

From: Stouder, Heather
To: Parks, Timothy; Firchow, Kevin; Tao, Yang
Subject: FW: SSM Dean Clinic #58733
Date: January 07, 2020 7:31:01 PM

Tim, Kevin, and Yang-

Please see Allen Arntsen's comments below as the review of this proposal proceeds. Tim- please add to the Plan Commission file.

Thank you!

Heather

From: Allen Arntsen <allenarntsen@gmail.com>
Sent: Tuesday, January 7, 2020 11:02 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: SSM Dean Clinic #58733

Greetings Heather and Happy New Year. For the past several years I have served on a neighborhood steering committee concerning SSM's proposed new clinic in South Madison, which I understand is making its way through the city entitlement process. I am generally very supportive of this proposal, with one caveat that I'll discuss below. First, SSM deserves praise and credit for its responsiveness to neighborhood concerns and environmental issues in the siting and design of the new clinic. I know that the decision to move the clinic from Park Street to Midland street was a costly one, and very much appreciate SSM's listening to concerns expressed about the impact on the grocery store serving south Madison. I also respect SSM's decision to use "bird glass" on the clinic, given its location near the arboretum. This is an expensive product. SSM has also engaged in a robust discussion with the steering committee and has held numerous neighborhood meetings to get input on its plans.

My one area of concern is connectivity across the site for pedestrians and bikes. The site plan essentially runs from High Street to Fish Hatchery Road (east to west) and Midland street to the proposed new Cedar street (north to south). It is a large site, that will have berms or depressions at the borders that will discourage passage across it. There is no east west connectivity across the site and High street simply dead ends at the SSM property. I think the project would be improved if there was some sort of bike passage across the site at the approximate location of Spruce street extended. I also think it would be beneficial to the entire Wingra triangle if High Street could be activated as a viable transportation corridor, at least for pedestrians and bikes, from Midland street to the new Cedar street. This would provide additional access to the SARA building, the Welton (Pick N Save) property, and the Truman Olsen site, as well as to the SSM property.

The above suggestion should not be viewed as lessening my support for this project, which I believe will greatly benefit the city and south Madison, and, again, I truly appreciate SSM's proactive and responsive engagement with the neighborhood. But I do think that this proposal would benefit the project, surrounding neighborhoods, the entire south side, and the city as a whole. Thank you for considering this and please pass it on to appropriate staff and policymakers.

Allen Arntsen

Again, the above suggestion should not be interpreted as

Requested Bay Creek Bay Creek Neighborhood Association action, at the BCNA meeting Thursday, February 13, 6:00pm – 7:45pm, Baha'i Center, 324 W. Lakeside Street

The Bay Creek Neighborhood Association supports increasing pedestrian and bicycle access through the Dean Clinic site and creating a permanent, accessible, green space within it as set forth in the attached letter from three neighborhood members of the Dean Clinic redevelopment steering committee to the city.

Letter to the city staff,

As neighborhood members of the Dean Clinic redevelopment steering committee who have closely considered SSM's redevelopment plans for many years, we believe that some relatively minor changes to the site plan would greatly improve pedestrian and bicycle access to and across the site, and facilitate the creation of permanent, accessible green space within the Wingra triangle.

