



# **MERITER<sup>®</sup>**

*Park Campus*

*General Development Plan*

**Mission:**

*To heal this day*

*To teach for tomorrow*

*To embrace excellence always*

*To serve our communities –*

*For a lifetime of quality health care.*

*Landmarks Commission*

*Informational Meeting*

*April 6, 2009*

**Potter Lawson**

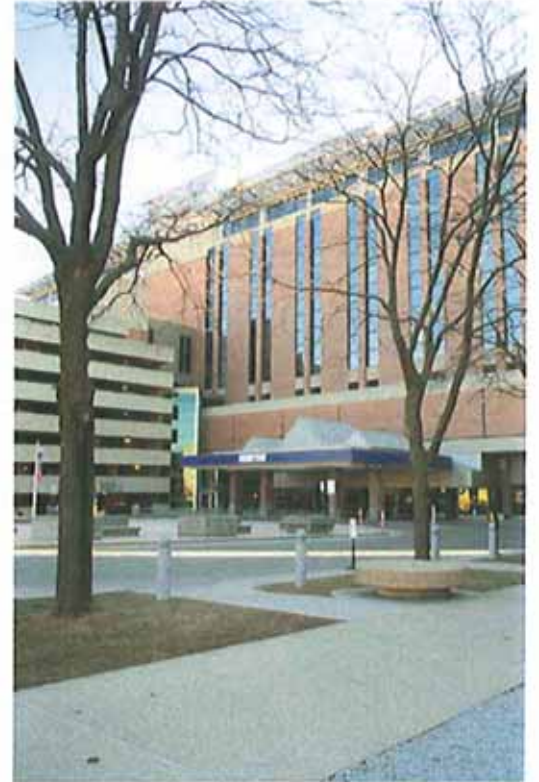
*Success by Design*



AERIAL VIEW FROM SOUTHEAST



LONGFELLOW BUILDING FROM BROOKS ST.



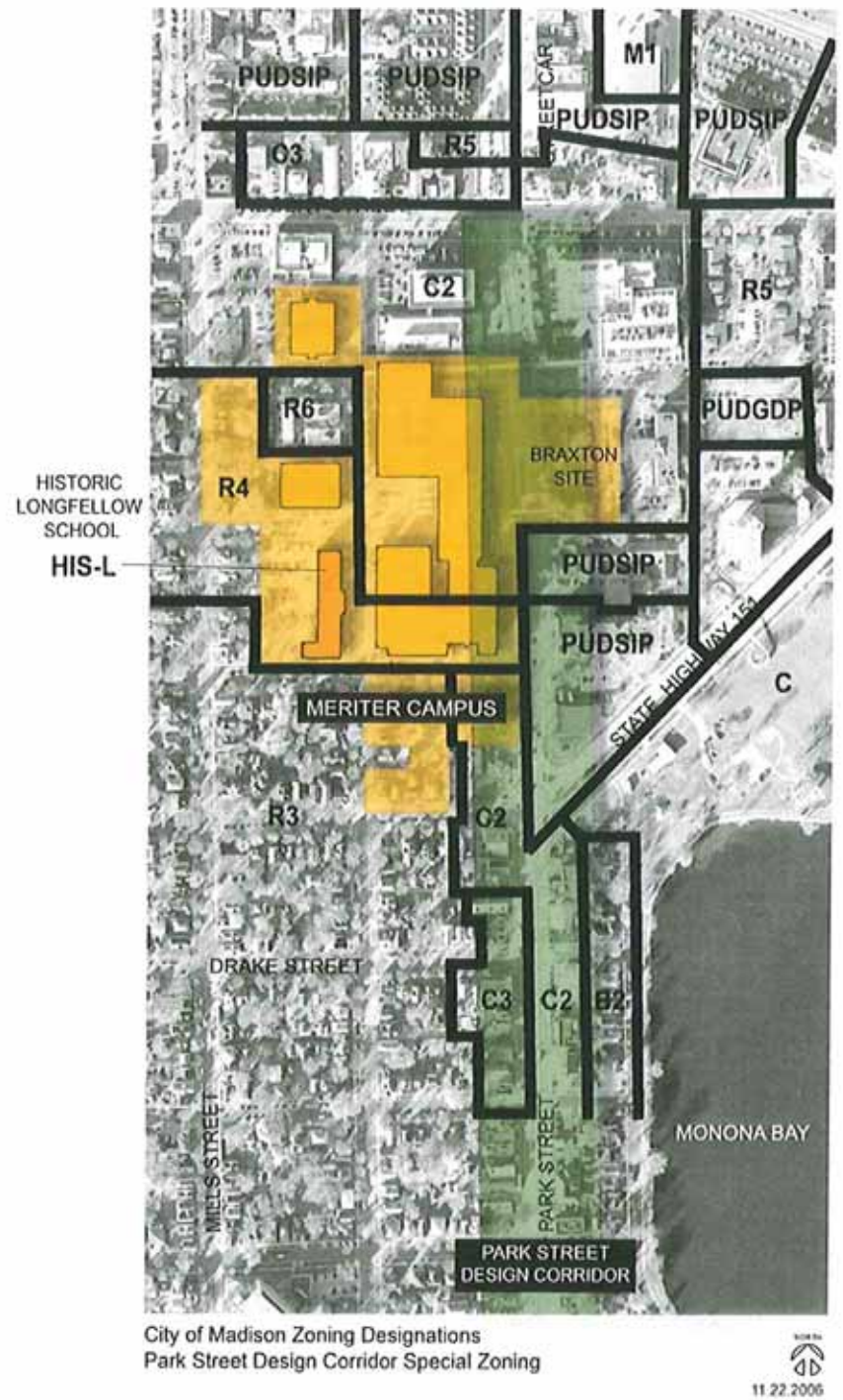
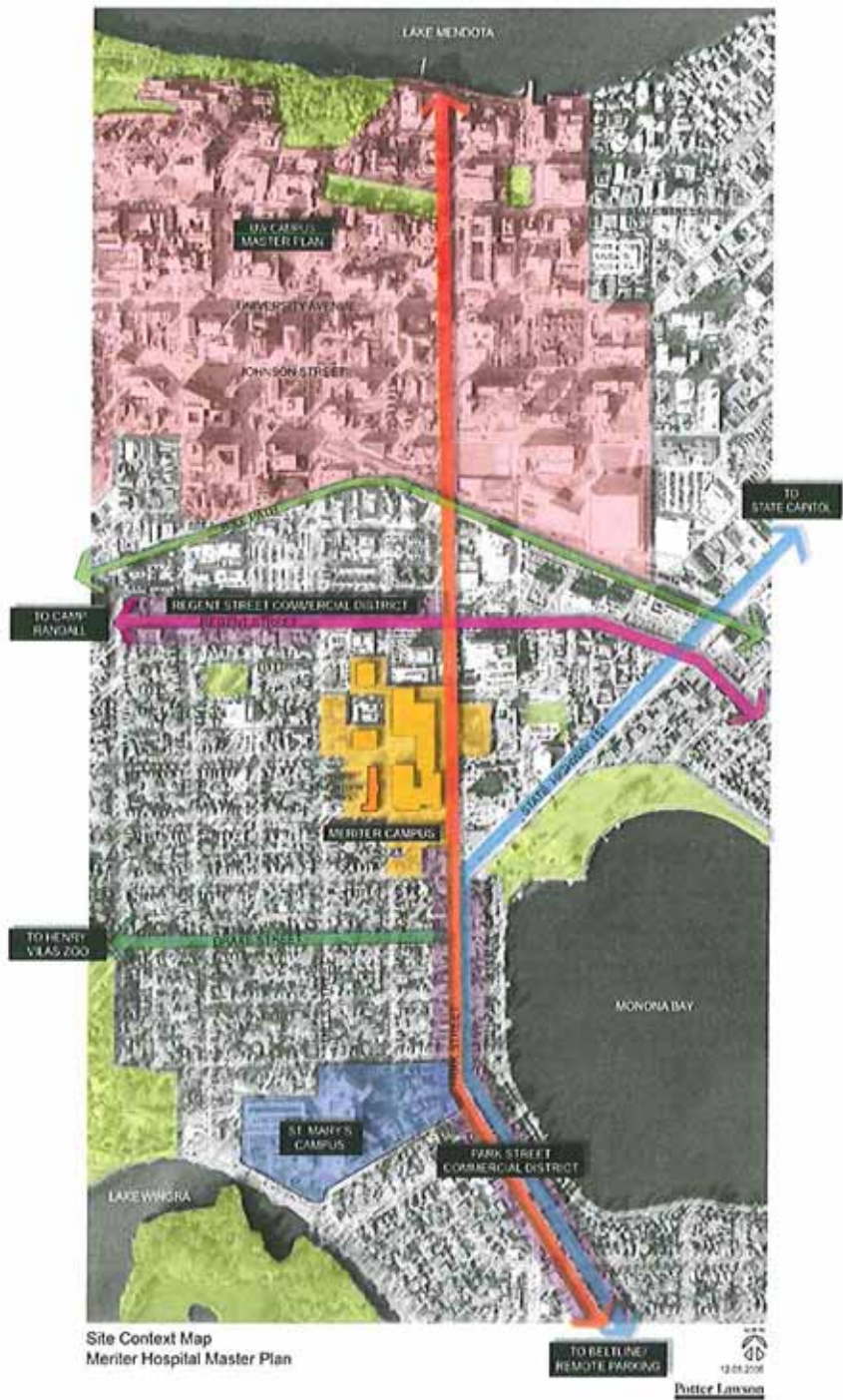
MAIN ENTRY FROM BROOKS ST.



VIEW FROM NORTH EAST



McCONNELL HALL FROM BROOKS ST.



# Meriter Planning Initiatives

## *Park Campus Strategic Facility Master Plan* – Kurt Salmon & Associates

- Long term facility plan (30 + years) based on strategic, physical, & operational assessments within context healthcare today & in future
- Adopted by Meriter Board, April 30, 2008

## *Park Campus Master Plan* – Potter Lawson, Inc

- Comprehensive plan (10 years) for Park Campus renewal & redevelopment
- Adopted by Meriter Board, November 12, 2008

