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## PARKING & SQUARE FOOTAGE

Building/Site	Existing Area	New Area	Total Area	Existing Parking	New Parking	Total Parking	<i>Parking Ratio per 1000 GSF</i>
Hospital	870,575		870,575	932		932	
Braxton	0	<b>110,000</b>	<b>110,000</b>	139	<b>541</b>	<b>680</b>	
Longfellow	51,300	<b>94,000</b>	<b>145,300</b>	60	<b>40</b>	<b>100</b>	
General Med. Lab	33,250	<b>30,500</b>	<b>63,750</b>	30		30	
McConnell	71,000	<b>-41,000</b>	<b>30,000</b>	15	<b>585</b>	<b>600</b>	
One South Park	0		0	196		196	
21 N. Park Street	0		0	50		50	
Wingra Lot	0		0	108		108	
<b>Subtotals: existing</b>	<b>1,026,125</b>			<b>1,530</b>			
<b>Subtotals: new</b>		<b>193,500</b>			<b>1,166</b>		
<b>TOTALS</b>			<b>1,219,625</b>			<b>2,696</b>	<b>2.21 Total</b>

This chart shows the total square footage and parking counts for the ten year development concept, as compared to what is existing.

### Parking Comparison

**Institute of Transportation Engineers (ITE)**- .72 spaces/employee urban ,.9 suburban and .95 for a rural hospital

**Urban Land Institute (ULI)**- .75 spaces/employee for a medical center

**2003 Meriter parking study**- peak demand of .76 parking spaces per employee. Currently the ratio has dropped to .5 spaces per employee because of the increase in employees over the last five years and the lack of increase in additional parking. If we project out the estimated employment of 3385 FTE in 10 years with a supply of 2696 planned spaces, we bring our ratio back to .8 spaces per employee which is in line with the national recommendations and the actual measured demand at the hospital



# 10 YEAR DEVELOPMENT CONCEPT PLAN

## Zoning Colors

- Inpatient
- Amb/MOB
- Women's
- Admin & Supp
- Service

## Entrances

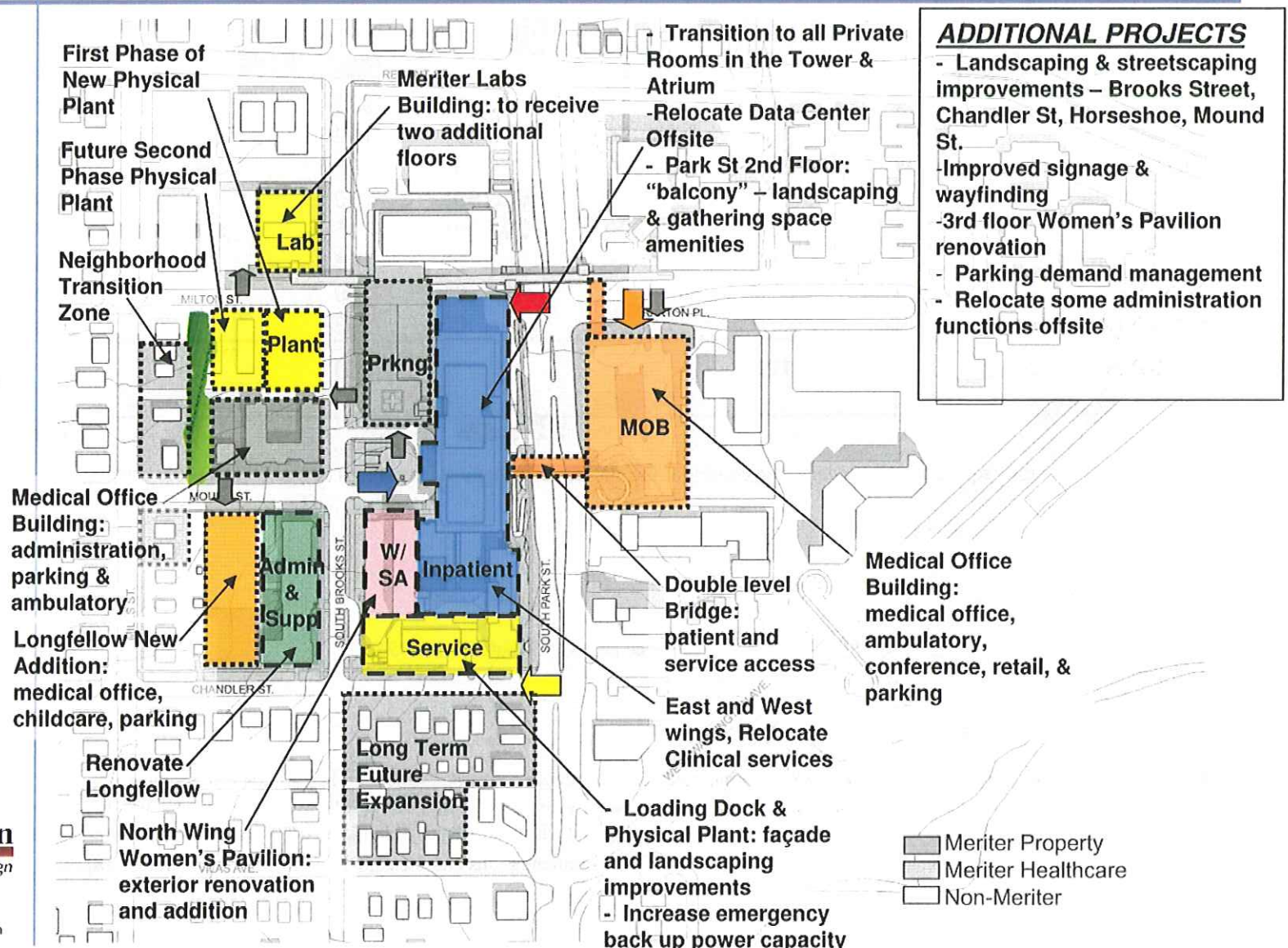
- Main Hospital
- Ambulance
- Service
- Parking

