

University Avenue/Whitney Way Development Urban Design Informational Meeting 2

Krupp Construction

Potter Lawson Inc.

July 6, 2011

1. Revisions to the plan
2. Green Spaces – Green Edges
3. Parking Structures
4. Pedestrian/Bike/Bus Connections
5. Street Sections
5. Sustainability
6. Neighbor Concerns - View Shed Images



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Existing Site



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Plan from last meeting



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Revised Plan 6.27.11

Buildings

- 1 60,000 SF Clinic
3 stories, 20,000 SF/floor
40 stalls below
270 stalls total req.
- 2 40,000 sf non-profit Hospitality
55 stalls
- 3 80,000 SF Clinic
3 stories
26,700 SF/floor
50 stalls below
360 stalls total req.
- 4 70,000 SF Clinic
4 stories
17,500 SF/floor
315 stalls total
- 5 63,000 SF Office and Retail
3 stories
21,000 SF/floor
4 cars/1,000 SF = 252 stalls
- 6 Hotel
6 floors/130 Rooms
130 stalls-65 shared
- Residential
62 units
3 and 4 stories
Approx. 900 st/ant

Parking Structures

- 1 343 stalls
3 levels
- 2 293 stalls
3 levels
- 3 426 stalls
3 levels

Parking Summary

Clinic Site - 210,000 SF

| | |
|----------------|------------|
| Structured | 769 stalls |
| Below Building | 90 stalls |
| Surface | 74 stalls |

Lerhart Site

| | |
|----------------|------------|
| Structured | 293 stalls |
| Below Building | 40 stalls |
| Surface | 27 stalls |

Non-profit Site

| | |
|---------|-----------|
| Surface | 57 stalls |
|---------|-----------|

Total stalls: 1,350 stalls
on-street parallel stalls: 32



Buildings

- 1 60,000 SF Clinic
3 stories, 20,000 SF/floor
40 stalls below
270 stalls total req.





Pedestrian Walkways

Bike Paths

Bus Routes

Future Bike Path



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North Aerial



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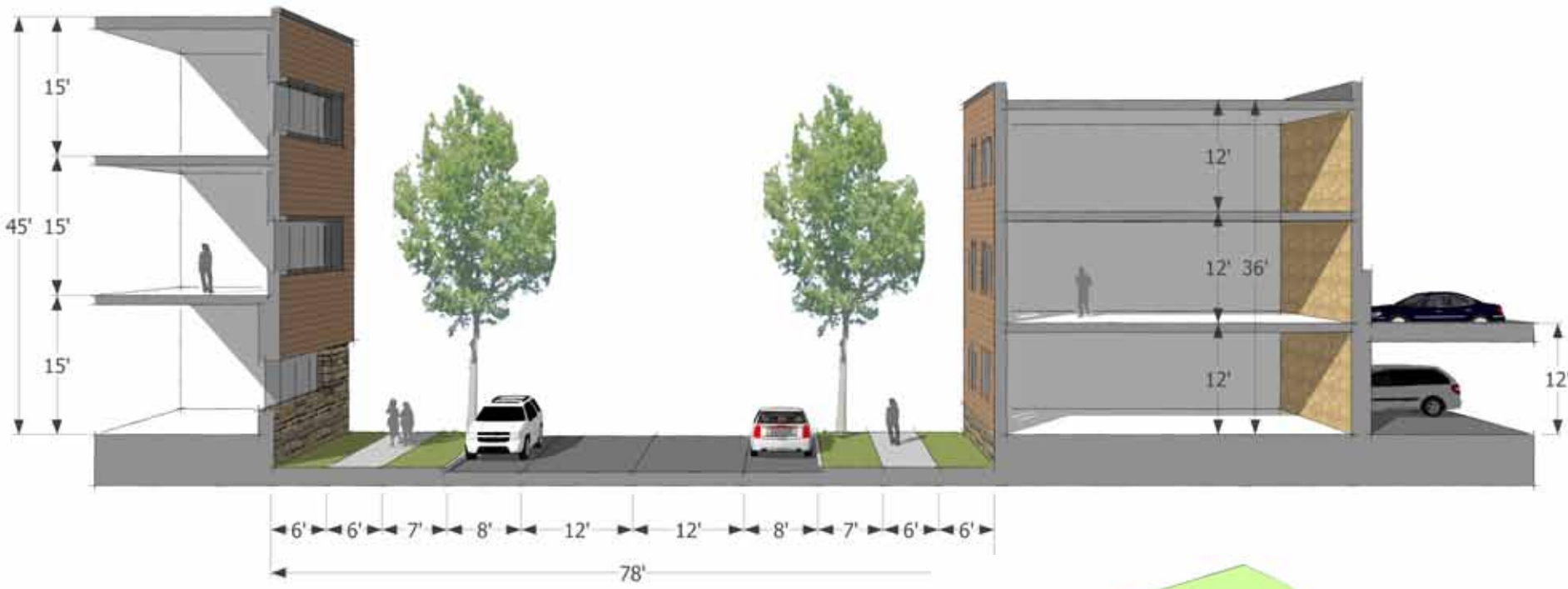
East Aerial