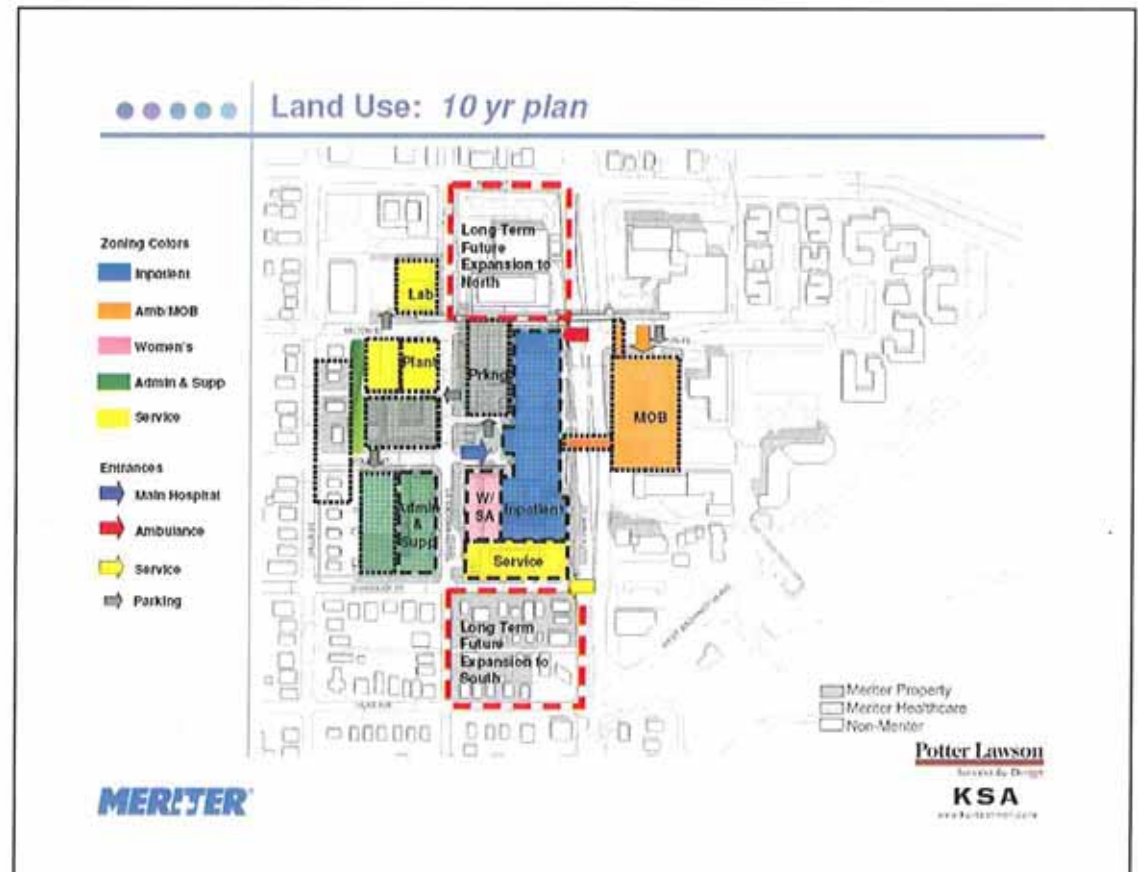
## *Park Campus Comprehensive Signage Plan* – ZD Design

- To be approved by Meriter Board, May 2009

# Meriter Hospital Priorities

## Short & Mid Term Projects Must Preserve Future Long Term Growth Opportunities

1. Physician Practice Space
2. Ambulatory Services
3. All Private Rooms
4. Expanded ICU
5. Surgery Expansion
6. Dedicated Women's Center
7. Physical Plant
8. 100% Emergency Power
9. Data Center
10. Parking



# General Development Plan Public Process

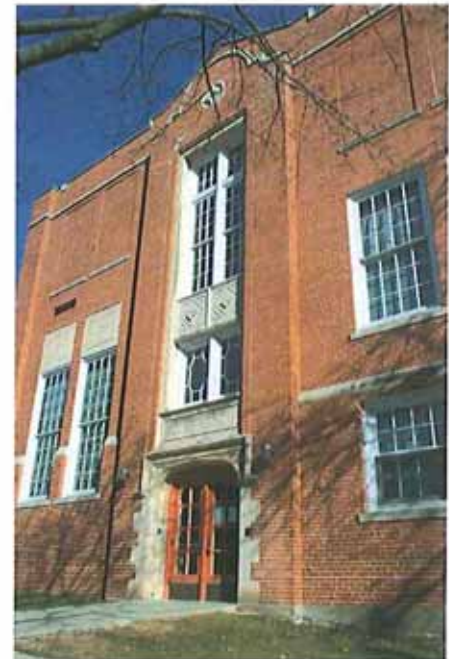
- Monthly Neighborhood Advisory Committee meetings since June 2007, including the Alder
- 3 public neighborhood meetings
- Monthly meetings with city staff team
- UDC (3 informational meeting; public hearing March 18; return April 1)
- Landmarks Commission (March 23 informational meeting; April 6 meeting)
- Plan Commission (1 informational meeting; public hearing April 20)
- City Council – May 5
- Comprehensive Signage Package to be submitted this summer

# Planning Principles

- Concentrate in-patient care on the Park Street Corridor
- Create a welcoming & engaging campus through landscaping, streetscaping, signage, and public art
- Enhance Meriter's presence on Park Street
- Activate the street level throughout the campus
- Improve pedestrian safety
- Respect the integrity of the surrounding neighborhood, stepping building heights down along campus edges
- Embrace sustainable & evidence based design

# Building Design Principles

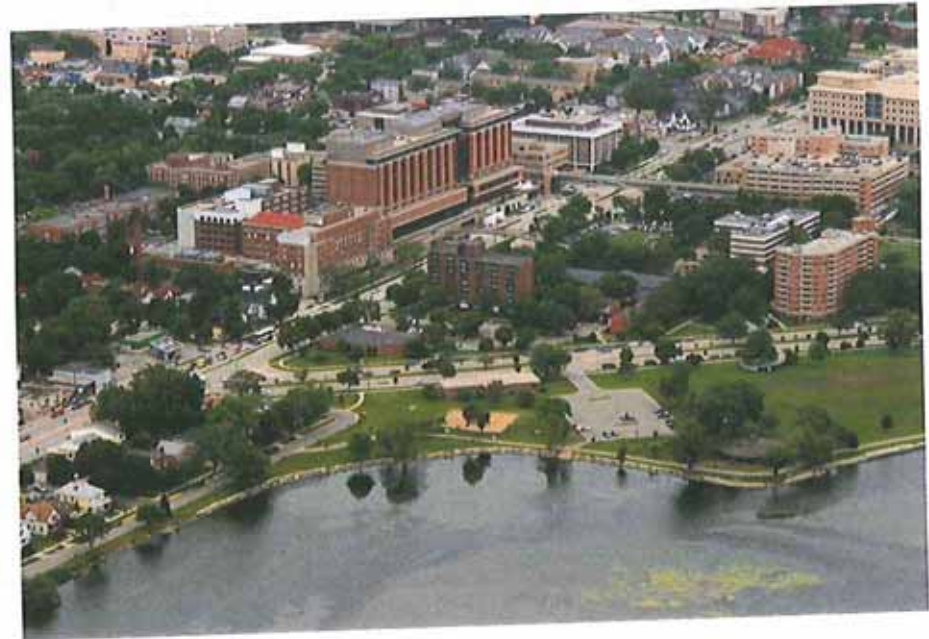
- New structures should be built of their time, materially and stylistically enhancing and supporting the existing structures
- A red brick, warm palette materials, such as limestone, colored precast concrete, and champagne colored metal panel
- New structures should respect the Park Street Design Guidelines and reinforce the street-level urban experience



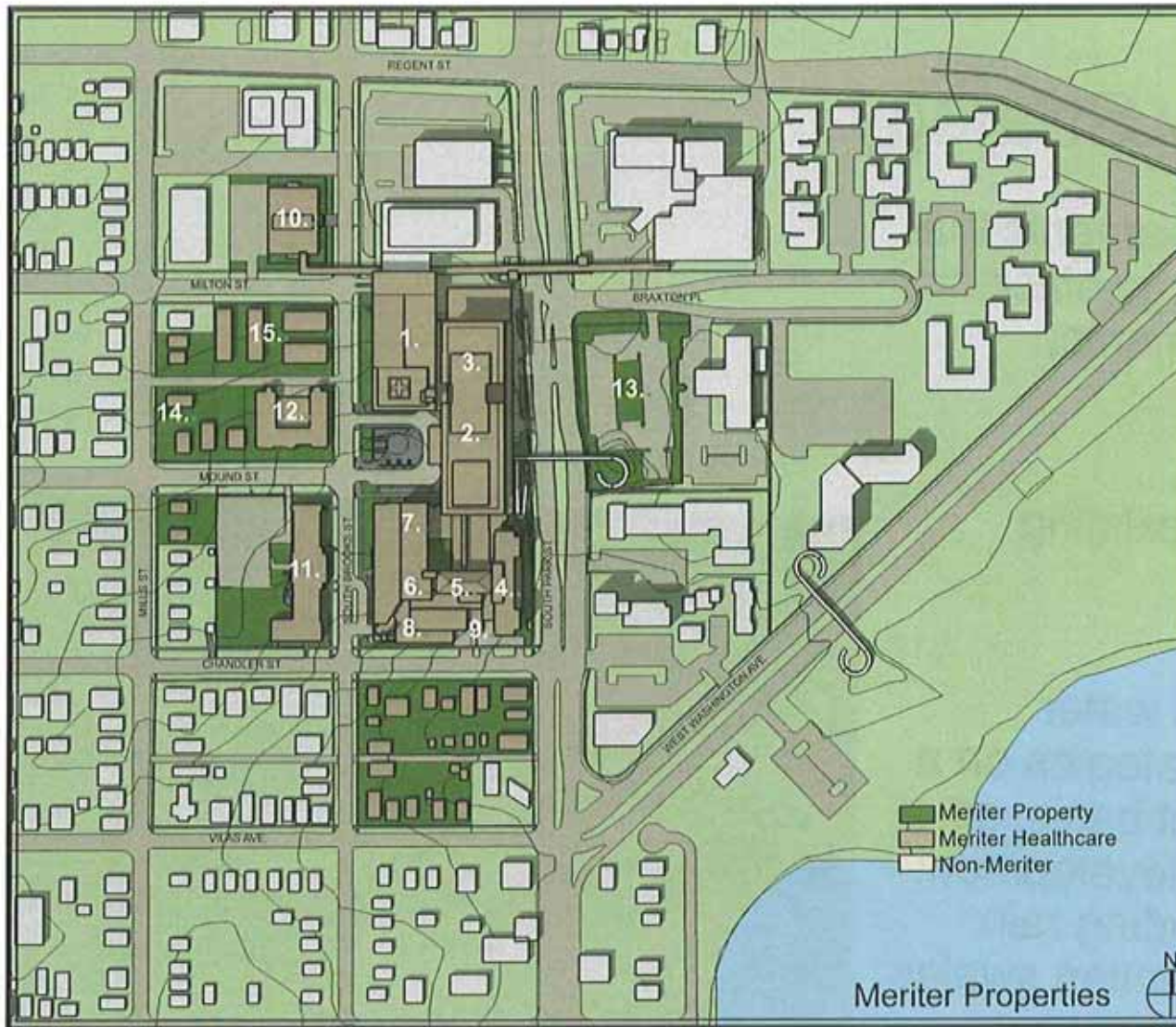


# Sustainability Strategy

- Implement improvements that will enhance energy efficiency (window replacements, upgrade HVAC)
- Replacement of existing physical plant
- Implement storm water management strategies on a project-by-project basis, as each individual development is designed including rain gardens, bio-retention swales and green roofs