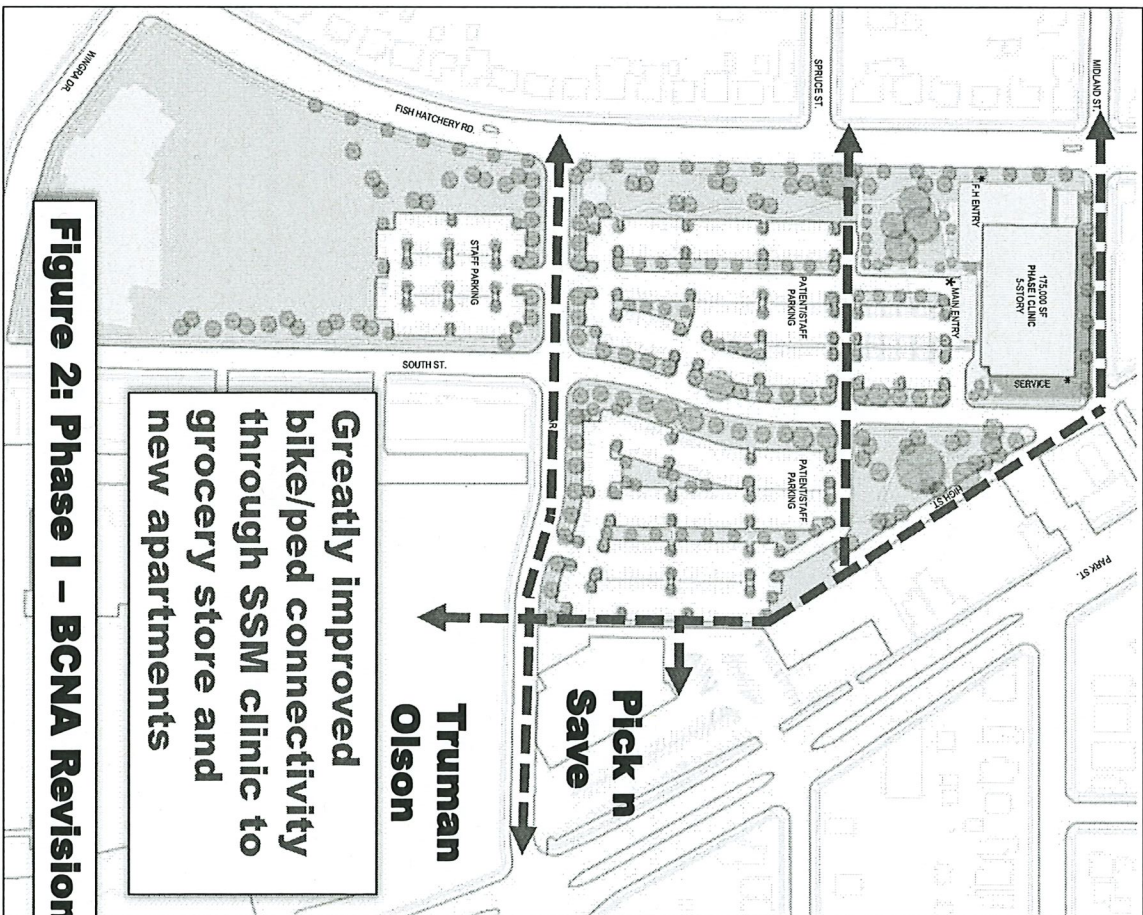
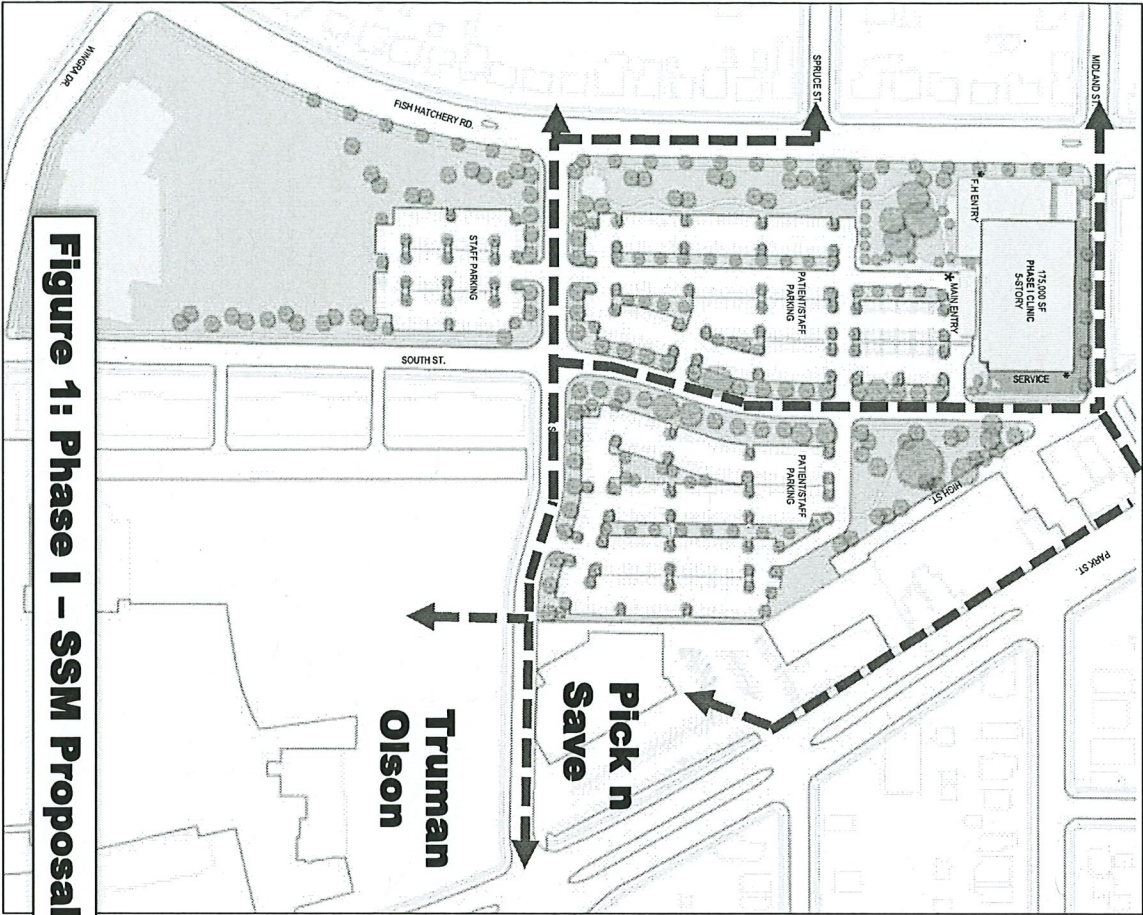
In a nutshell, the site plan can improve neighborhood connectivity by incorporating a pedestrian bicycle way that runs east across the site, from roughly its west-side, Spruce Street midpoint, and then south along the site's east border, from about High Street to the new Cedar Street. By way of example, it could incorporate a multi-path, sharerows, and/or a limited access emergency vehicle road that would serve the rear side of Park St development (akin to Woodrow Street's eastern, gated intersection with the Park and Pleasure Drive south of Edgewood). The attached drawings show one possible location and type.