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Success by Design

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## PROPOSED PROJECTS: 10 YEAR PLAN

### ⑨ **McConnell Hall Site**

The existing McConnell Hall was built as a nurse's dormitory and has been retrofitted into administrative offices. The building has inefficient HVAC systems and low, residential height ceilings that make it difficult to incorporate a new HVAC system.

Currently, McConnell Hall houses the majority of the Hospital's administrative staff. Meriter will be relocating some administrative positions off-site from the Park Campus in 2009. Relocating the administrative positions off-campus will free up space within the main Hospital to allow clinical and inpatient expansion. This will also reduce the parking demand on the Park Campus.

The McConnell hall site will be redeveloped to provide a multi-story, above-grade parking structure to support the Longfellow Building addition and the future addition to the General Lab Building and mediate the Campus parking shortage.

The first and second floors on both Mound and Brooks Streets will include office space to activate the pedestrian experience along each street.

The future construction on McConnell Hall will close St. James Court at Mills Street, and use Brooks Street as the main parking entrance. By doing this, most of the vehicular traffic generated by the parking structure will be kept central to the Park Campus, along Brooks Street.



Figure 01: Aerial view of Brooks Street, showing possible massing of new McConnell Hall Building Development.

## PROPOSED PROJECTS: 10 YEAR PLAN

### 8 Longfellow Building Addition

The Longfellow Building is an officially designated Madison Landmark. During the ten year period, Meriter intends to renovate the interior of the building and to develop a new addition on the site. The new addition will be located behind the existing building. Uses for the renovated building and the new addition could include medical and administrative offices, education space and childcare. The new addition may be connected to the existing building and could provide accessibility to the existing building, which has several levels and no elevator. If Meriter's childcare program remains in the Longfellow Building, outdoor space for the program will be maintained.

The design of the new addition will take into consideration the historic nature of the existing Longfellow Building. New construction may not copy the historic style of the original building, but it must respond to its scale. The exterior materials of the new construction must also be sympathetic to the existing building. Any new building design will need to go through the City's Landmarks Commission. The new addition will also need to take into account the scale of the houses to the west along Mills Street. Although Meriter does not own all the houses along that block, Meriter would be interested in the redevelopment of that row of buildings into housing or other community uses that would increase the density in order to provide a transition between the Longfellow site and the residences on the west side of Mills Street.

The possible massing of a new building could be between four and six levels with one to three levels of partially-exposed below-grade parking. The soil itself may include too much rock, making it prohibitively expensive to build underground.

