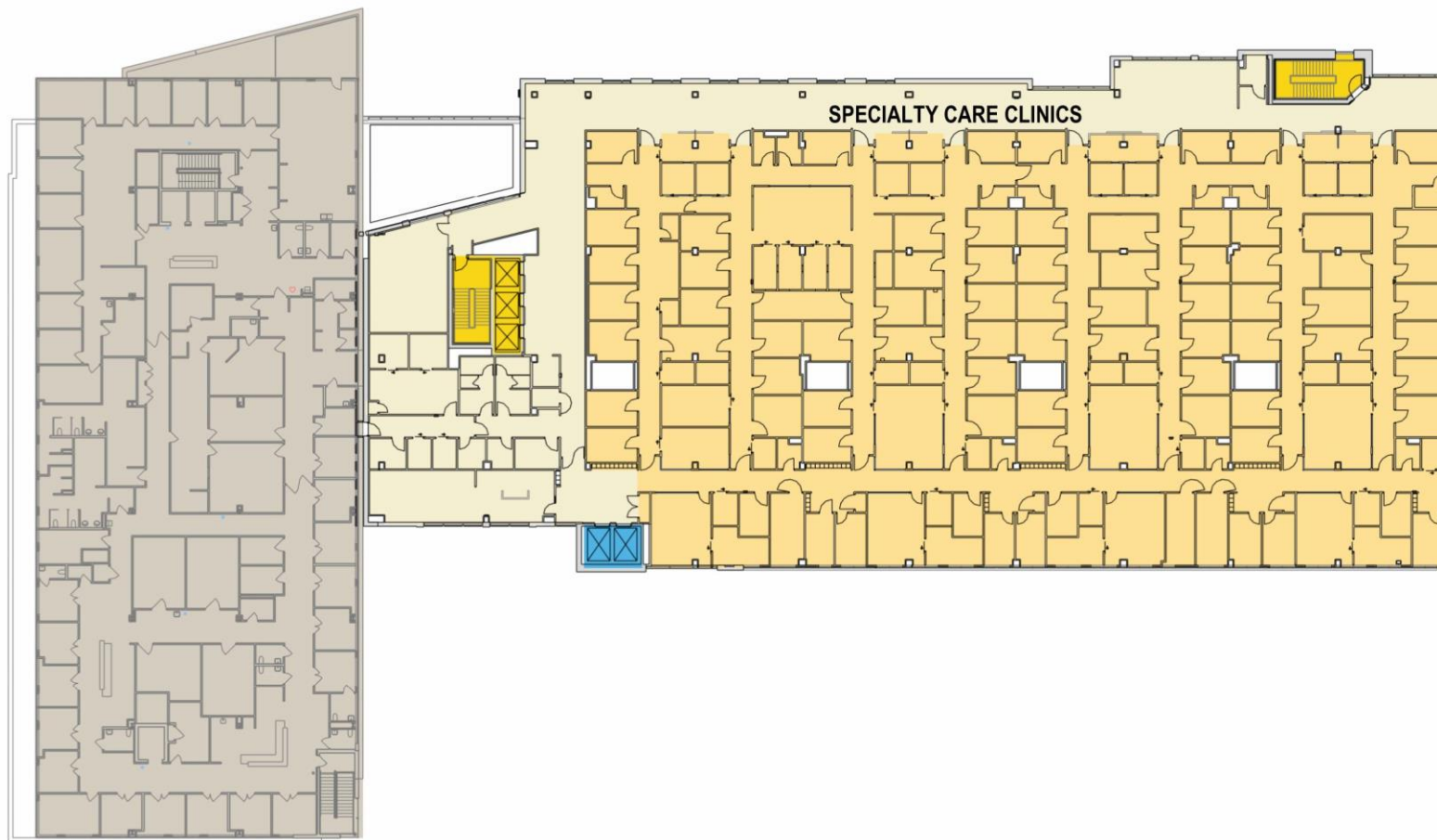