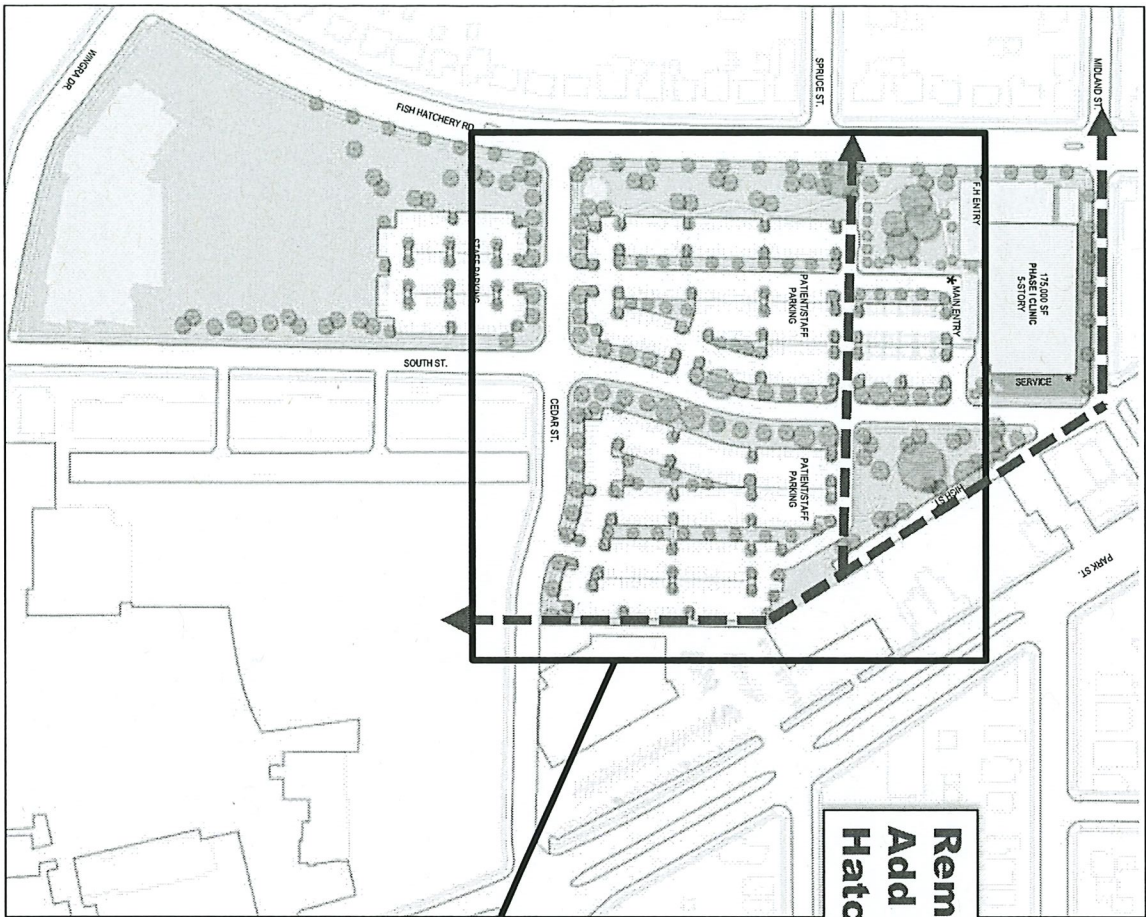
This greatly improved bicycle and pedestrian connection benefits neighbors west of Fish Hatchery by providing greater access to Park Street's transportation, businesses, and residences – including the proposed Bus Rapid Transit, the current and future grocery stores, and the anticipated new housing on the Truman Olson and Pick 'n Save properties. It further benefits Dean's patients and staff by providing a safer, more pleasant way to navigate their extensive parking lots. Finally, the improved connectivity can help guide the siting of a permanent green space that would fulfill the praiseworthy goals outlined in SSM's letter of intent to provide an "accessible greenspace for both neighbors, staff, and patients" that is an "amenity for developments along Park St" and the "surrounding neighborhood."