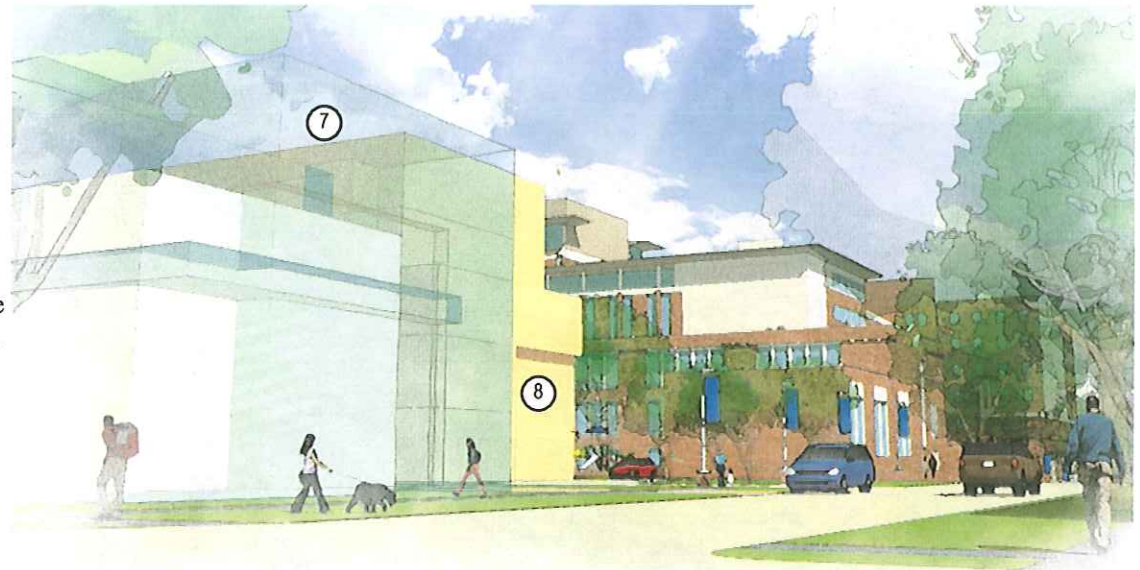


Figure 02: View of possible Longfellow development from Mills and Chandler Street, with a possible, joint developed, transition zone development.



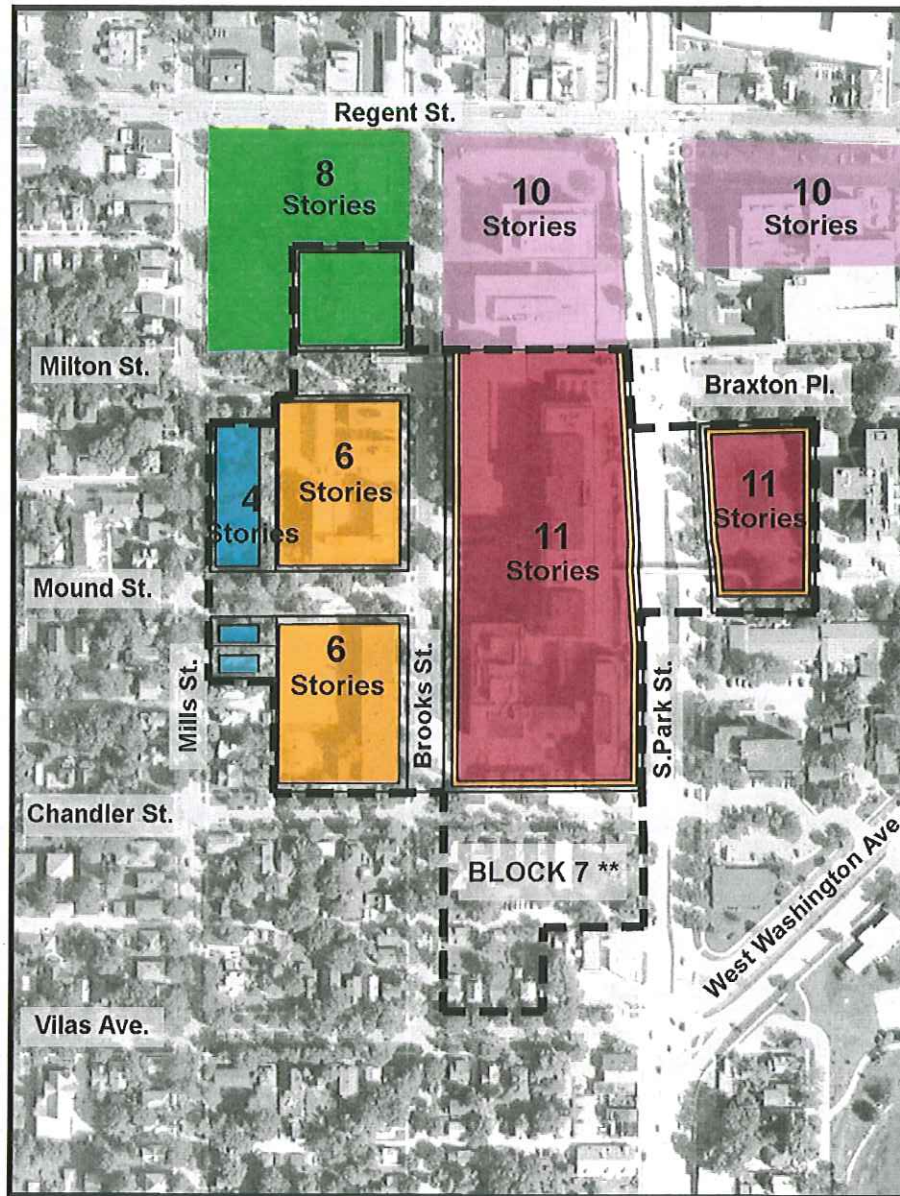
Figure 01: Street level view of Mound Street, West of Mills Street, showing possible development massing.

