

## URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at: http://www.cityofmadison.com/planning/documents/UDCapplication.pdf 215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985 Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: July 22, 2015		X Informational Presentation
UDC Meeting Date: July 29, 2015		🗌 Initial Approval
Combined Schedule Plan Commission Date (if applicable):		Final Approval
<ol> <li>Project Address: <u>750 University Row, Madison, WI 53705</u> Project Title (if any): <u>UW Health at University Crossing Community</u></li> <li>This is an application for (Check all that apply to this UDC application New Development Alteration to an Existing or Property A. Project Type:</li> </ol>	n):	Development
<ul> <li>Project in an Urban Design District* (public hearing-\$300 fee</li> <li>Project in the Downtown Core District (DC) or Urban I</li> <li>Suburban Employment Center (SEC) or Campus Institu</li> <li>Planned Development (PD)</li> <li>General Development Plan (GDP)</li> <li>Specific Implementation Plan (SIP)</li> <li>Planned Multi-Use Site or Planned Residential Complete</li> </ul>	Vixed-Use District (U Itional District (CI) or	-
<b>B. Signage:</b> <ul> <li>Comprehensive Design Review* (public hearing-\$300 fee)</li> <li>Signage Exception(s) in an Urban Design District (public</li> </ul> C. Other: <ul> <li>Please specify:</li> </ul>		s Variance* (public hearing-\$300 fee)
3. Applicant, Agent & Property Owner Information:		
Applicant Name: Andrew Howick	Company: UW Health	- UW Hospitals & Clinics
Street Address: 600 Highland Avenue	City/State: Madison, V	VI Zip: <u>53792</u>
Telephone:( <u>608</u> ) 263-9160 Fax:()	Email: ahowick@uwhe	ealth.org
Project Contact Person: Doug Hursh	Company:_Potter Laws	son, Inc.
Street Address: 769 University Row, Suite 300	City/State: Madison, W	
Telephone:( <u>608</u> ) <u>274-2741</u> Fax:()	Email: dough@potterla	awson.com
Project Owner (if not applicant) :		
Street Address:		Zip:
Telephone:() Fax:()	Email:	
4. Applicant Declarations:		
A. Prior to submitting this application, the applicant is required to discuss th application was discussed with $\underline{Al\ Martin}$ on	July 21, 2015	rban Design Commission staff. This
(name of staff person) B. The applicant attests that all required materials are included in this submit the application deadline, the application will not be placed on an Urban Des		
Name of Applicant _ Doug Hursh	Relationship to Propert	y Architect
Authorized Signature Drug Melfml	Date July 22, 2015	

## Commuter Parking at University Crossing

UW Health – Hospitals and Clinics Project Narrative July 22, 2015

UW Hospital would like to build a temporary commuter parking lot at University Crossing to replace the 300 commuter parking stalls currently leased at the Hill Farms State Office site. These stalls are used by the Hospital staff and are critical to the operation. These stalls provide an affordable alternative to the higher priced structured parking on the Hospital campus. The proposed surface parking lots for 300 cars at the UW Health sites at University Crossing are temporary until the site is developed, which is anticipated over the next five years. At that time the additional parking will be incorporated into the design of future parking structures and taken through the PUD/SIP city approval process.

We ask that the landscaping requirements for the parking lots be waved since these will be temporary lots and require minimal investment in infrastructure cost.

Site lighting for the project will be provided for safety reasons and will meet city ordinances for light trespass and dark sky.

Parking ratios on this master planned site are low due to shared parking between the apartments and the office buildings. The current master plan has a parking ratio of 2.69 to 2.79. With the additional 300 stalls the parking ratio at proposed full build-out would be 3.24 to 3.37/1000 GSF.

Current traffic patterns should not change significantly since the 300 stalls exist today at the Hill Farm site which is a few blocks away from the University Crossing site.

This site has an adopted storm water management plan that was approved with the plat of University Crossing. The impervious areas that come from the parking lots and structured parking are intended to go to the existing grit filtration system and bioretention basin on the west side of the University Crossing site. The areas being proposed with these parking areas is very similar to the areas assumed in the storm report. If the final design results in additional area we will be implementing an additional bioretention system to account for the differential.

Erosion control during construction will be a key component to the implementation of plan. We will be proposing erosion control features that will go above and beyond the ordinances of the City of Madison.

Proposed schedule of construction for the parking lots will take place from October to December with final finish course, final seeding and final erosion control in May and June of 2016.

Project Team:

UW Health Krupp Construction D'Onofrio Kottke & Assoc. Potter Lawson Inc. Andrew Howick and Mike Grady Paul Lenhart and Dietmar Bassuner Dan Day Doug Hursh