Pedestrian and Bike Connectivity through the SSM Clinic

February 2, 2020

Updated February 18, 2020





**Remove 3 stalls.
Add path to Fish
Hatchery Rd.**

**Add sharrows
and yield signs.
Extend sidewalk
and stripes.**

**Add connector
to High St.**

**Add path along edge
of property line from
High St. to Cedar St.**

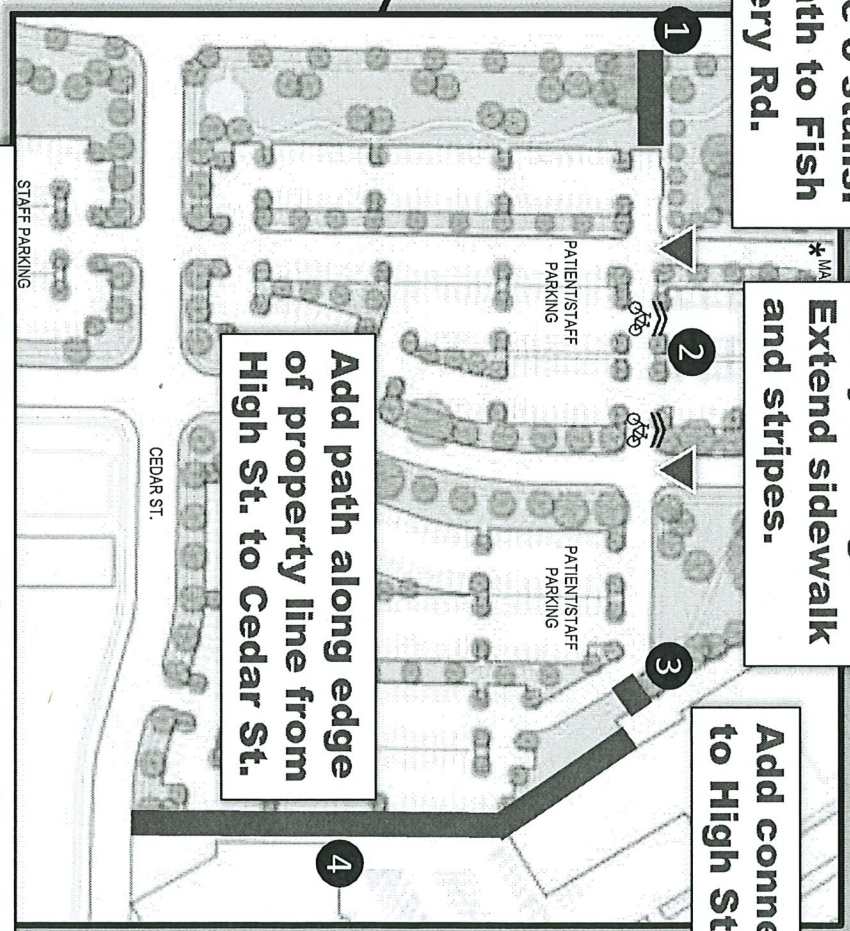


Figure 3: Phase I – BCNA Revision Detail

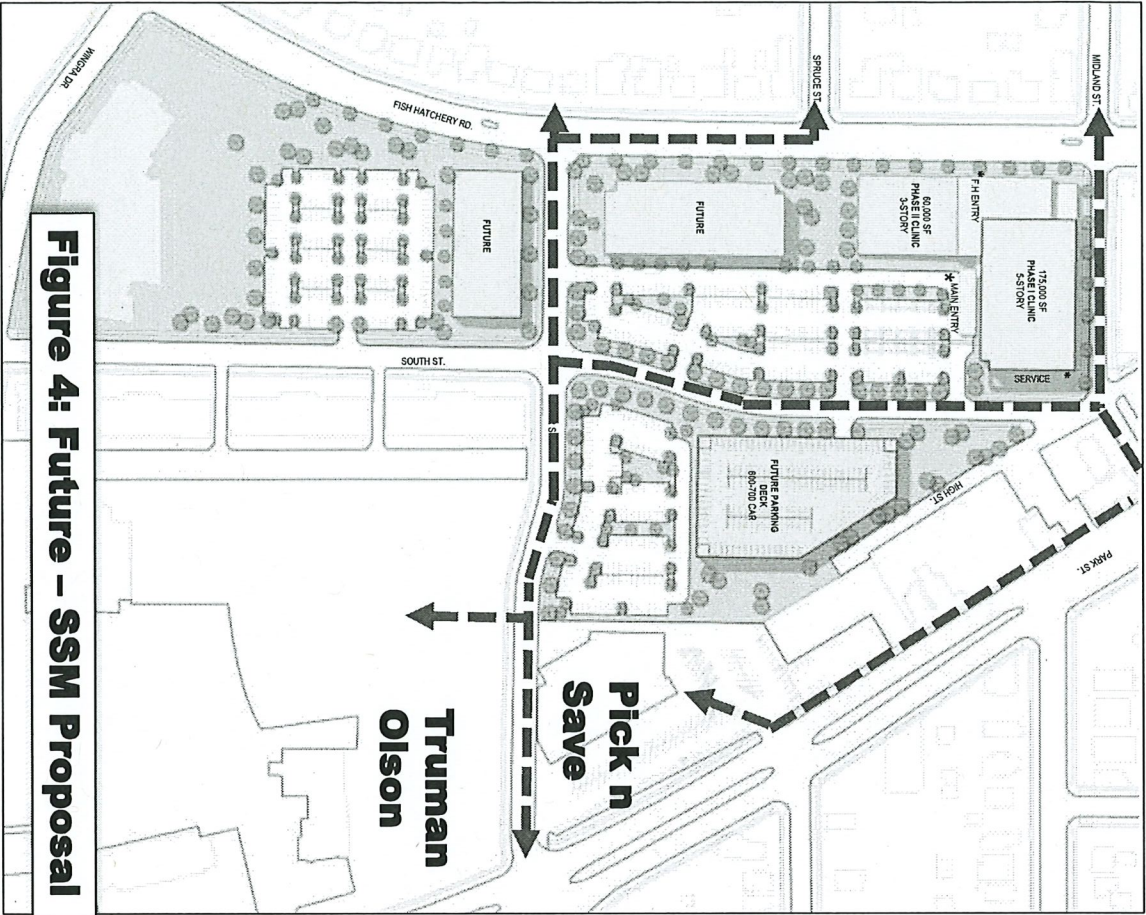


