

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



University Avenue/Whitney Way Development
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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
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Total stalls: 1,350 stalls
on-street parallel stalls: 32



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Pedestrian Walkways

Bike Paths

Bus Routes

Future Bike Path



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North Aerial



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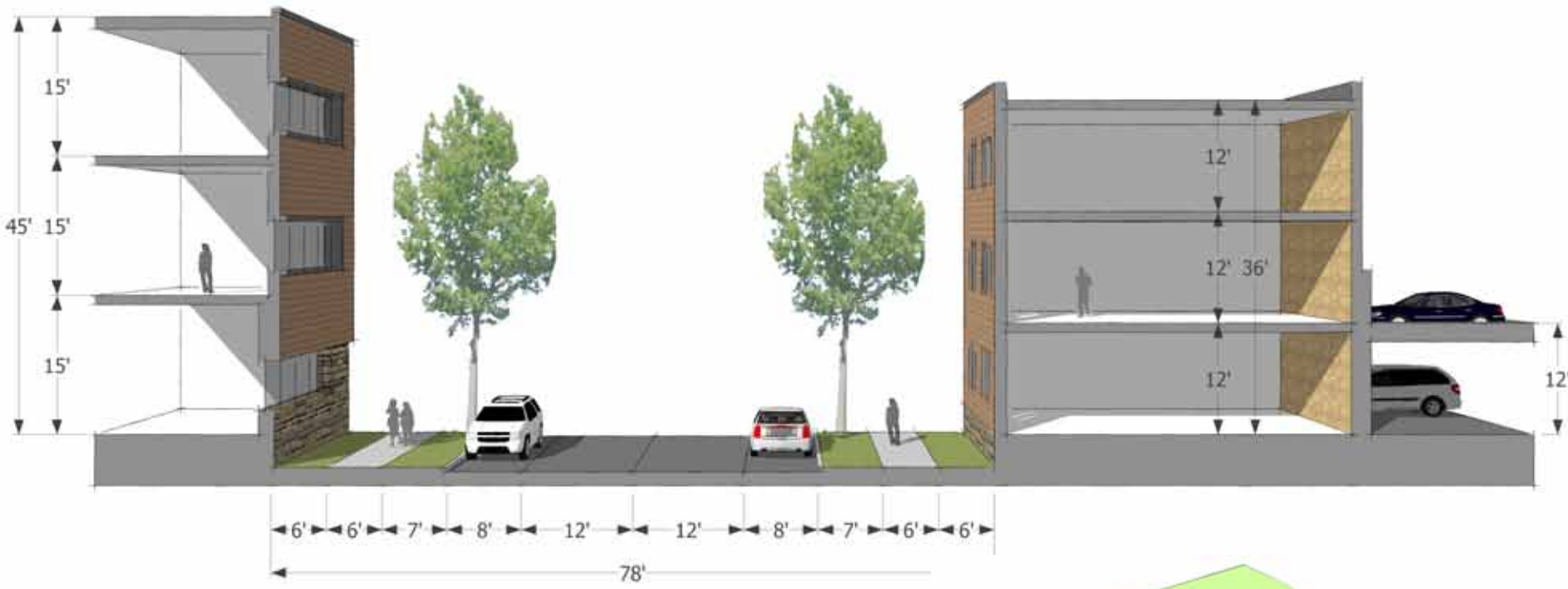
East Aerial



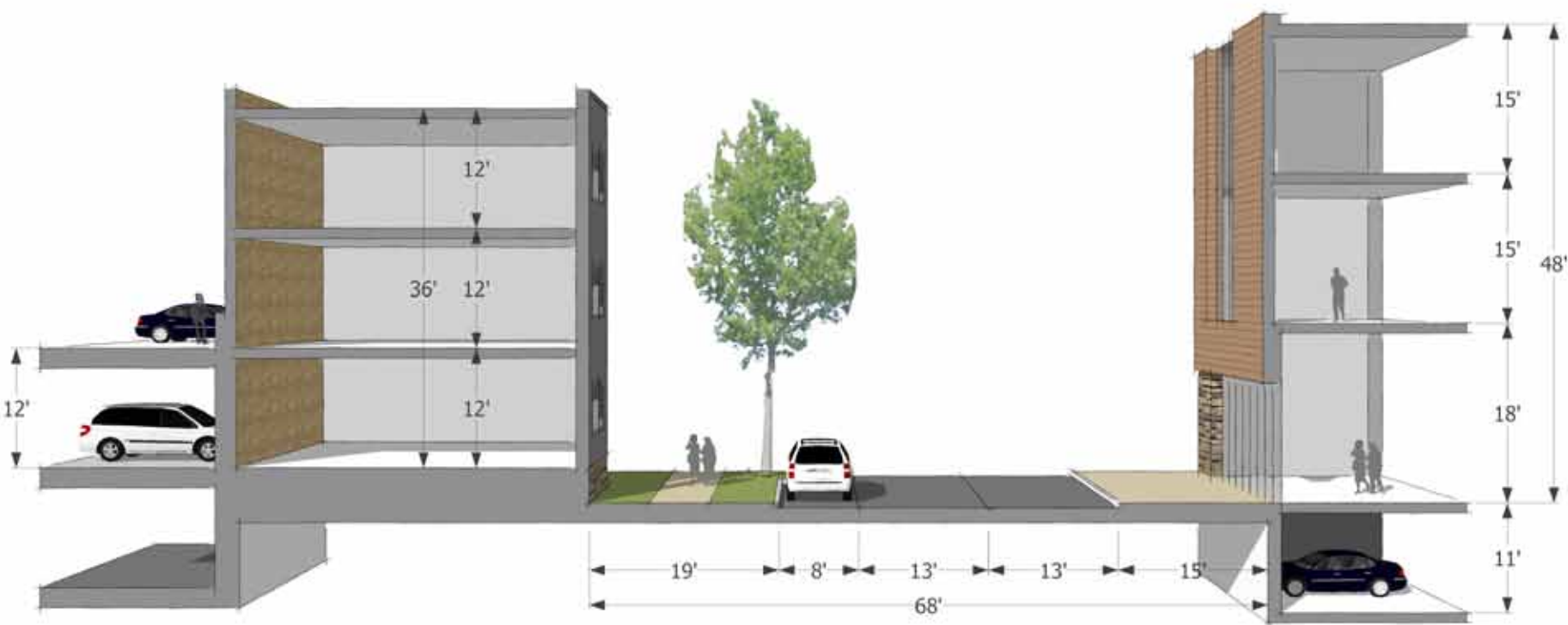
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Courtyard Aerial