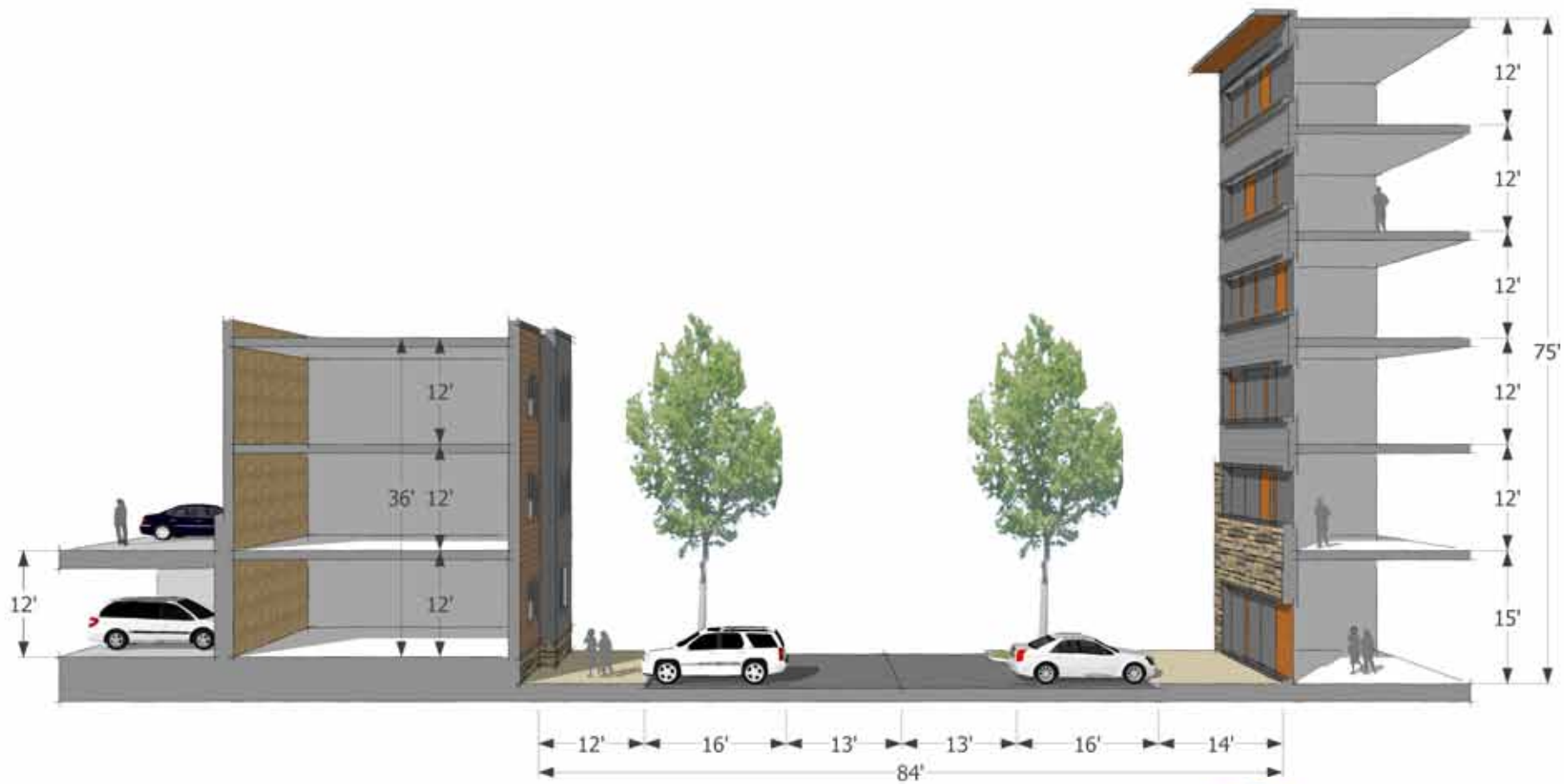


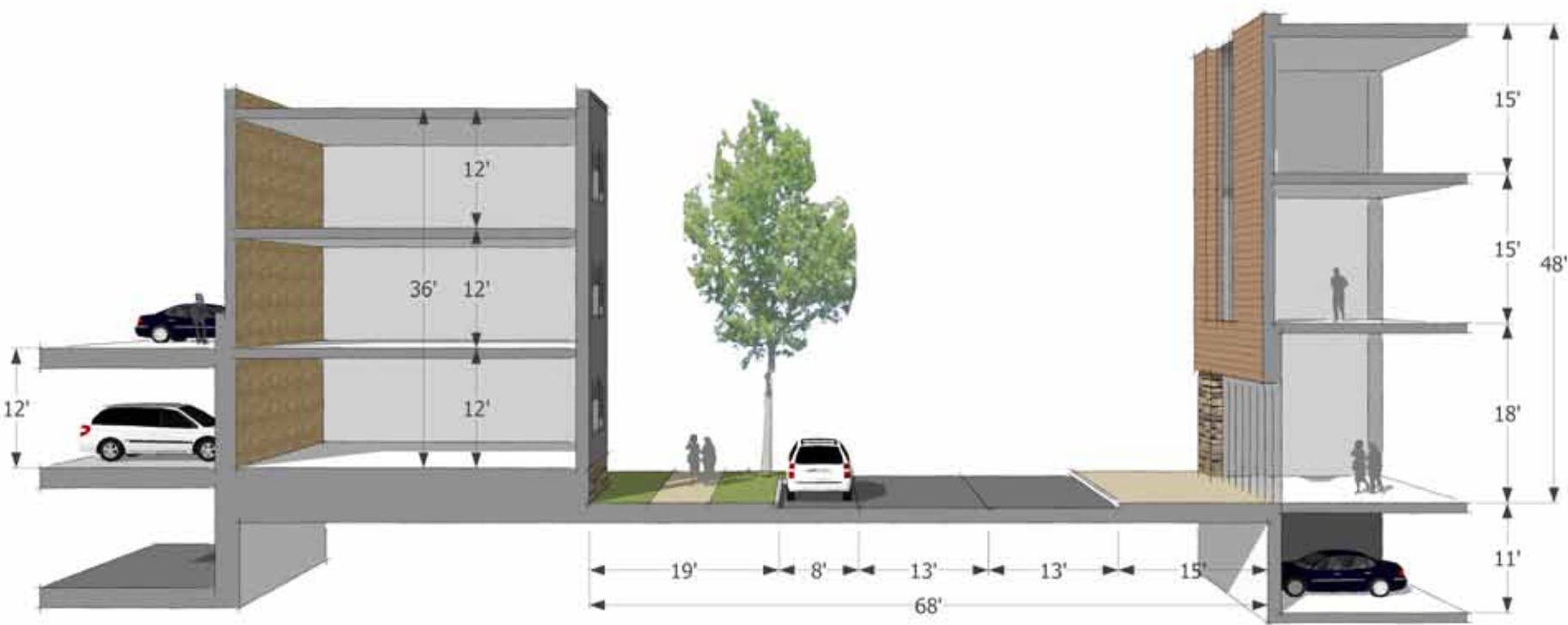
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Courtyard Aerial