Lot #	Potential Land Use	Net Lot Area (sf)	Proposed Footprint Area (sf)		Proposed Proposed Building Area Height (sf) (stories)		F.A.R.	Proposed Parking Stalls		
									Surface:	47
			Bldg 1:	20,000	3	Bldg 1:	67,420		Structure A:	456
1	Clinic	186,000	Bldg 1A:	17,500	4	Bldg 1A:	70,000	0.74	Below Bldg:	28
									Surface:	19
									Structure B:	342
2	Clinic	144,184	Bldg 2:	26,700	3	Bldg 2:	80,000	0.55	Below Bldg:	50
3	Non-profit hospitality	43,560	Bldg 3:	13,400	3	Bldg 3:	40,000	0.92	Surface:	42
									Surface:	29
4	Office/Retail	54,014	Bldg 4:	22,800	3	Bldg 4:	64,940	1.2	Below Bldg:	35
	,	,		,			84,000	2.10	<u>-</u> g.	
	Hotel						(or	(or	Surface:	36
5	(or Office)	40,075	Bldg 5:	14,000	6 (or 4)	Bldg 5:	64,000)	1.60)	Below Bldg:	24
6	Residential + Parking C	68,000	Residential Parking	24,234 32,315		Residential Parking	131,810 139,690	1.94		337
	r anting 0	00,000	i anang	52,010		Building Area			Total Parking Sta	
						0				

(or 518,170 w./ #5 Office) 2.69 stalls/ 1,000 sf

(or 2.79 w./ #5 Office)

\*Parking Structure C for Buildings 4, 5, & 6

## Parking

Parking Structure A: 3 Levels - approx. 456 stalls Parking Structure B: 3 Levels - approx. 342 stalls Parking Structure C: 3 Levels - approx. 337 stalls (Parking Structures to be 10-11 feet floor to floor)



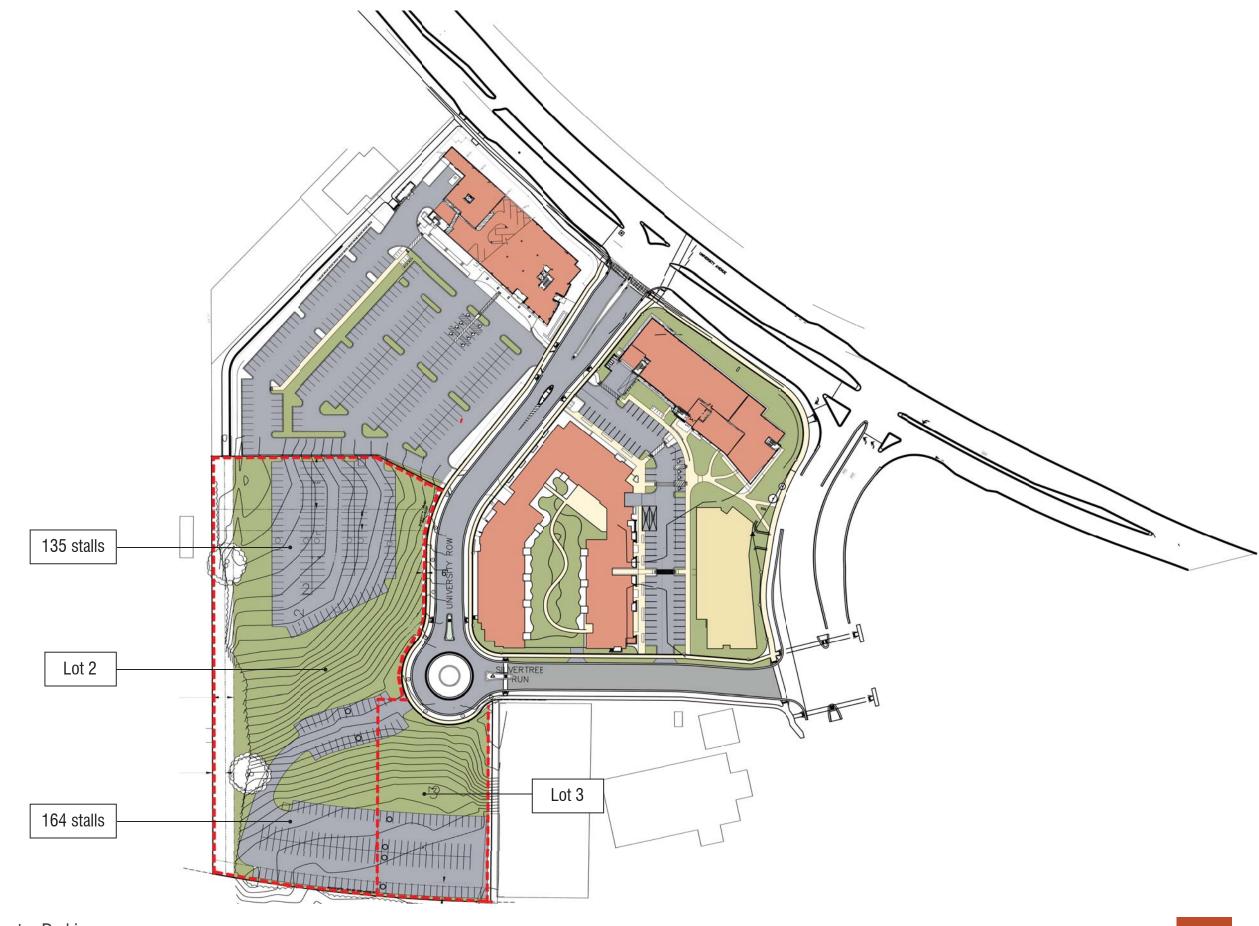
\*\*This is a Concept Masterplan. Final building footprint uses and sizes will be determined during the SIP submittals.











Proposed Commuter Parking UW Health at University Crossing UDC Informational Submittal • 7.22.2015