# 08 ZONING TEXT

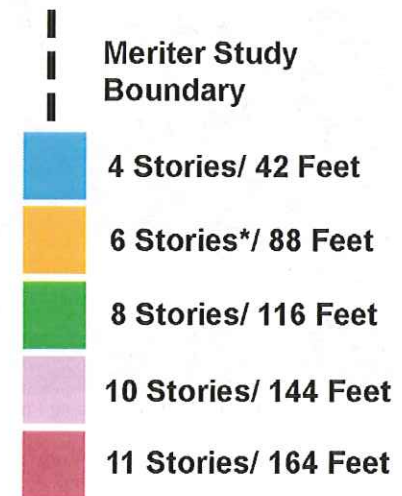
## Zoning Heights

## Meriter Park Campus District Plan

## District Zoning Texts



## Maximum Building Heights



Building heights are based on an 18' first floor and 14' remaining floors.

4 story height is based on a 12' first floor and 10' for the next three floors.

10 Story sections are per the Regent Street South Campus Plan.

11 Story height is based on, but not limited too, one 18' floor, three 16' floors & seven 14' floors.

\* 8 Stories of parking

\*\* Block 7 to remain as existing zoning until long-term future use can be determined.

# CHANDLER STREET GENERATOR ENCLOSURE

Mentor Health Services – Madison, WI



Figure 01: Photo of Existing Loading Area

Mentor Health Services – Madison, WI



Figure 02: Photo of Existing Loading Area

Mentor Hospital, Madison, WI



Figure 03: Rendering of Proposed Loading Area Enclosure



Mentor Hospital, Madison, WI



Figure 04: Rendering of Proposed Loading Area Enclosure



**MERITER**

Park Campus

# DISTRICT FOUR: MAIN HOSPITAL

**A. Statement of Purpose:** Maintain existing Hospital and to allow additions and renovations that do not hinder the eventual replacement of the main hospital diagnostic and treatment platform for the long-term use of the Park Campus. Future demolition as indicated on page 63.

