



# Phase I INNOVATION CAMPUS

## *A Sustainable Site*

### PROJECT OVERVIEW

Phase I of Innovation Campus in Wauwatosa, Wisconsin was completed in January 2023 and the developer, Irgens, is targeting Sustainable Sites Initiative™ (SITES) certification. SITES provides a comprehensive framework for designing, developing and managing sustainable and resilient landscapes. The central message of the SITES program is that all development projects hold the potential to protect, improve and regenerate healthy environmental ecosystems.

Irgens completed Innovation One, a ±70,000 SF multi-tenant office building, as part of Phase I. The site features an environmentally-sensitive landscape design with sustainable features to differentiate the development from others in the area. Features include abundant native plantings used to promote a restorative workplace environment concept, nestled in a park-like setting.

A sizable parking deck, also completed as part of Phase I, features Wisconsin's largest green roof. Future development on Innovation Campus will protect and enhance existing green spaces and create additional shared spaces to benefit building occupiers, visitors and the greater community in the years to come.

THE Sustainable  
**SITES**  
Initiative®

*[SITES certification anticipated]*





## MATERIALS & CONSTRUCTION

- All road and infrastructure materials (concrete & asphalt) were recycled during construction and demolition, diverting a total of **722 tons** of material from landfills.
- Sourced **30%** of site materials locally (< 50 mi.), significantly reducing transportation emissions and supporting local businesses.
- **100%** of existing, non-contaminated soils were reused on site during construction.

## HEALTH & WELLBEING

- Innovation Campus is designated a smoke-free environment.
- An outdoor patio provides ample seating in a serene, prairie-like setting.
- All lighting on site is LED to reduce energy consumption.
- The campus supports eco-friendly modes of transportation to encourage healthy lifestyles and significantly reduce greenhouse gas emissions.
  - *The site is easily accessible along a bus route that offers daily service.*
  - *Adjacent roadways have dedicated bicycle lanes and sidewalks and a Bublr Bikes® rental kiosk is located on the property.*
  - *Preferred parking for fuel-efficient vehicles, electric car charging stations, and secure, underground bicycle parking is available at Innovation One.*
  - *Expansive trail networks are featured within the adjacent County Grounds Park and The Forest Exploration Center nearby.*

## WATER

- The developer is anticipating a **94%** reduction in water use for the site due to the use of native plantings and the green roof that features drought-tolerant sedum and a high-efficiency irrigation system.
- Essential to the site's storm water management system, the green roof allows the project to retain all runoff on site for 98th percentile rainfall events.
- A series of protected biofiltration basins on site promote sustainable water management and serve as a habitat for birds and pollinators.

## SOIL & VEGETATION

- Native plants were used extensively to reduce water use, increase plant biodiversity, minimize flooding and filter pollutants from water runoff.
- The restorative landscape design features 28,000+ sf of native plantings, providing critical services and benefits to the site and local ecosystem.
- Planted green roof mitigates heat island effect, and minimizes overall site maintenance and water use.
- Several existing biofiltration basins on site that were covered with native prairie vegetation were preserved and protected as **Vegetation and Soil Protection Zones** (VSPZs).
- Invasive plant control program reduced invasive species in VSPZs from 15% to **5%** coverage.

## OPERATIONS, MAINTENANCE & EDUCATION

- A comprehensive plan for ongoing, sustainable maintenance will support the long-term health and quality of vegetation, water, soils and ecosystems.
- Permanent signage highlighting the green infrastructure educates visitors about sustainable behavior and practices.
- Future Phase II development on Innovation Campus will demonstrate the same commitment to sustainability as was modeled by Phase I.



### *Innovation in Design*

A collaborative design process involving field experts in architecture, engineering and construction.

**Kahler Slater**



**David J. Frank**  
Landscape Contracting