Figure 4: Future - SSM Proposal

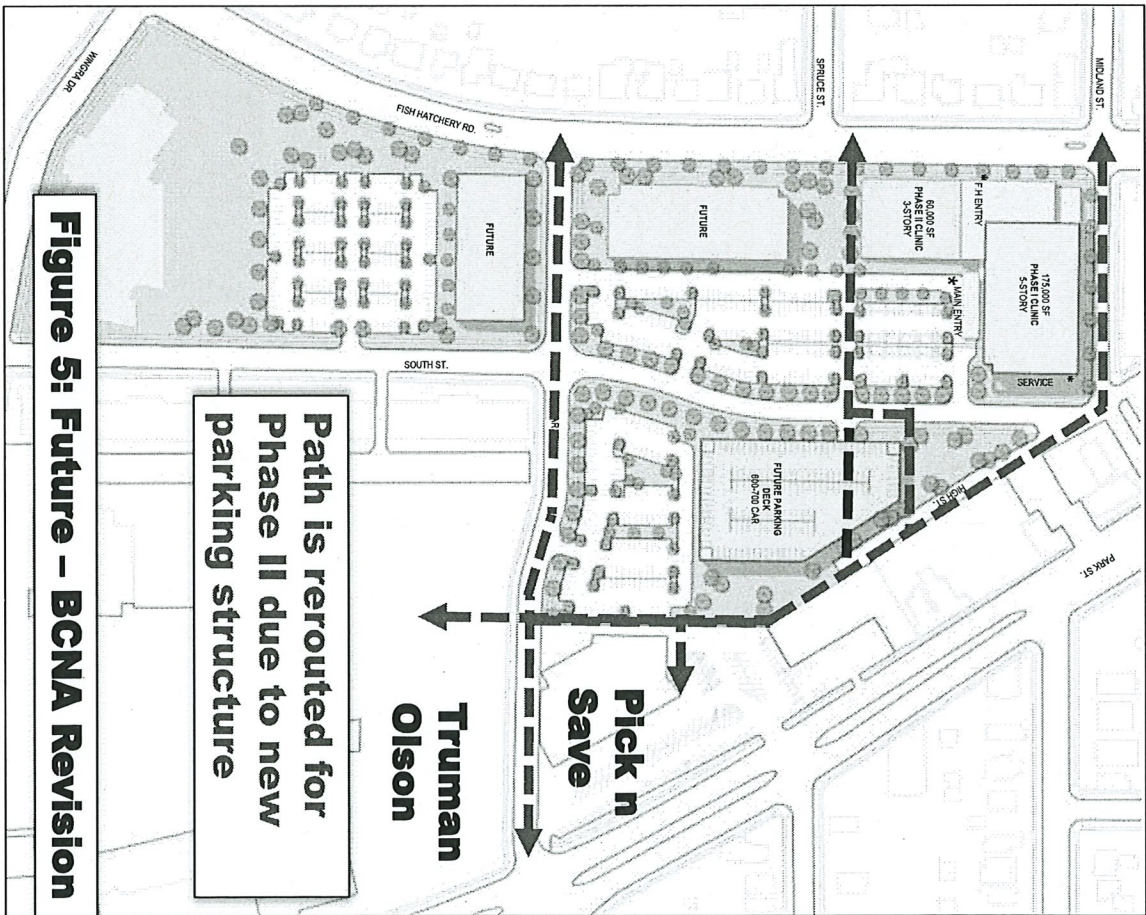
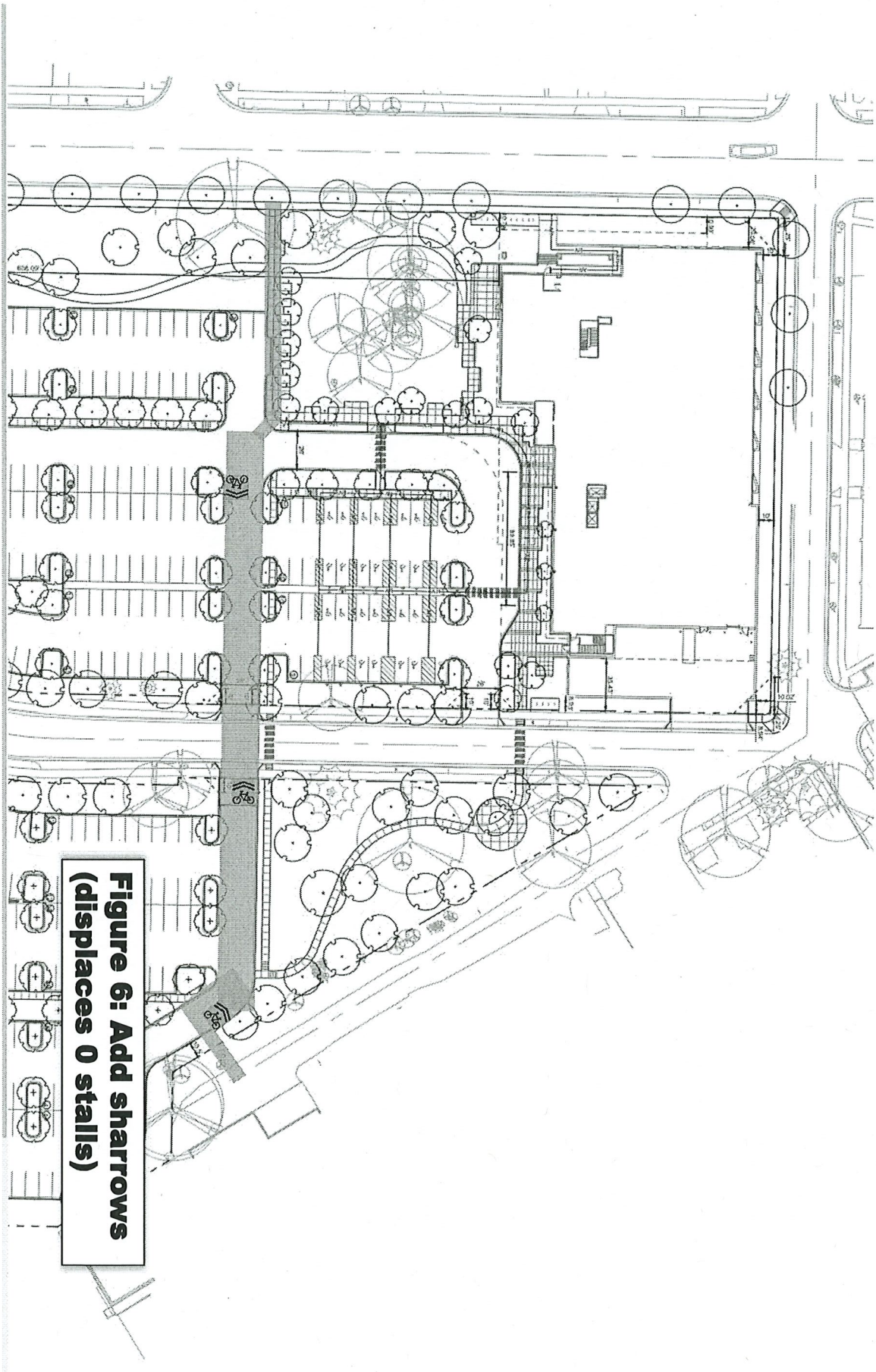
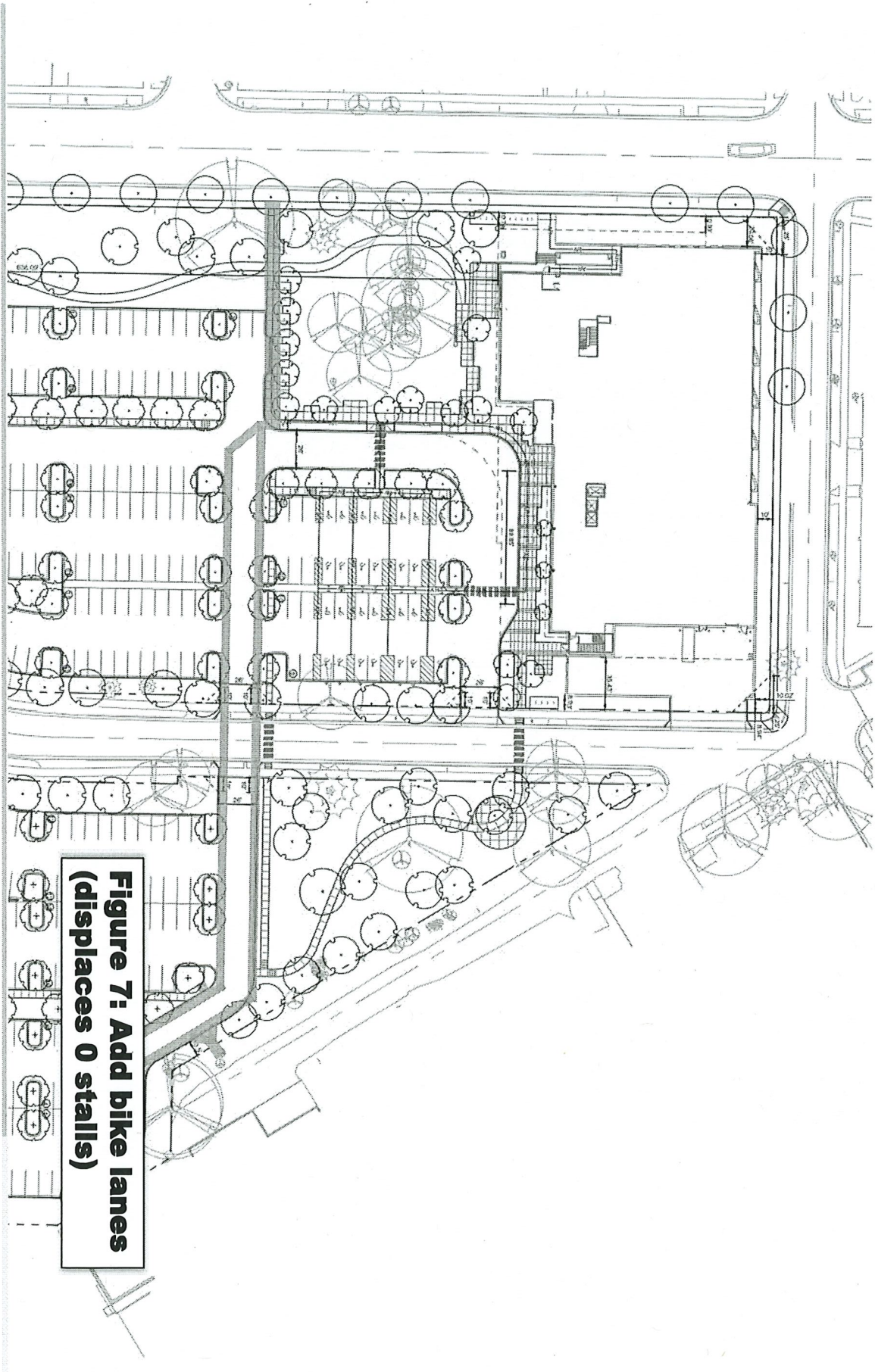


