

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

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Lot #	Potential Land Use	Net Lot Area (sf)	Proposed Footprint Area (sf)	Proposed Height (stories)	Proposed Building Area (sf)	F.A.R.	Proposed Parking Stalls
1	Clinic	186,000	Bldg 1: 20,000 Bldg 1A: 17,500	3 4	Bldg 1: 67,420 Bldg 1A: 70,000	0.74	Surface: 47 Structure A: 456 Below Bldg: 28
2	Clinic	144,184	Bldg 2: 26,700	3	Bldg 2: 80,000	0.55	Surface: 19 Structure B: 342 Below Bldg: 50
3	Non-profit hospitality	43,560	Bldg 3: 13,400	3	Bldg 3: 40,000	0.92	Surface: 42
4	Office/Retail	54,014	Bldg 4: 22,800	3	Bldg 4: 64,940	1.2	Surface: 29 Below Bldg: 35
5	Hotel (or Office)	40,075	Bldg 5: 14,000	6 (or 4)	84,000 (or 64,000)	2.10 (or 1.60)	Surface: 36 Below Bldg: 24
6	Residential + Parking C	68,000	Residential 24,234 Parking 32,315	4 & 5	Residential 131,810 Parking 139,690	1.94	337
					Total Building Area: 538,170		Total Parking Stalls 1,445

(or 518,170 w./ #5 Office) 2.69 stalls/ 1,000 sf (or 2.79 w./ #5 Office)

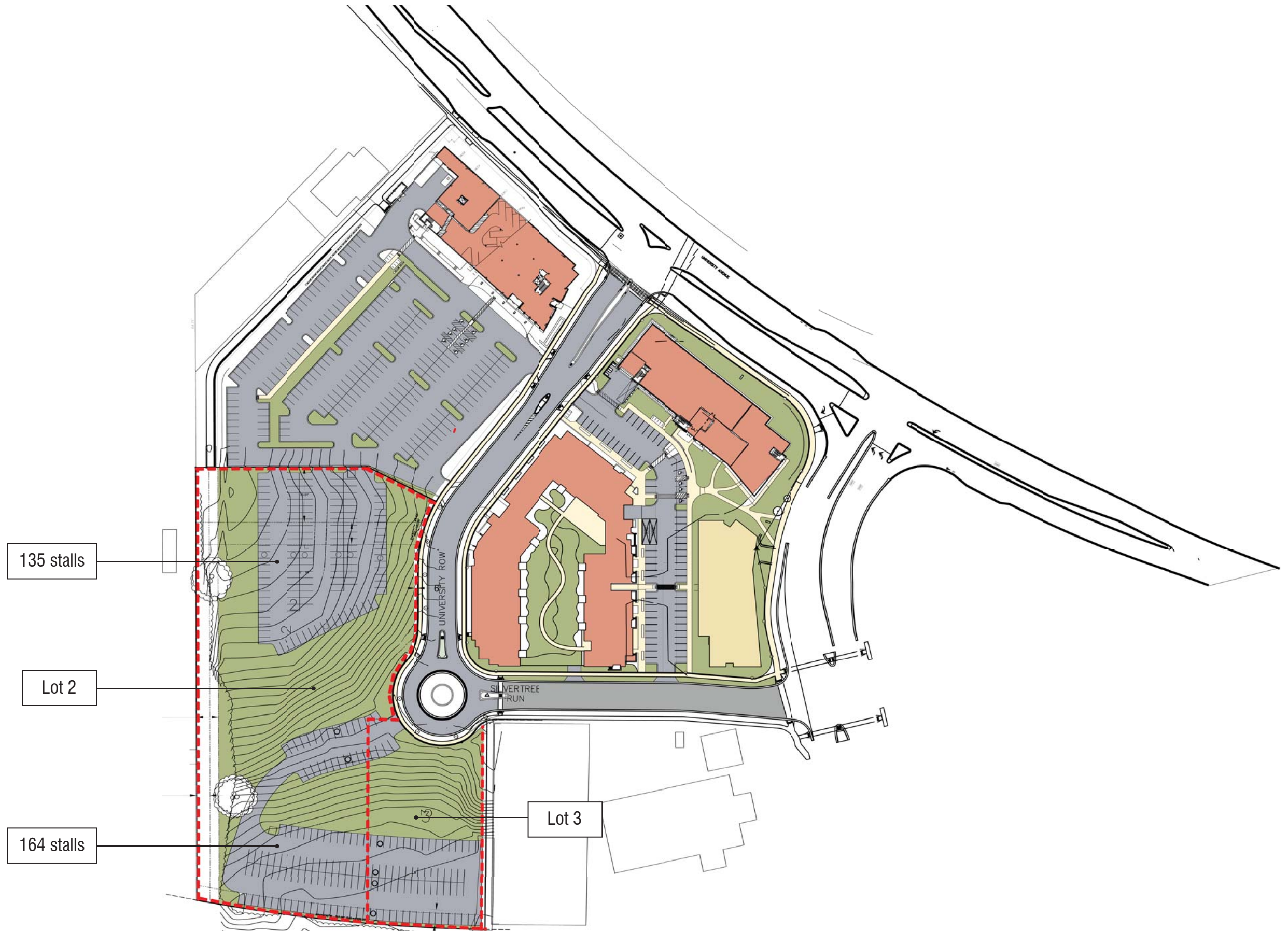
*Parking Structure C for Buildings 4, 5, & 6

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