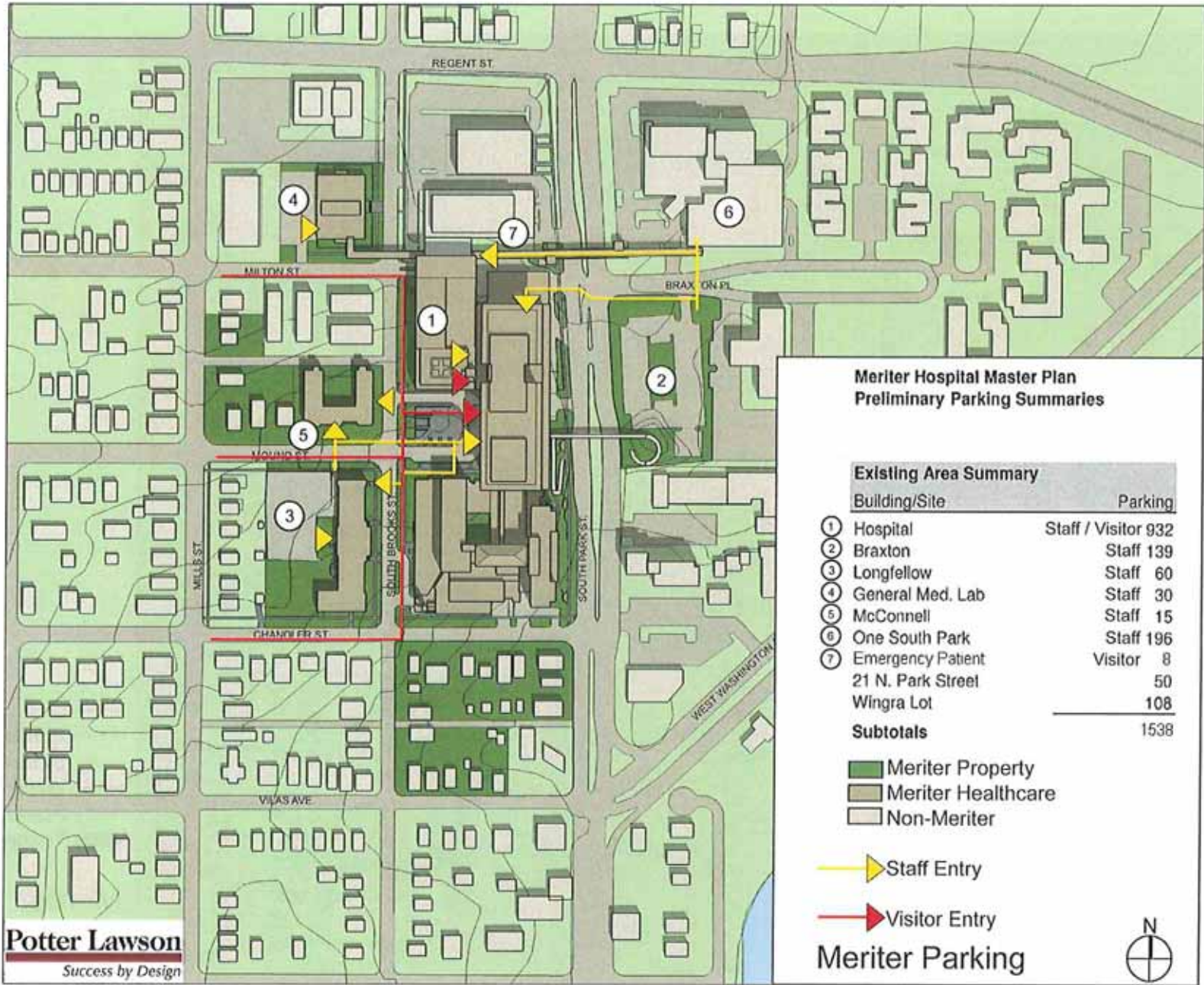
# MERITER PARK STREET PROPERTY INFORMATION



1. **Parking Garage:** Structured parking  
9 floors\*; 932 stalls
  2. **Atrium:** Clinical  
12 floors\*; 202,283 sq ft.
  3. **Tower:** Clinical  
12 floors\*; 338,170 sq ft.
  4. **East Wing:** Clinical  
8 floors\*; 95,895 sq ft.
  5. **Central Wing:** Clinical  
7 floors\*; 90,416 sq ft.
  6. **West Wing:** Clinical  
6 floors; 35,015 sq ft.
  7. **North Wing:** Clinical  
12 floors; 102,905 sq ft.
  8. **Facility Plant:** Included in Center Wing
  9. **Loading Dock:** Included in Central Wing
  10. **Meriter Labs Building:**  
Medical Laboratory  
2 Floors; 33,254 sq ft.
  11. **Longfellow Building:** Day-care, Admin., Education  
3 Floors 51,300 sq ft.
  12. **McConnell Hall:** Admin., Education  
5 Floors; 71,000 sq ft.
  13. **Braxton Place Parking Lot:**  
139 stalls
  14. **Residential Rentals:**  
See pages 69-70
  15. **Greenbush Apartments:**  
3 floors; 61,000 sq ft.;  
73 units
- \* Including basement/lower level.

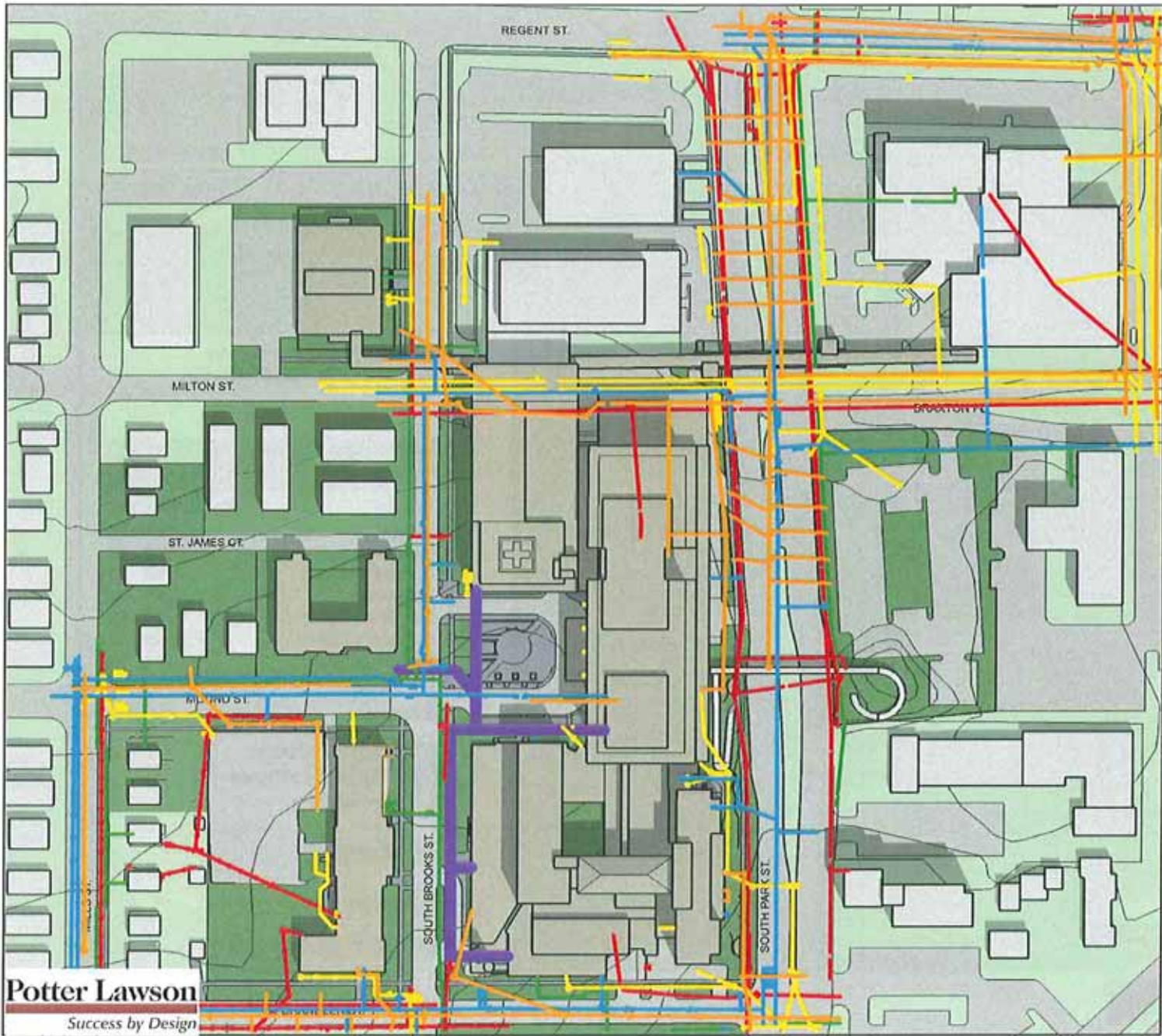
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- Gas
- Sanitary
- Stormwater
- Water
- Power
- Tunnel

**Meriter  
 Utilities**





# Land Use: 10 yr plan

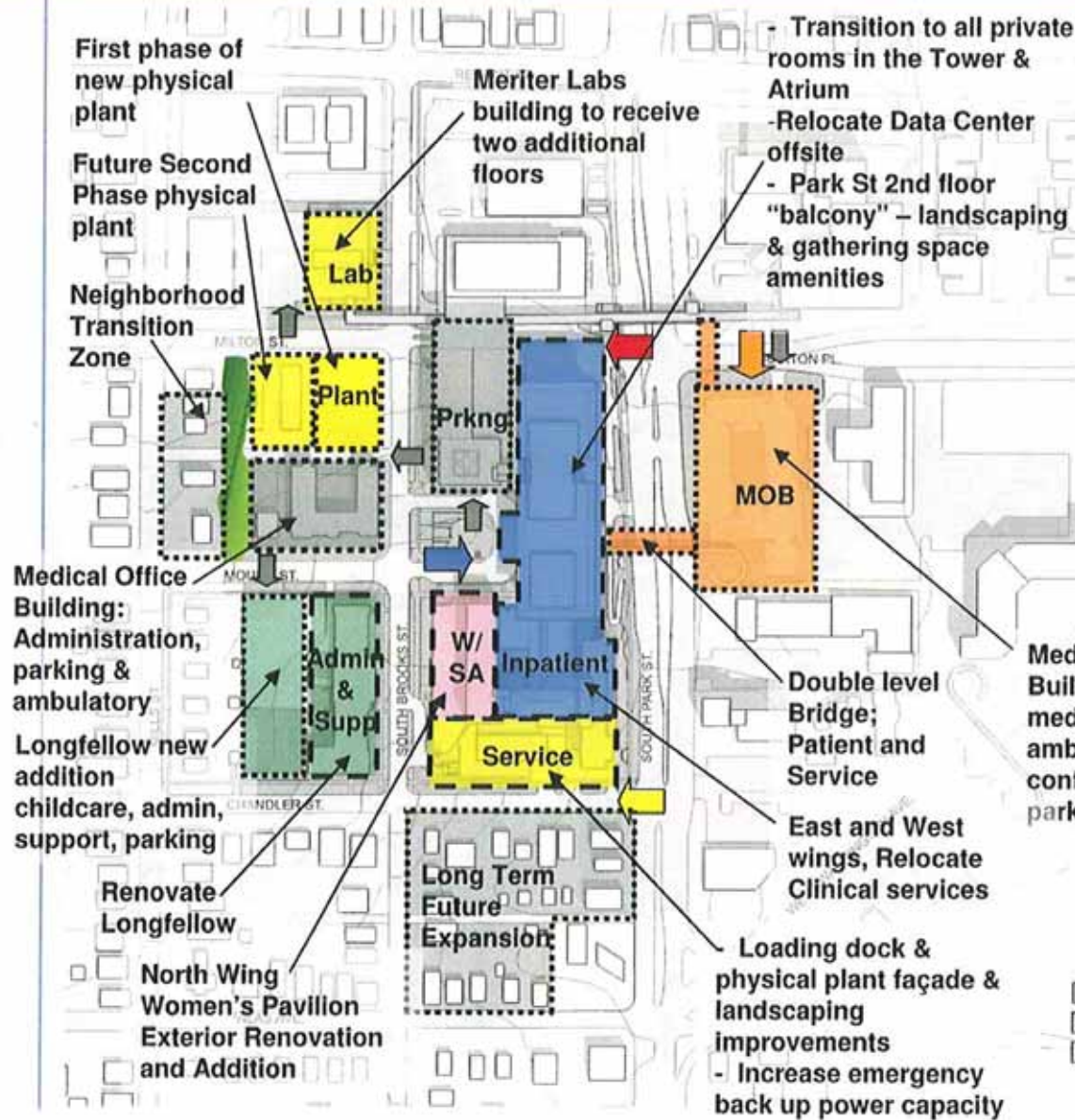
# DRAFT

### Zoning Colors

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

### Entrances

- Main Hospital
- Ambulance
- Service
- Parking



- ADDITIONAL PROJECTS**
- Landscaping & streetscaping improvements – Brooks Street, Chandler St, Horseshoe, Mound St.
  - Improved signage & wayfinding
  - 3rd floor Women's Pavilion renovation
  - Parking demand management
  - Relocate some administration functions offsite

- Meriter Property
- Meriter Healthcare
- Non-Meriter



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**KSA**  
www.kurtsalmon.com

# PROPOSED PROJECTS: 10 YEAR PLAN



Figure 01: Aerial view of possible 10 year development massing.