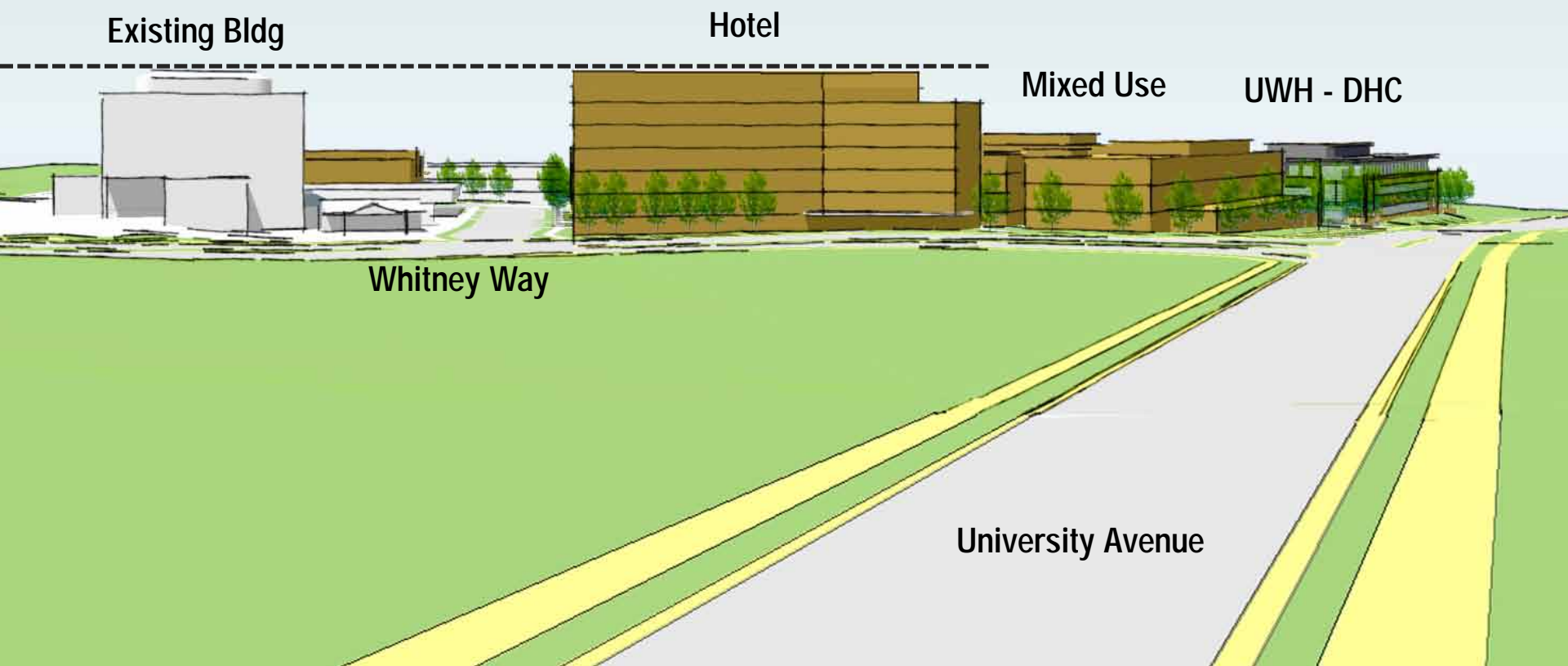


Sidewalk view from University Ave



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Existing Views



Sustainable Design Strategies

1. Sustainable Site

Infill – mixed use – increased density

Connections – bike – bus – pedestrian

2. Energy Efficient Shell and Mechanical Systems

Energy Recovery - Day lighting

3. Water Efficiency – roof water collection and reuse

4. Recycling during demo and construction

5. Materials – local, low VOC, recycled content

6. Indoor air quality – healthy interiors

6. Balance Cut and Fill – minimize truck on or off

7. Bike storage – showers

8. UW Health TDM Plan

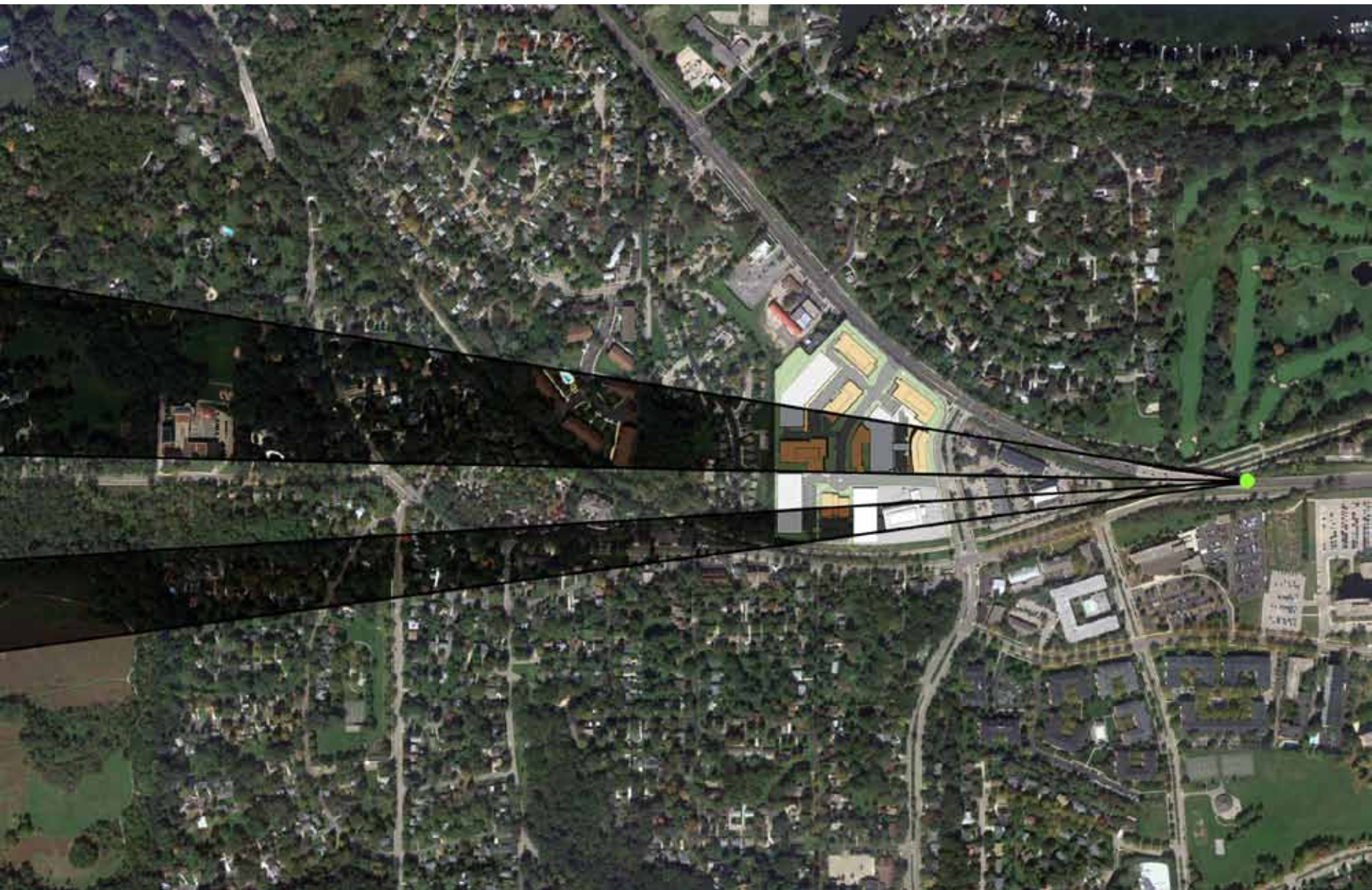
9. Indigenous Landscaping

LEED for Healthcare: Silver +

| Focus | Yes | Maybe | No |
|------------------------------|-----|-------|----|
| Sustainable Sites | 10 | 4 | 4 |
| Water Efficiency | 3 | 3 | 2 |
| Energy + Atmosphere | 17 | 9 | 13 |
| Materials + Resources | 10 | 3 | 2 |
| Indoor Environmental Quality | 12 | 6 | 0 |
| Innovation in Design | 2 | 4 | 0 |
| Regional Priority | 2 | 2 | 0 |
| Totals | 54 | 33 | 21 |







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University Bridge View Shed





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University Bridge View Shed



Approximate view from 5018 Tomahawk Trail that is 32 feet higher than the site
Foreground objects have not been developed
PSC is 5 stories with 13'4" floor to floor ht plus the penthouse which is approximated
The potential hotel is shown as 6 stories of 12' with a penthouse that is 8 feet
It is feasible that the hotel floor to floors would be lower like 10'
Also, background elements are not modeled



Approximate view from Tomahawk Trail – 32 feet higher than the site

Approval Process Dates

| | |
|-----------|---|
| June 8 | Urban Design Commission Informational Meeting |
| June 27 | Open Neighborhood Meeting |
| July 6 | Urban Design Commission Informational Meeting |
| July 11 | Plan Commission Informational Meeting |
| July 13 | Submit PUD – GDP – SIP |
| July 26 | Open Neighborhood Meeting |
| August 3 | Urban Design Initial Approval |
| Sept 7 | Urban Design Final Approval |
| Sept 19 | Plan Commission Meeting |
| October 4 | Common Council Meeting |