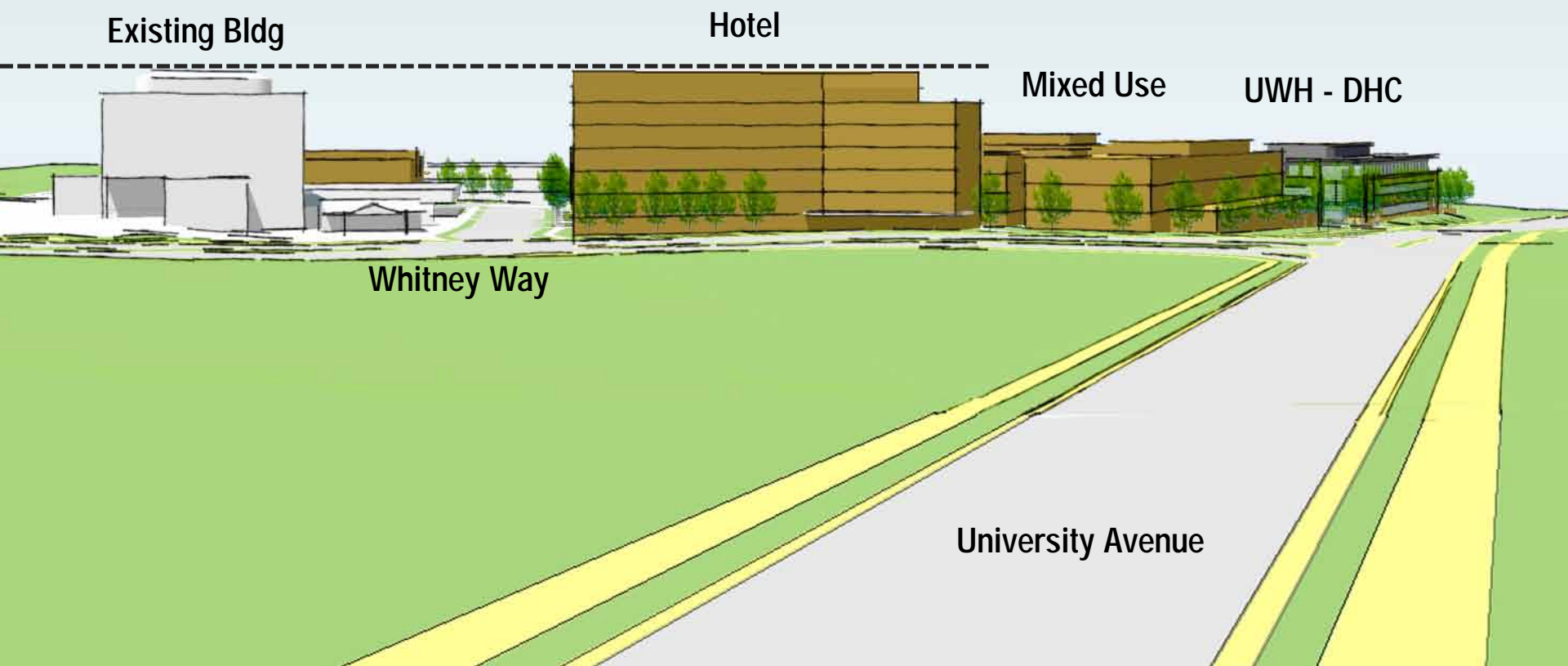


Sidewalk view from University Ave



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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



NO
PARKING
ANY
TIME





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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