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# Regent Street Neighborhood Plan

## Maximum Building Heights

Regent Street  
South Campus  
August 2007



### Key

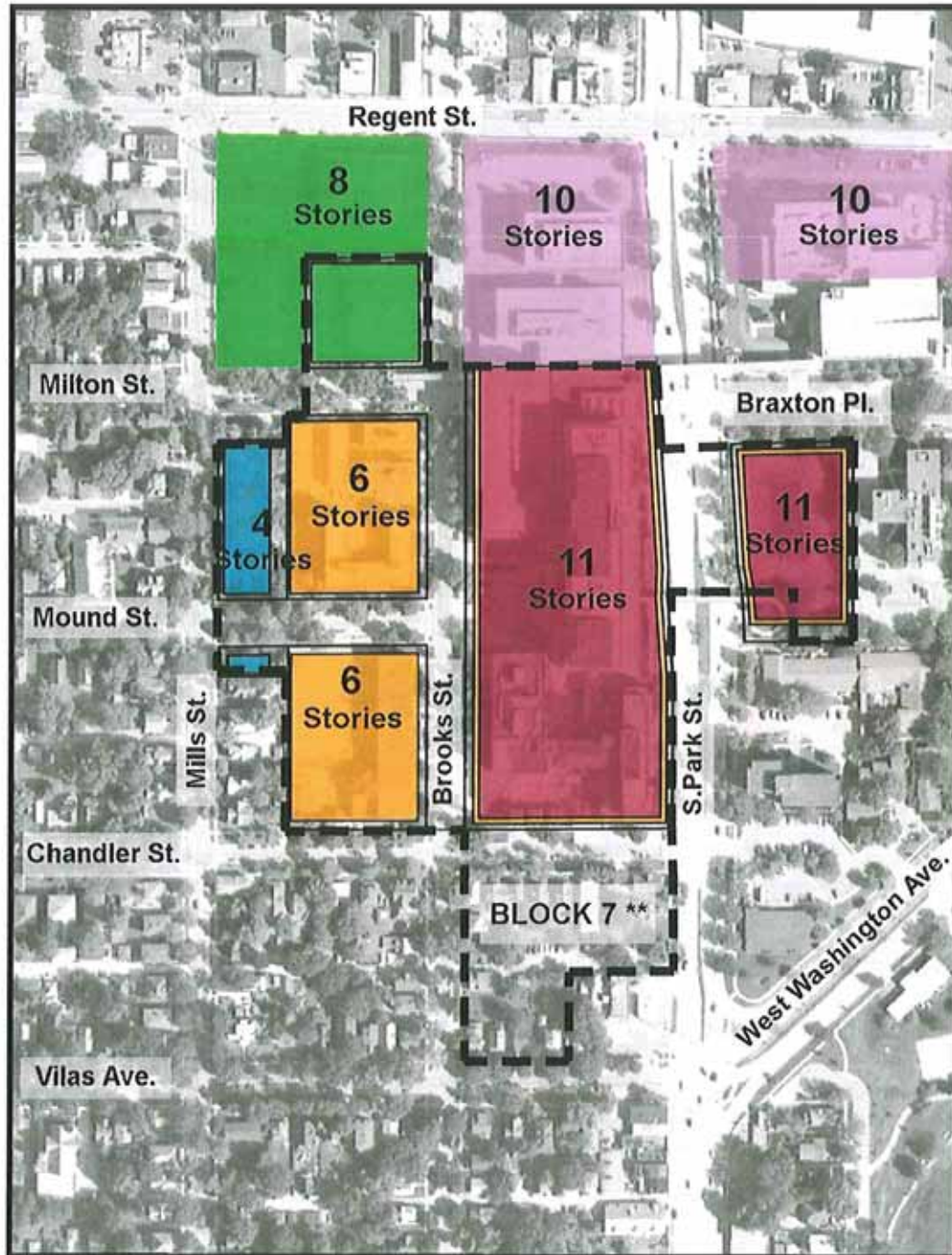
- 3 Stories/ 46 Feet
  - 4 Stories/ 60 Feet
  - 6 Stories/ 88 Feet
  - 8 Stories/ 116 Feet
  - 10 Stories/ 144 Feet
  - 12 Stories/ 172 Feet
- \*** Includes two 'bonus' stories for LEED Silver Certification

Maximum building heights were determined based on a first floor height of 18' and upper floor heights of 14'. Although different floor heights are permissible, buildings may not exceed the indicated maximum number of stories or height in feet (whichever is less) indicated on this map.

The 10-story maximum height areas shown on this map at the Park St./ Regent St. intersection **and in the triangle formed by Regent Street, Monroe Street, and Randall Street** include two 'bonus' stories above the maximum height of 8 stories **for environmentally-friendly development**. See plan document for further details on requirements for bonus stories.



# Maximum Building Heights



--- Meriter Study Boundary

- 4 Stories/ 42 Feet
- 6 Stories\*/ 88 Feet
- 8 Stories/ 116 Feet
- 10 Stories/ 144 Feet
- 11 Stories/ 164 Feet

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.





Building/Site	Existing Area	New Area	Total Area	Existing Parking	New Parking	Total Parking	Parking Ratio per 1000 GSF
Hospital	870,575		870,575	932		932	
Braxton	0	110,000	110,000	139	541	680	
Longfellow	51,300	94,000	145,300	60	40	100	
General Med. Lab	33,250	30,500	63,750	30		30	
McConnell	71,000	-41,000	30,000	15	585	600	
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>1.49 Existing</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>

**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

# PREFERRED PHASING PLAN



Figure 01: 10 Year Plan, possible development massing.

## 1-4 YEARS

1. Braxton Street Building
2. North Wing, Women's Pavilion Renovation
3. Campus Landscape Plan
4. Pedestrian Safety Measures
5. Loading Dock Facade Improvements

## 3-7 YEARS

6. Neighborhood Transition Zone Development on Meriter Owned property
7. Property indicated is not owned by Meriter and not part of this GDP. It is indicated as a possible future portion of the Neighborhood Transition Zone through Joint Development or Land acquisition.
9. McConnell Hall Site Development
10. Physical Plant Phase One

## 6-10 YEARS

8. Longfellow Addition
11. Meriter Laboratory Expansion

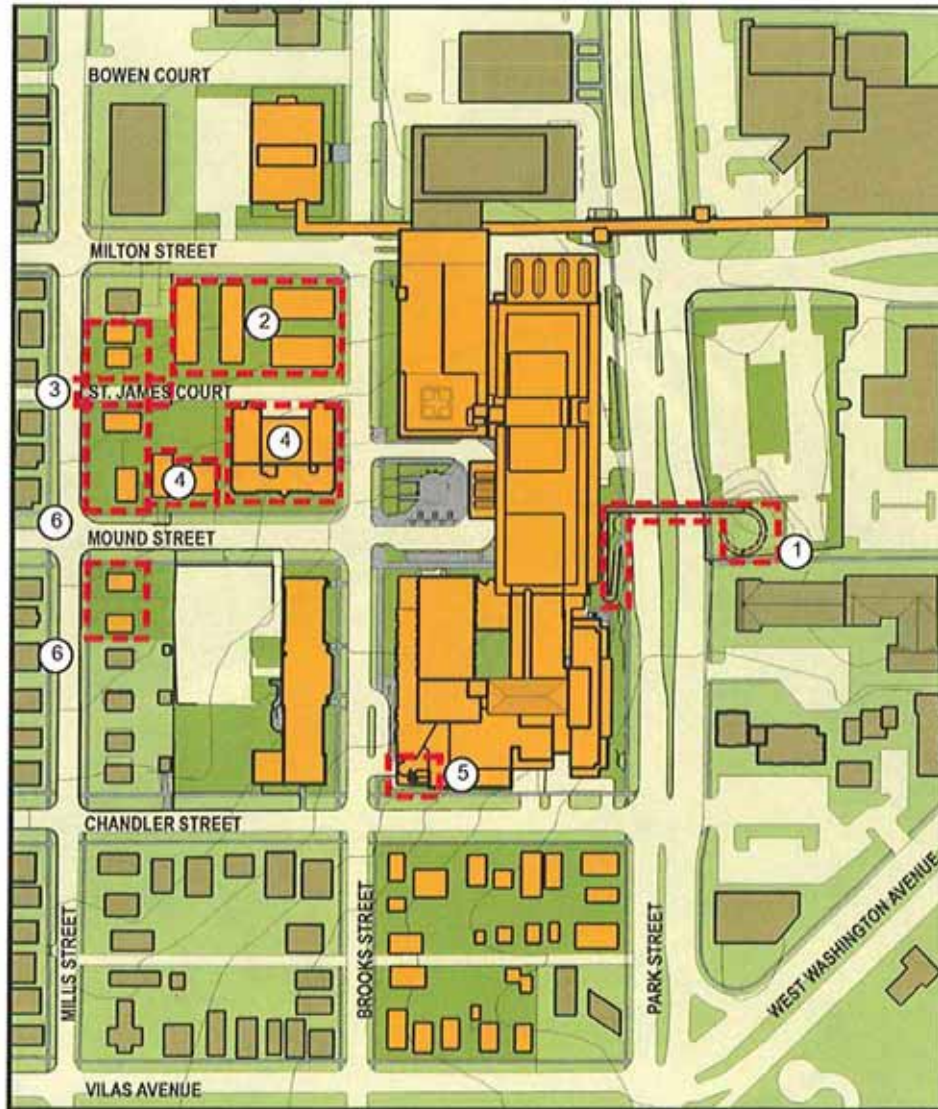
## 10+ YEARS

12. Physical Plant Phase Two

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# DEMOLITION: 10 YEAR PLAN



- ① **Pedestrian Bridge.** The existing pedestrian bridge over South Park Street is nearing the end of its useful life. Its age, physical condition, and lack of accessibility limit its use. With the construction of a new building on Braxton Place, the pedestrian bridge will be removed. With the new construction on Braxton Place, Meriter may be constructing a connector to the enclosed pedestrian bridge already in use over South Park Street. This connection will continue to have public access to serve as a public crossing point during business hours.
- ② **Greenbush Apartments:** The new physical plant will be located on the existing site of the existing Greenbush Apartments.
- ③ **St James Court:** St James Court will be closed at Mills Street with the development of the McConnell Hall site, or development of the Mills Street transition zone.
- ④ **McConnell Hall:** McConnell Hall and the three rental properties, 1013, 1018 and 1020 Mound Street will be demolished and replaced with a medical office, structured parking and green space.
- ⑤ **Smoke Stack:** Once the first phase of the physical plant is completed, the existing smoke stack will be removed to make room for a future service area renovation.
- ⑥ **Rental Units:** Demolition to be determined with SIP for Transition Zone Development.