**B. Permitted Uses:**

- Principal Use: Hospital
- Retail as allowed in C2 District
- Parking
- Accessory Uses: Hospital accessory uses
- Temporary buildings for storage of building materials and equipment, and construction purposes
- Temporary construction Parking

**C. Lot Area:** N/A

**D. Floor Area Ratio:** As existing, FAR of future use TBD in SIP.

**E. Yard Requirements/Setbacks:**

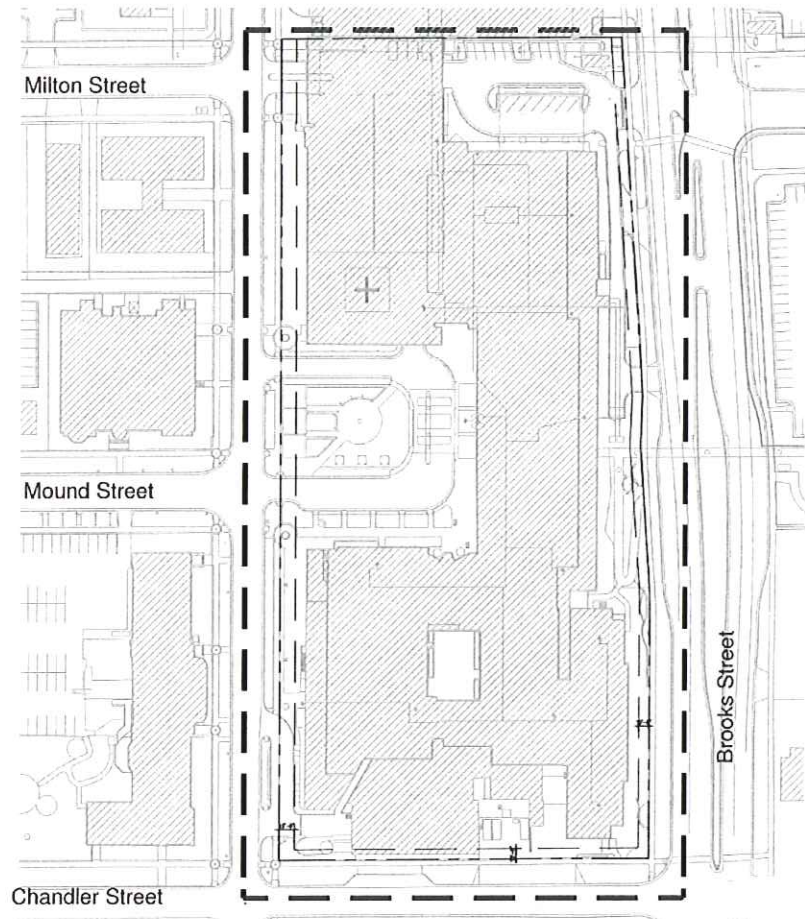
Setbacks are taken from existing right of way or property line

**Maximum Heights:** 11 building stories, 164 foot Max.

North End of Property: 0' setback.

Additions to existing buildings can match existing building setbacks.

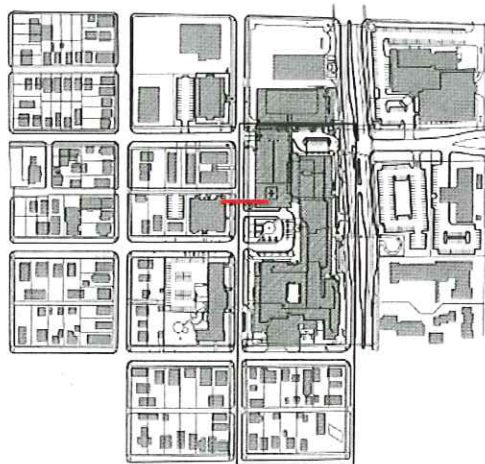
Floors	Frontage Street	Setback
Floors 1-6 and vertical circulation through floor 11	Park Street. Brooks Street Chandler Street Vilas Avenue	10' Minimum 15' Minimum 10' Minimum 10' Minimum
Floors 7-11	Park Street. Brooks Street Chandler Street Vilas Avenue	20' Minimum 25' Minimum 20' Minimum 20' Minimum



DISTRICT FOUR

# DISTRICT THREE: McCONNELL BLOCK

- F. **Landscaping:** As existing, landscaping of future use TBD in SIP.
- G. **Accessory Off-Street Parking & Loading:** As existing, parking and loading of future use TBD in SIP.
- H. **Lighting:** As existing, lighting of future use TBD in SIP.
- I. **Signage:** That signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. **Family Definition:** NA
- K. **Alterations and Revisions:** No alterations or revisions of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning, Community, and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



CAMPUS KEY 