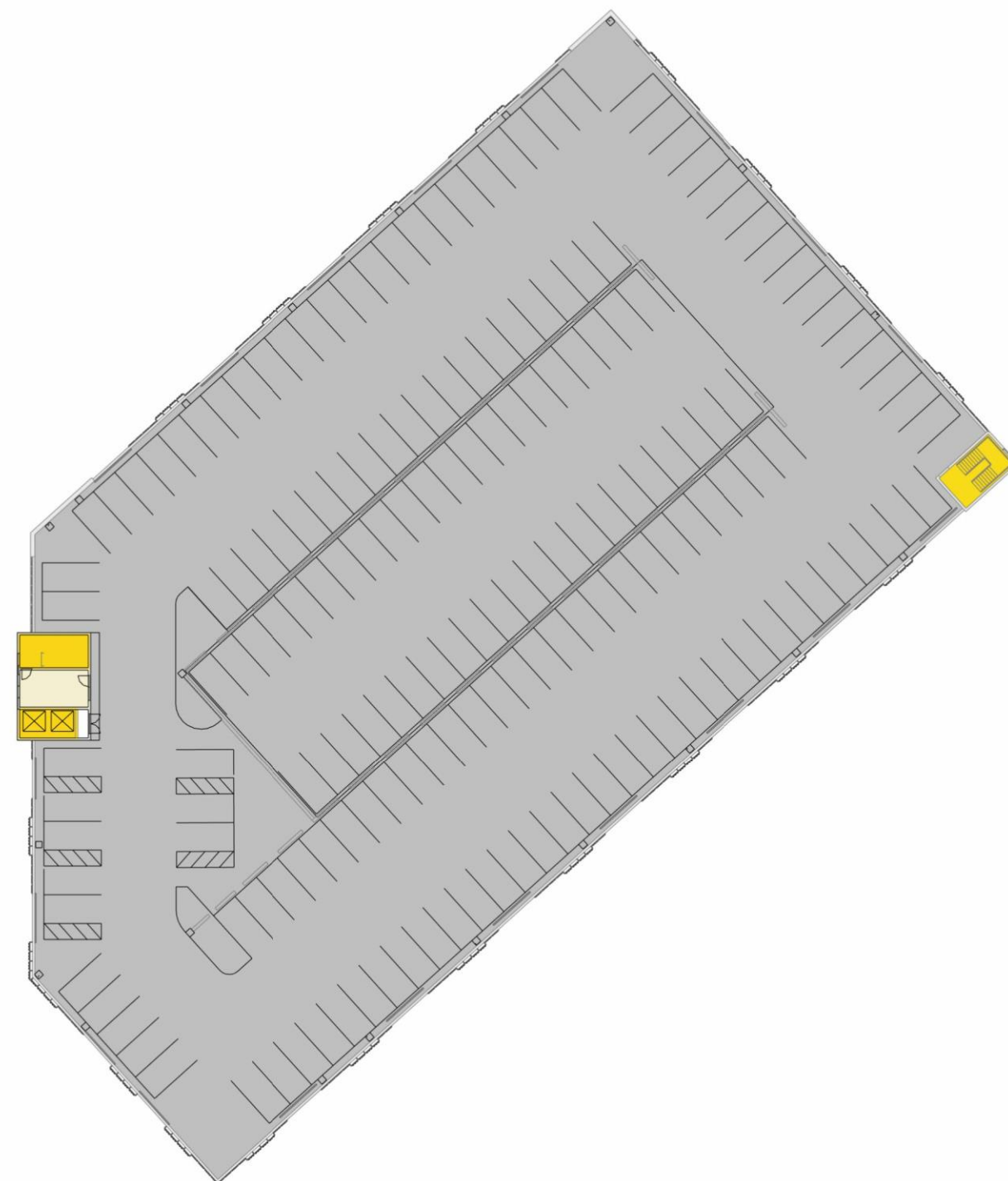