-  PROPERTY TO BE DEMOLISHED
-  MERITER PROPERTY
-  NON-MERITER PROPERTY
-  MERITER BUILDING
-  NON-MERITER BUILDING



Park Campus



# PROPOSED PROJECTS



Figure 01: Aerial view across the Longfellow addition of possible development massing.

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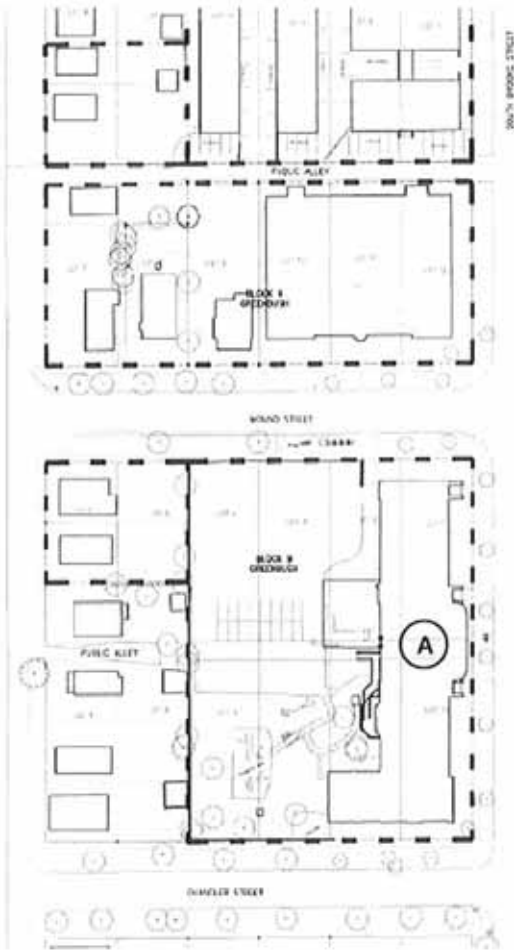


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Meriter Land Use Plan: 10 year plan

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## Longfellow Block



A. 210 S. Brooks St.  
View looking south on Brooks St.



A. 210 S. Brooks St.  
View looking north on Brooks St.



A. 210 S. Brooks St.  
View looking east on Chandler St.



A. 210 S. Brooks St.  
View looking north on Chandler St.

# Longfellow Block



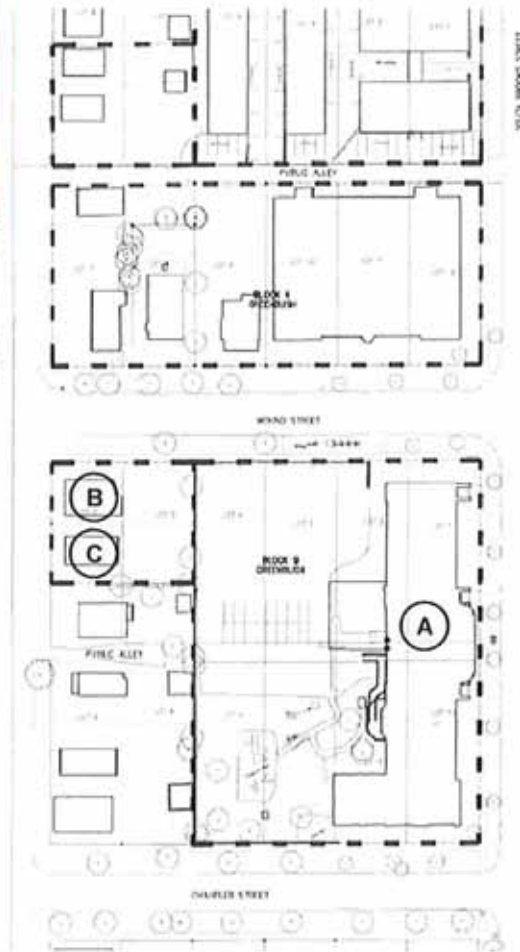
**A. 210 S. Brooks St.**  
View looking west on Brooks St.



**A. 210 S. Brooks St.**  
View looking southeast on Mound St.

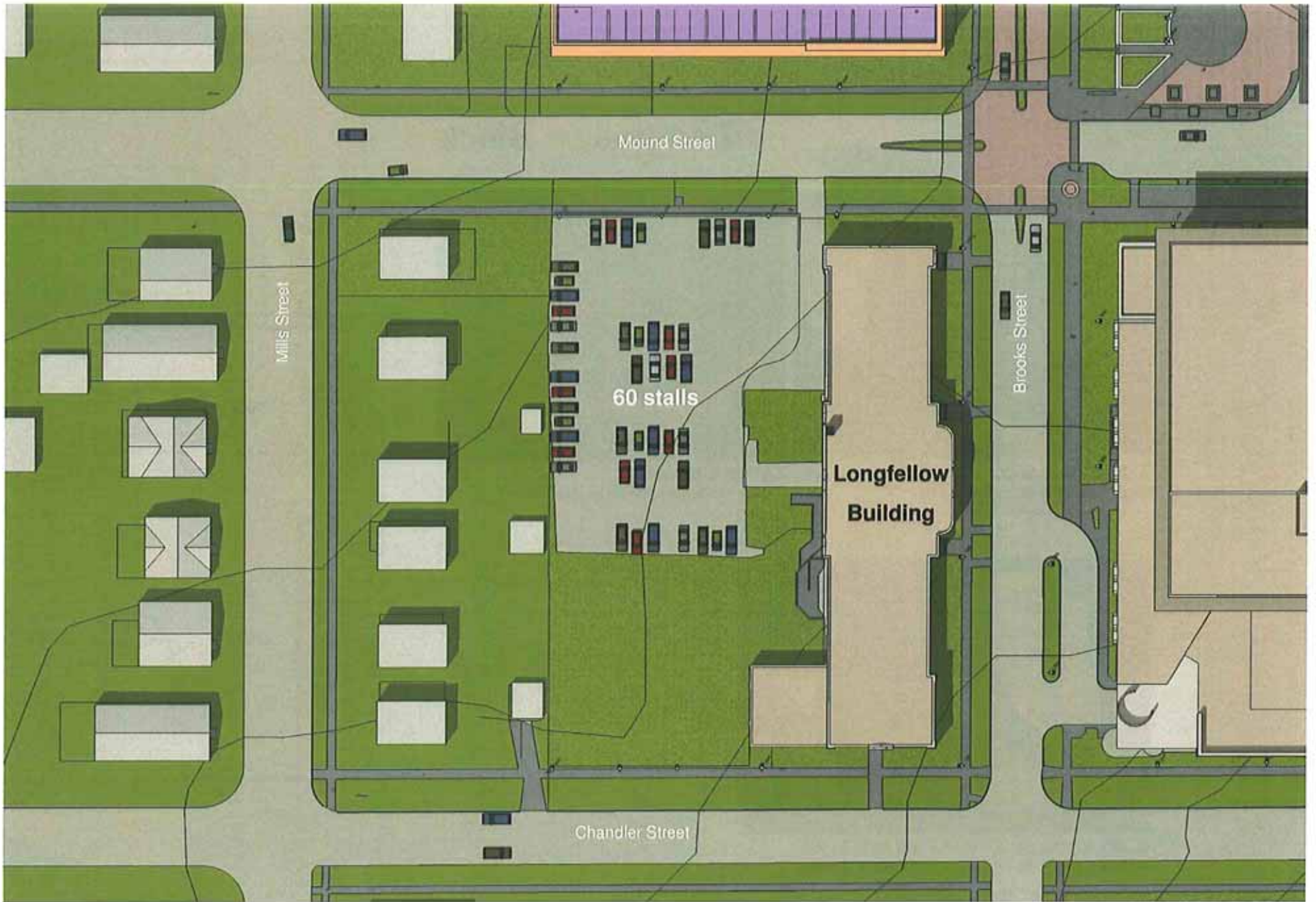


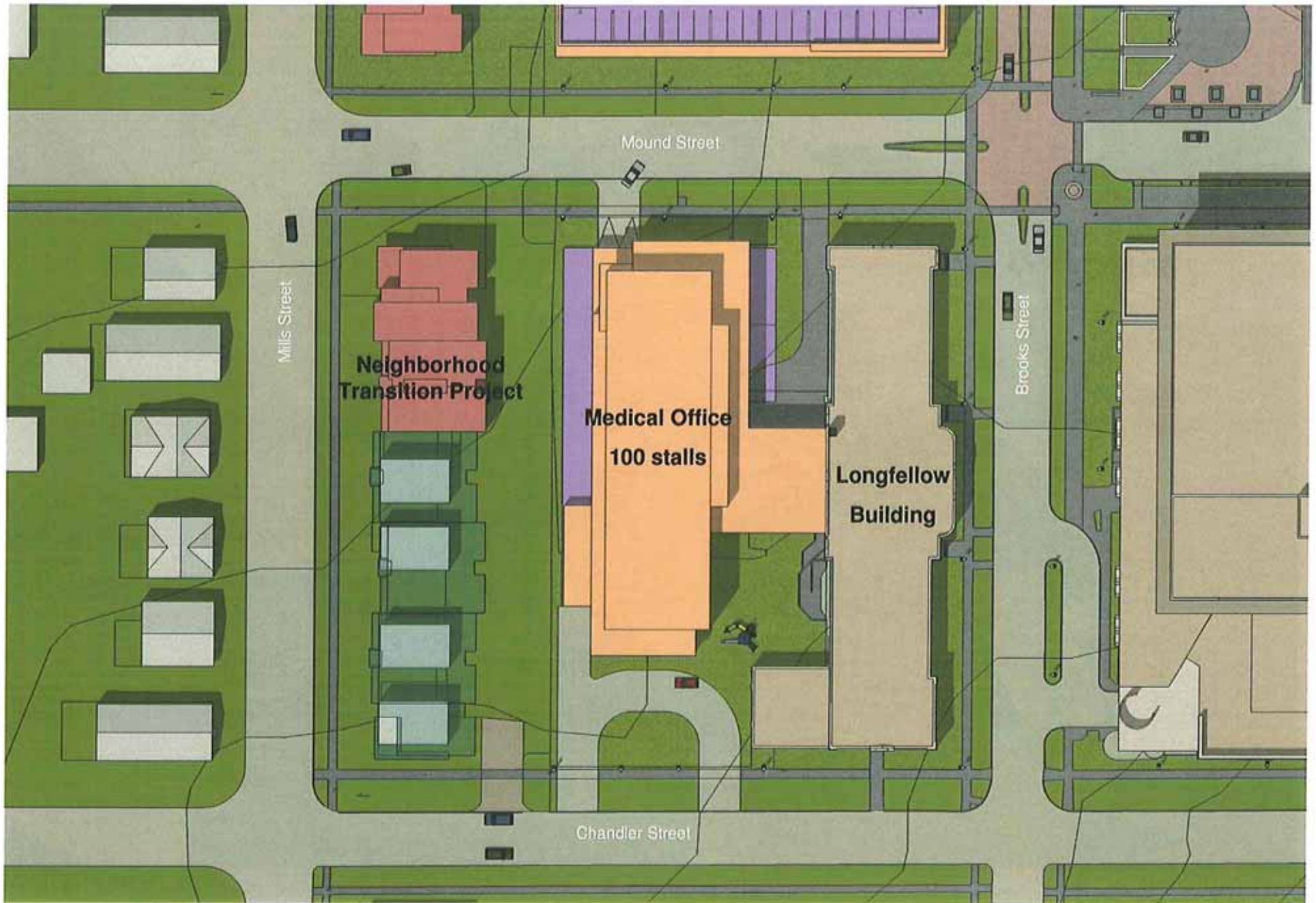
**B. 201 S. Mills St.:** 2 floors; 2,500 sq ft; 3 Units  
**C. 205 S. Mills St.:** 2 floors; 1,998 sq ft; 2 Units



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Longfellow: Looking West on Chandler St.