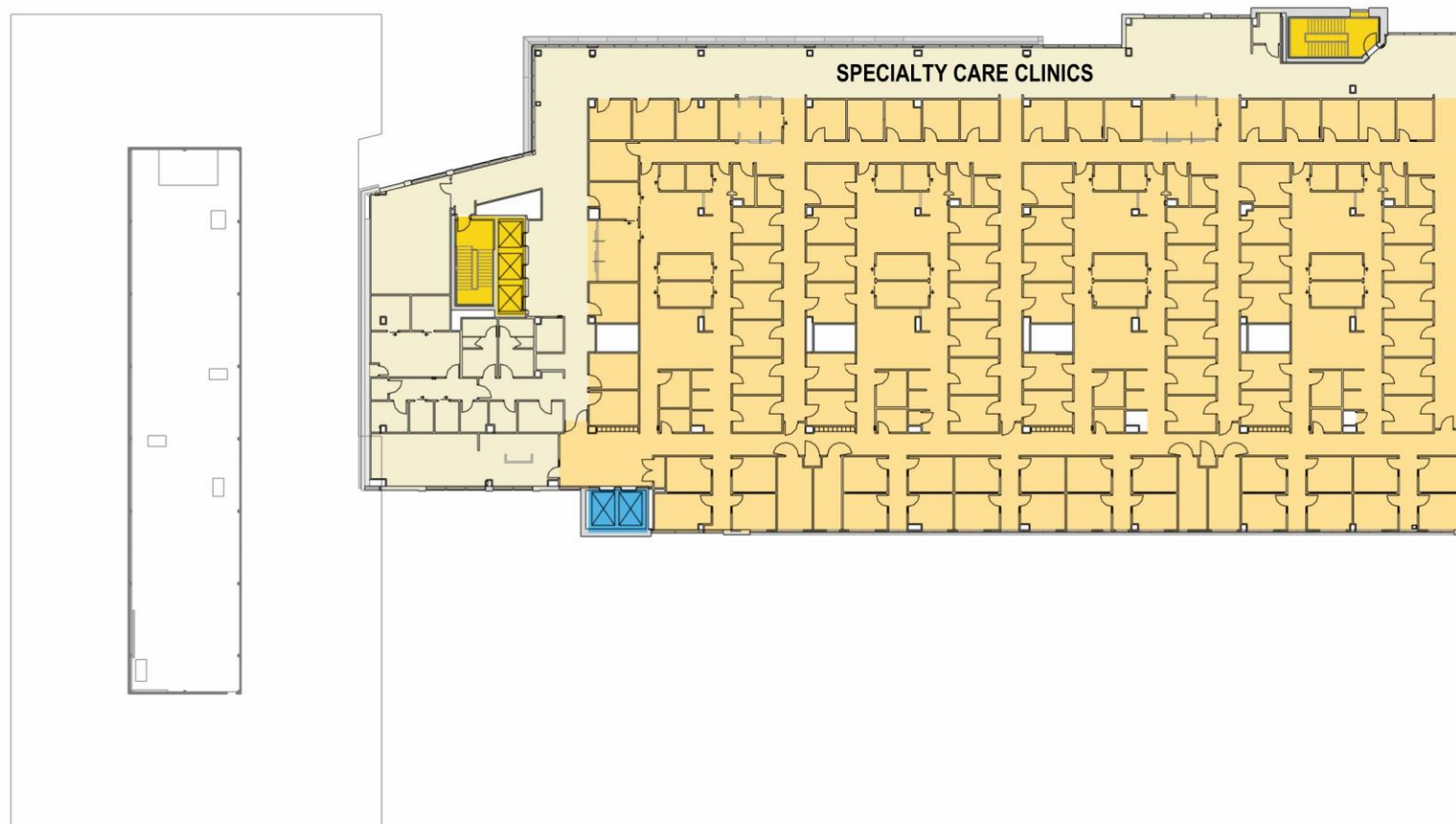