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Longfellow: Corner of Chandler St. and Mills St.

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Longfellow: Looking East on Mound St.

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Longfellow: Corner of Mound St. and Mills St.

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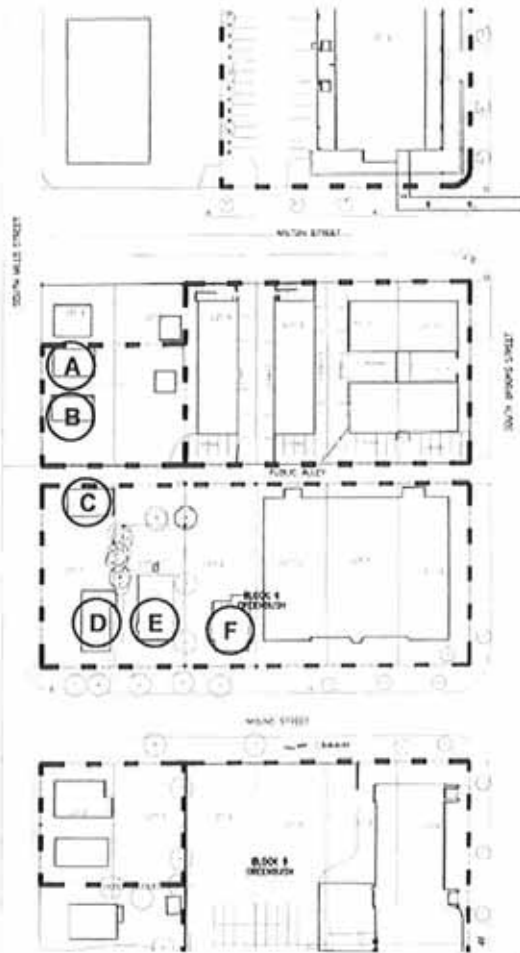
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Longfellow: Across Meriter Entry Plaza

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## McConnell Block



A. 105 S. Mills St.; 1 unit; 2 floors; 1,510 sq ft.  
B. 107 S. Mills St.; 2 unit; 2.5 floors; 1,812 sq ft.



C. 113 S. Mills St.; 3 unit; 2.5 floors; 2,366 sq ft.  
D. 1022 Mound St.; 2 unit; 2 floors; 2,076 sq ft.



D. 1022 Mound St.; 2 unit; 2 floors; 2,076 sq ft.  
E. 1020 Mound St.; 3 unit; 2 floors; Day Care Center, 3,600 sq ft.



E. 1020 Mound St.; 3 unit; 2 floors; Day Care Center, 3,600 sq ft.  
F. 1018 Mound St.; 2 unit; 2.5 floors; 2,769 sq ft.

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# McConnell Block



**G. 1014 Mound Street**  
Aerial view from Brooks St.



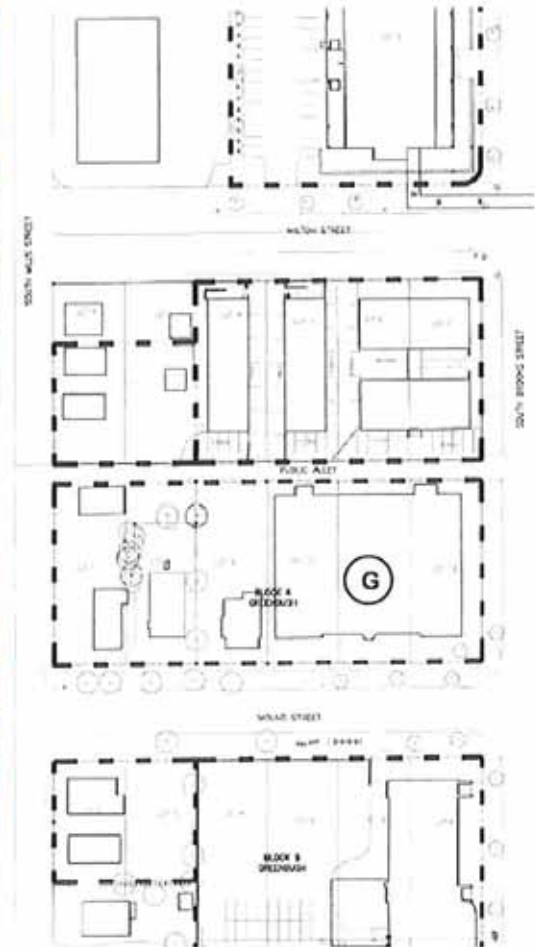
**G. 1014 Mound Street**  
View looking northwest on Brooks St.



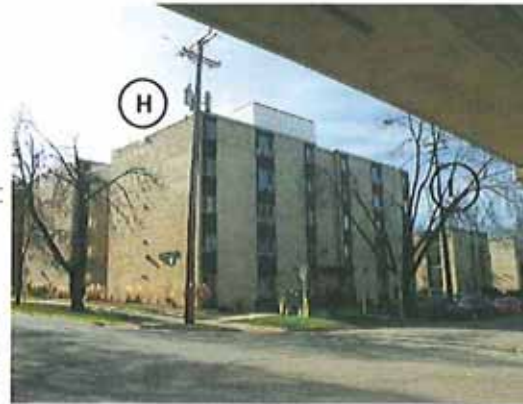
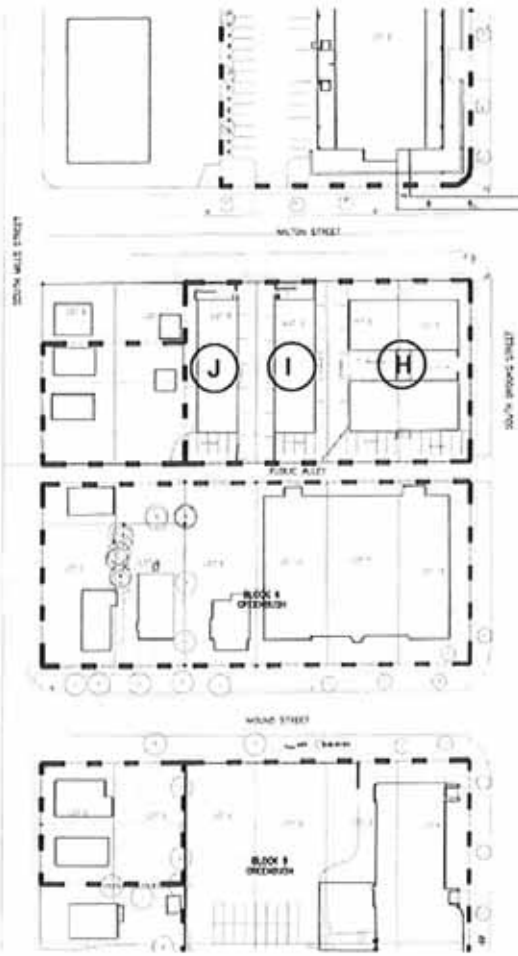
**G. 1014 Mound Street**  
View looking northeast on Mound St.



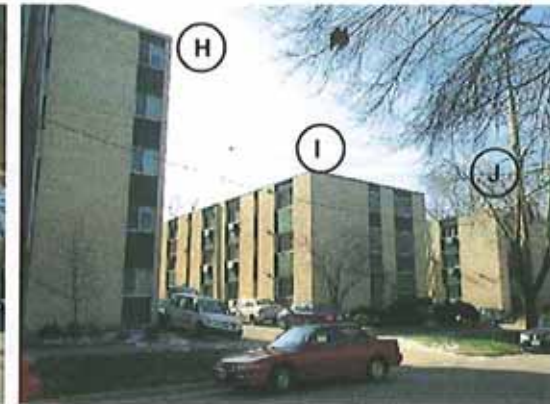
**G. 1014 Mound Street**  
View looking southeast on St. James Ct.



# McConnell Block



H. 104 S. Brooks St.  
I. 1013 Milton St.



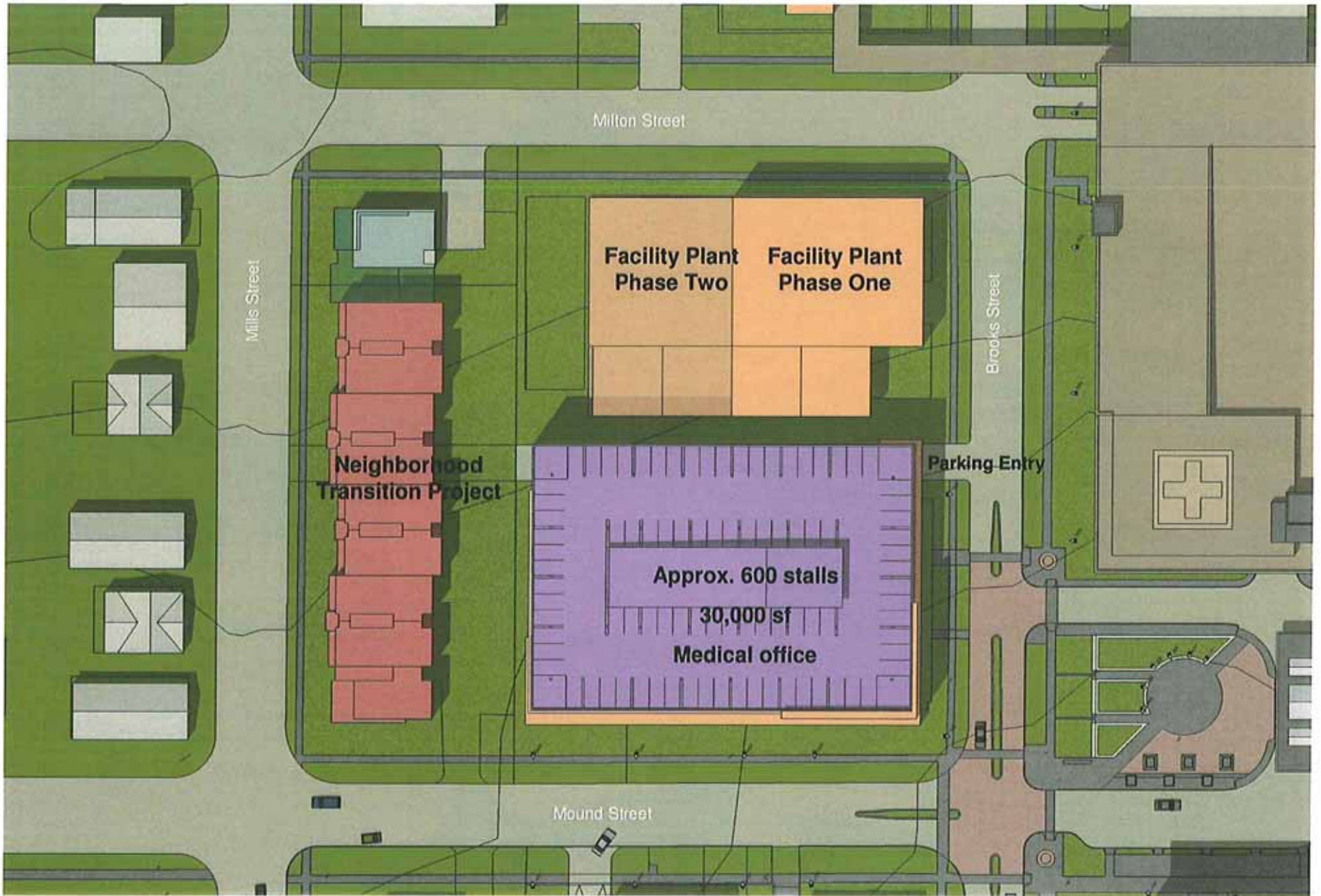
H. 104 S. Brooks St.  
I. 1013 Milton St.  
J. 1019 Milton St.



H. 104 S. Brooks St.  
I. 1013 Milton St.  
J. 1019 Milton St.

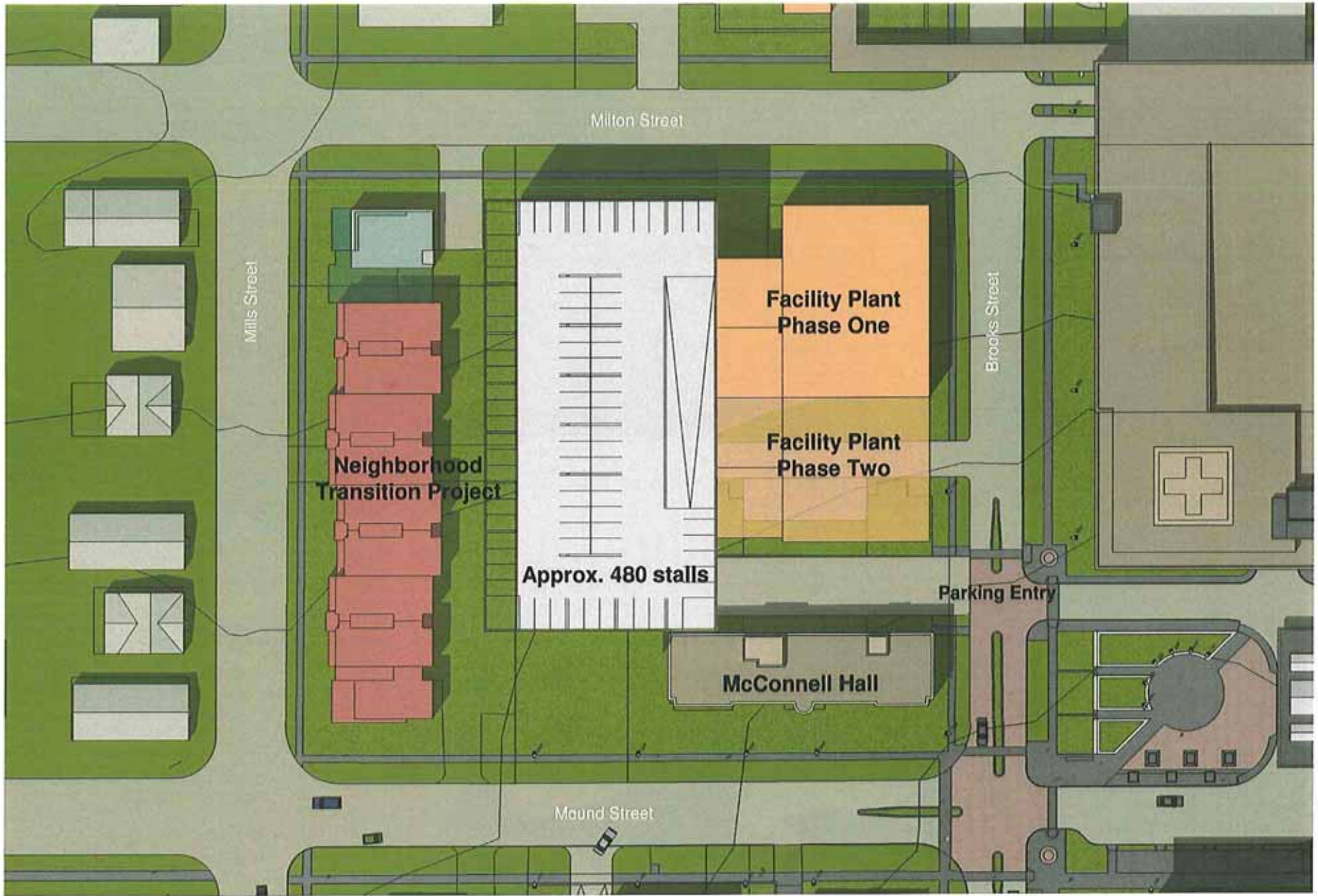


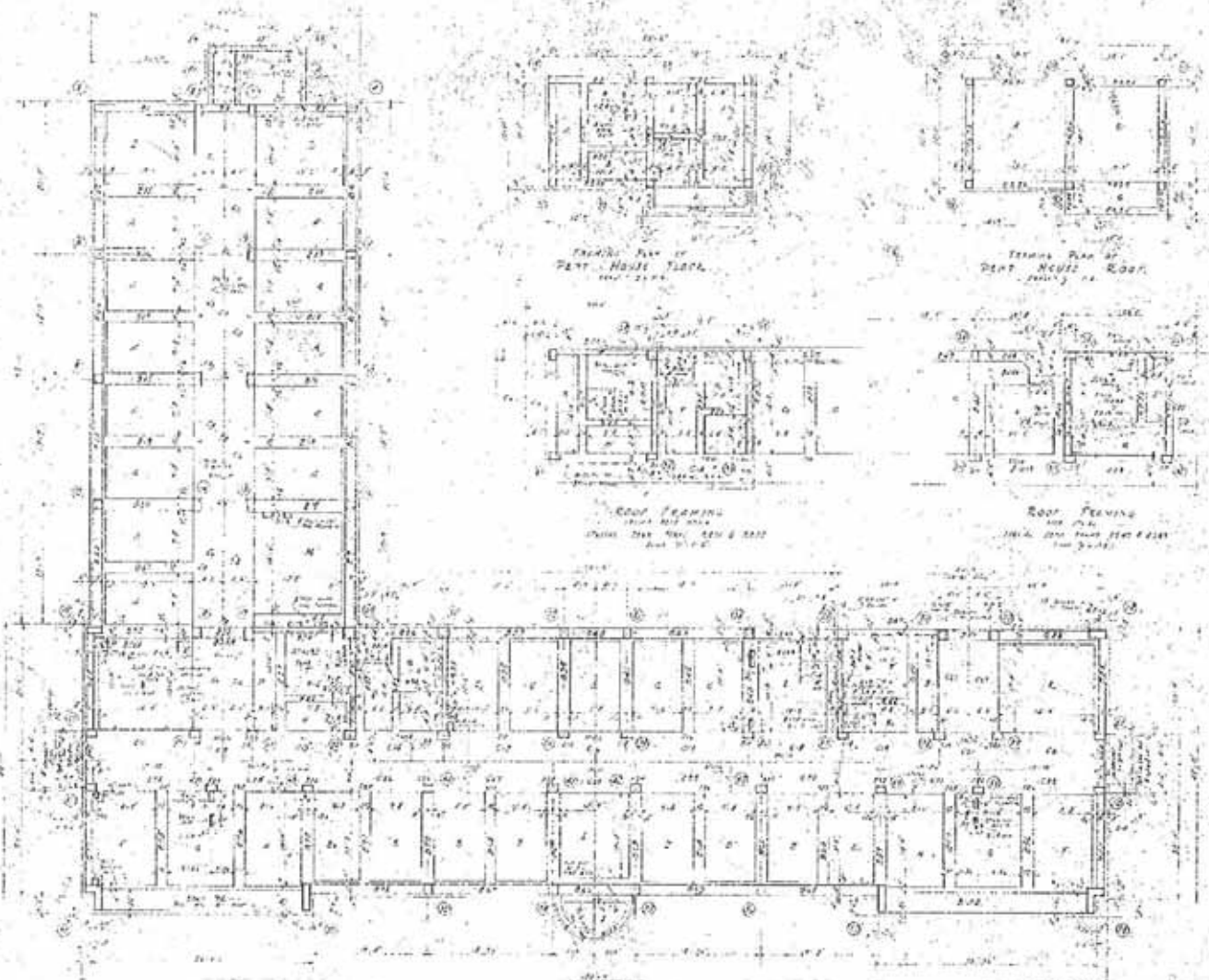




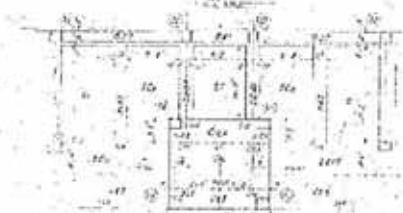






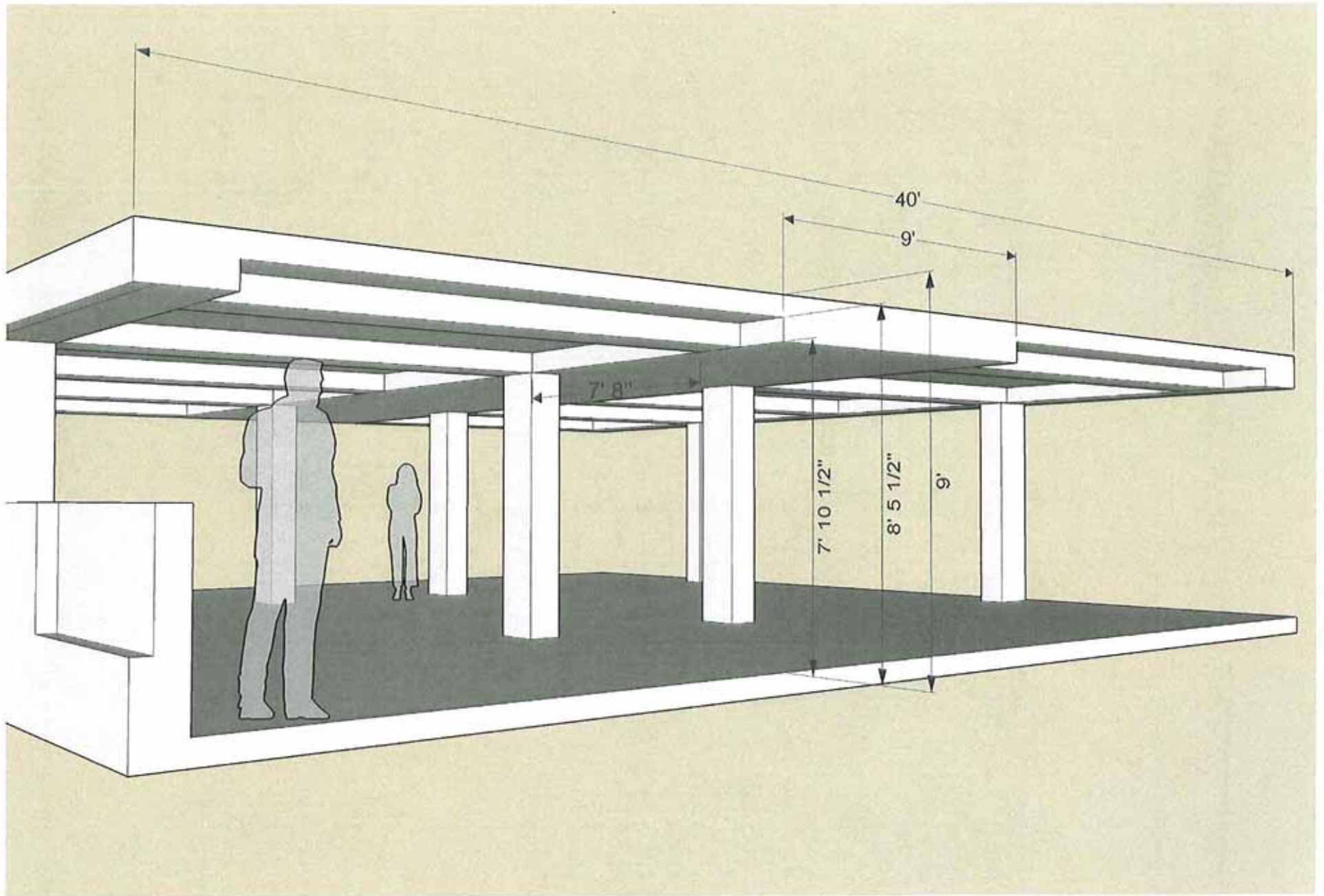


FRAMING PLAN OF WINDOW OR DOOR OPENING  
 SHOWING HEAD AND SILL BEAMS  
 AND OTHER MEMBERS  
 SEE PLAN 101



FRAMING PLAN OF CORNER  
 SHOWING COLUMN AND BEAM CONNECTION  
 AND OTHER MEMBERS  
 SEE PLAN 101

TYPICAL FRAMING PLAN  
 SECOND, THIRD & FOURTH FLOORS AND ROOF  
 SHOWING COLUMN AND BEAM CONNECTION  
 AND OTHER MEMBERS  
 SEE PLAN 101

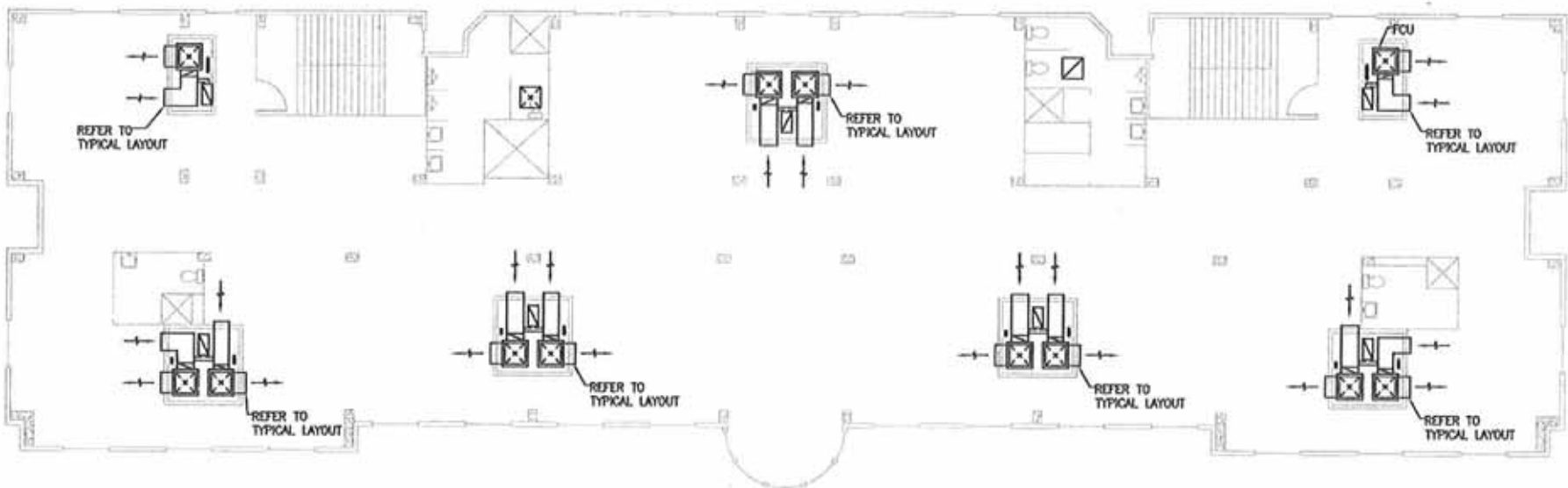
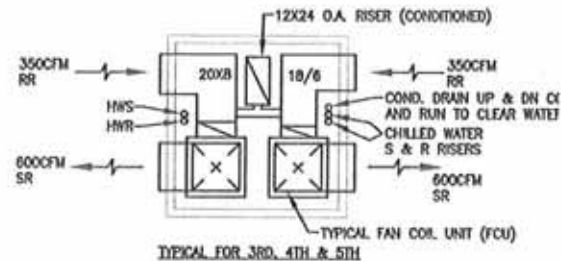


**McCONNELL HALL:**  
**HVAC SYSTEM NARRATIVE:**  
 THE EXISTING BUILDING IS PROVIDED WITH STEAM AND CHILLED WATER FROM THE CENTRAL POWER PLANT THROUGH AN UNDERGROUND TUNNEL SYSTEM.

**1ST & 2ND FLOOR:**  
 SERVE 1ST & 2ND FLOOR WITH VARIABLE AIR VOLUME HEATING, COOLING AND VENTILATING AIR HANDLING SYSTEM. LOCATE UNITS ON FLOOR SERVED SIMILAR TO EXISTING SYSTEMS.

**3RD, 4TH & 5TH FLOOR:**  
 PROVIDE VERTICAL FAN COIL UNITS WITH HOT WATER HTG & CHILLED WATER COOLING. LOCATE TO MEET OPEN OFFICE CONCEPT FOR QUALITY AIR DISTRIBUTION. REFER TO DRAWING. PROVIDE A DEDICATED AIR HANDLING UNIT (AHU) TO BRING OUTSIDE AIR (TEMPERED) TO EACH FAN COIL VIA DUCT RISERS THROUGH 3RD, 4TH & 5TH FLOORS. AHU AND ALL HORIZONTAL DUCTING OF OUTSIDE AIR AND HORIZONTAL PIPING (CHILLED WATER & HOT WATER) TO BE LOCATED ON 2ND FLOOR. PROVIDE STEAM TO HOT WATER CONVERTER IN 1ST FLOOR TO SUPPLY FCU'S WITH HOT WATER TO EACH FAN COIL UNIT LOCATED ON 3RD, 4TH & 5TH FLOORS.