# SUSTAINABILITY COMMITMENT



Renewable Solar Energy  
Roof solar array anticipated to generate up to 1 million kWh annually



Upgraded Building Envelope with increased R-value and air infiltration control layer



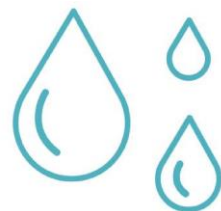
The parking garage will provide charging for electric vehicles, ample bike parking for staff and visitors and will be shaded by solar panels



Green Roofs to reduce Urban Heat Island Effect; Native and Resilient plantings minimize irrigation



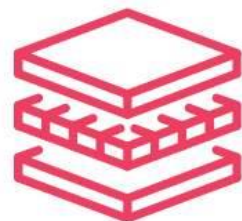
Bicycle Infrastructure  
Covered bike storage along with showers and lockers to encourage bike use by employees | B Cycle station on site | Extension of Bike Path



Parking will be in a covered structure minimizing rainwater run-off as well as minimizing the use of deicing agents during the winter months



Bird-Friendly Glazing minimizing collisions



Incorporate low-emitting and low-carbon materials



Central and Accessible  
Located within ¼ mile walk to six bus lines and within ½ mile walk to a BRT stop | Two bus lines onsite | New bus shelter



Avoids the energy needed for groundwater pumping by minimizing excavation compared to previous iteration | Less impact to water table



Brick



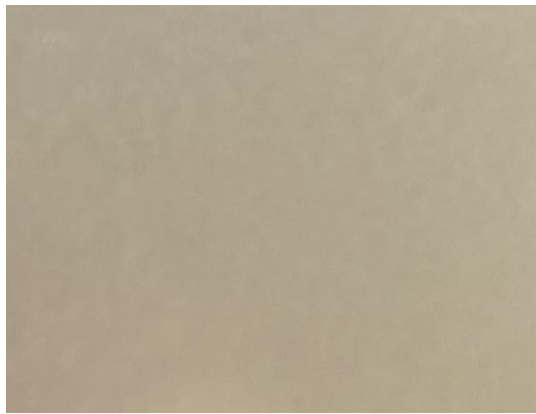
Calcium Silicate/Glass



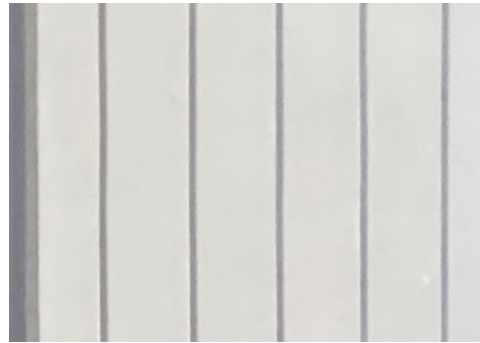
Soffit (Wood-look metal)



Ribbed Metal



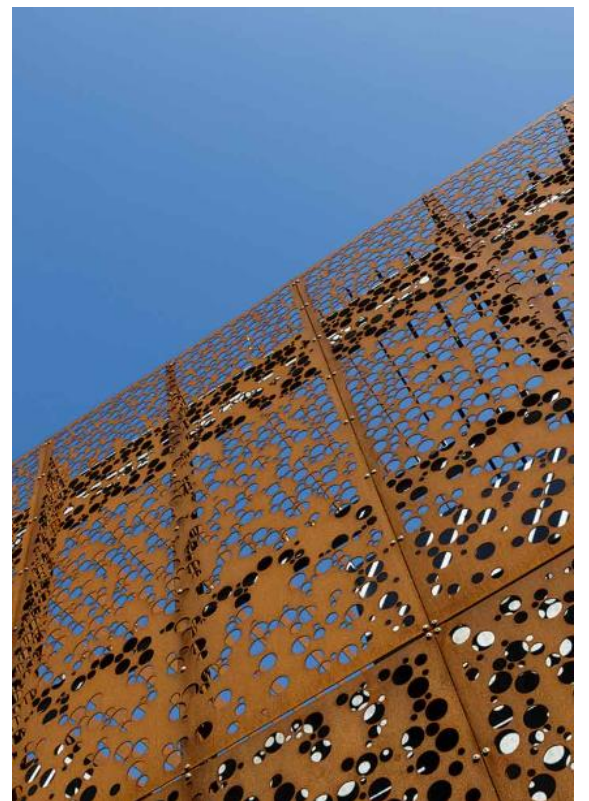
Mullions, Trim, Composite



Ribbed Precast



Brick



@ Parking





SOLAR  
PANEL ARRAY

GREEN  
ROOFS

BIRD  
DETERRENT  
GLASS

BIORETENTION

BIKE  
INFRASTRUCTURE

EV CHARGING  
BIKE FACILITIES

NATIVE  
LANDSCAPING