- PROS:**
- PROVIDE HTG & COOLING WITH LIMITED HEADROOM
  - LOW INSTALL COST
- CONS:**
- OCCUPIES VALUABLE FLOOR SPACE
  - HIGH MAINTENANCE
  - 10-15 YEAR REPLACEMENT
  - ANNUAL FILTER REPLACEMENT



1  
 H-1  
 McCONNELL HALL TYPICAL 3RD, 4TH OR 5TH FLOOR PLAN - HVAC  
 SCALE: 1/8" = 1'-0"  
 12' 0" 1' 5' 10' 20'

**McCONNELL HALL**

DRAWN  
 KRF  
 CHECKED  
 CEH

DATE  
 07/14/08  
 JOB NO.  
 PLJ



**Henneman Engineering Inc.**

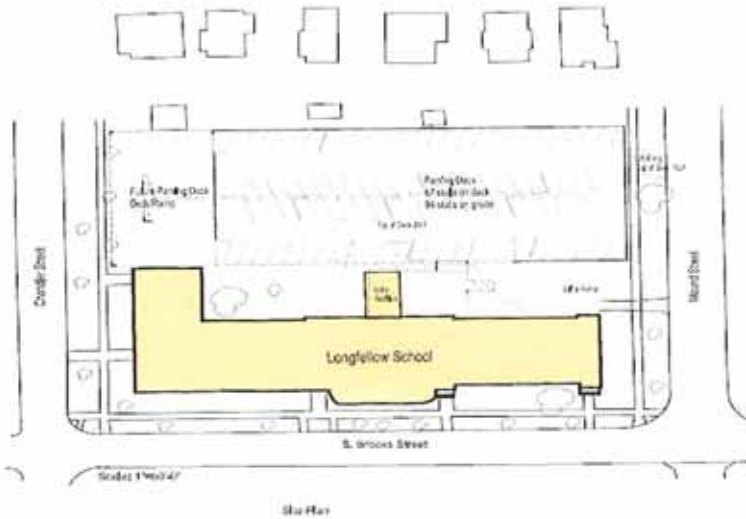
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 Madison, Wisconsin 53717-1960 F 608.833.6995  
 Email: info@henneman.com Website: http://www.henneman.com  
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MERITER HOSPITAL, INC.  
 202 S. PARK ST.  
 MADISON, WI 53715

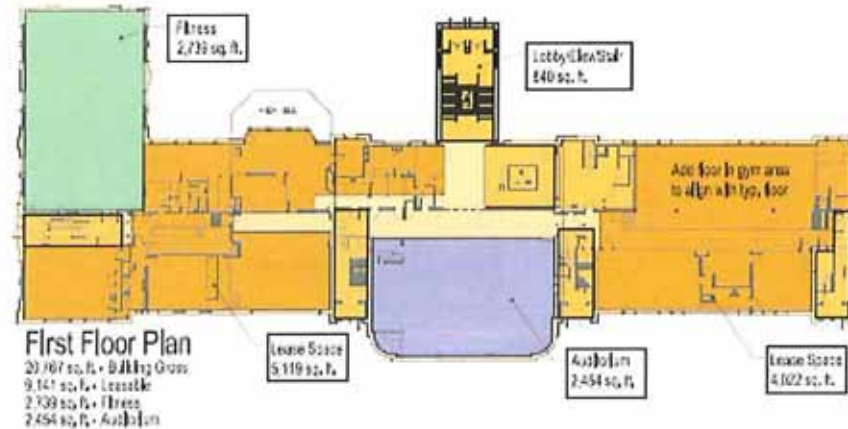
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# Longfellow Medical Office Building Feasibility Study



- 57,731 SF building
- 2,520 SF new construction
- 34,945 SF medical office
- 2,454 SF auditorium
- 2,739 SF fitness
- 2 levels parking @ grade & below; 181 spaces

- Part of Women's Pavilion Project
- North Wing renovation for in patient
- Longfellow renovation for out patient





# Braxton Place Medical Office Building Feasibility Study



COLOR ELEVATION STUDY

- 150,000 SF Medical Office Building
- 4 stories office @ 34,000 SF
- 5 stories above ground parking; 1 below grade; 631 total spaces
- 14,000 SF 1<sup>st</sup> floor retail



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