Figure 5: Future - BCNA Revision

Path is rerouted for Phase II due to new parking structure



**Figure 6: Add sharrows
(displaces 0 stalls)**



**Figure 7: Add bike lanes
(displaces 0 stalls)**

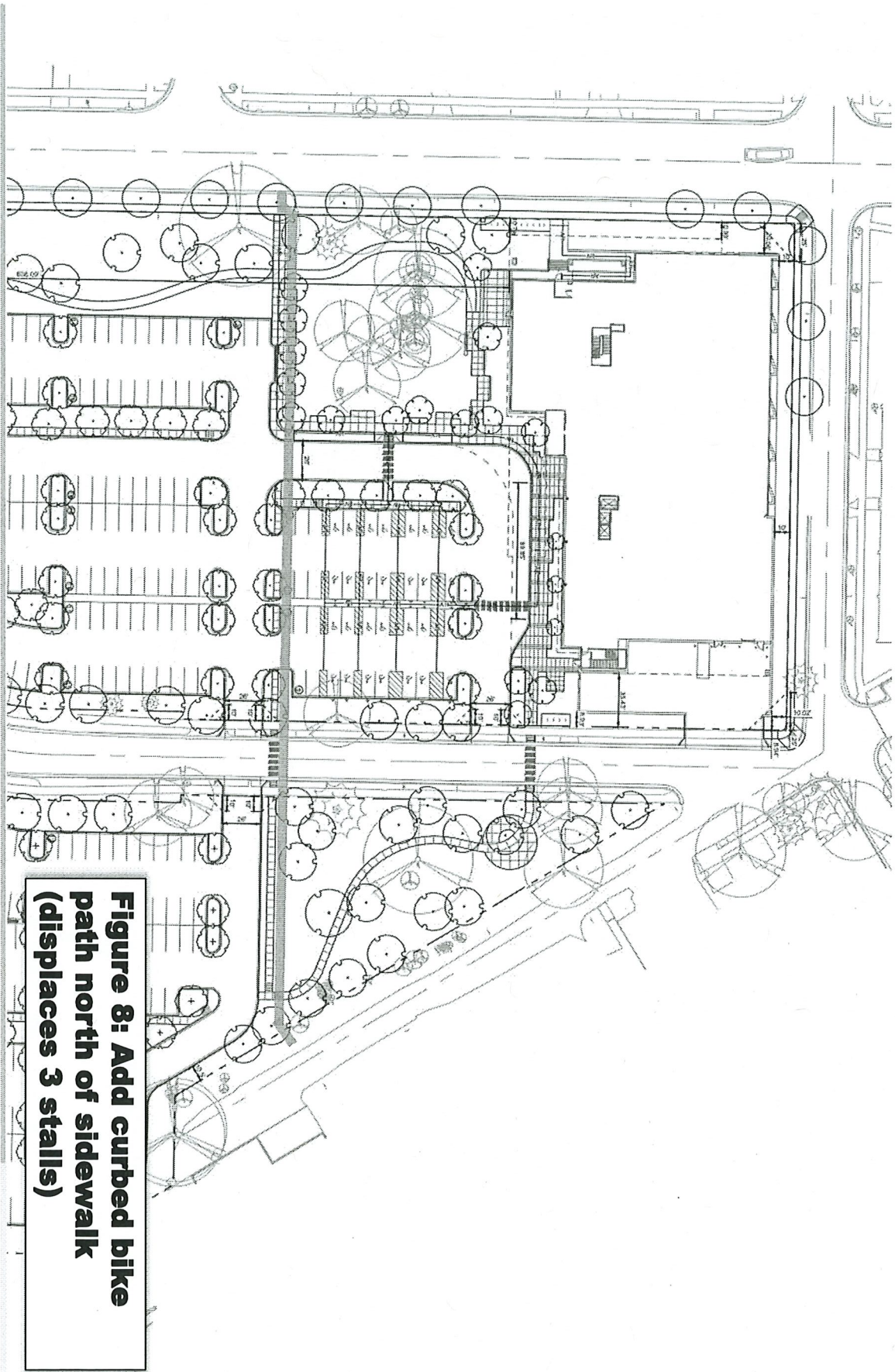


Figure 8: Add curbed bike path north of sidewalk (displaces 3 stalls)

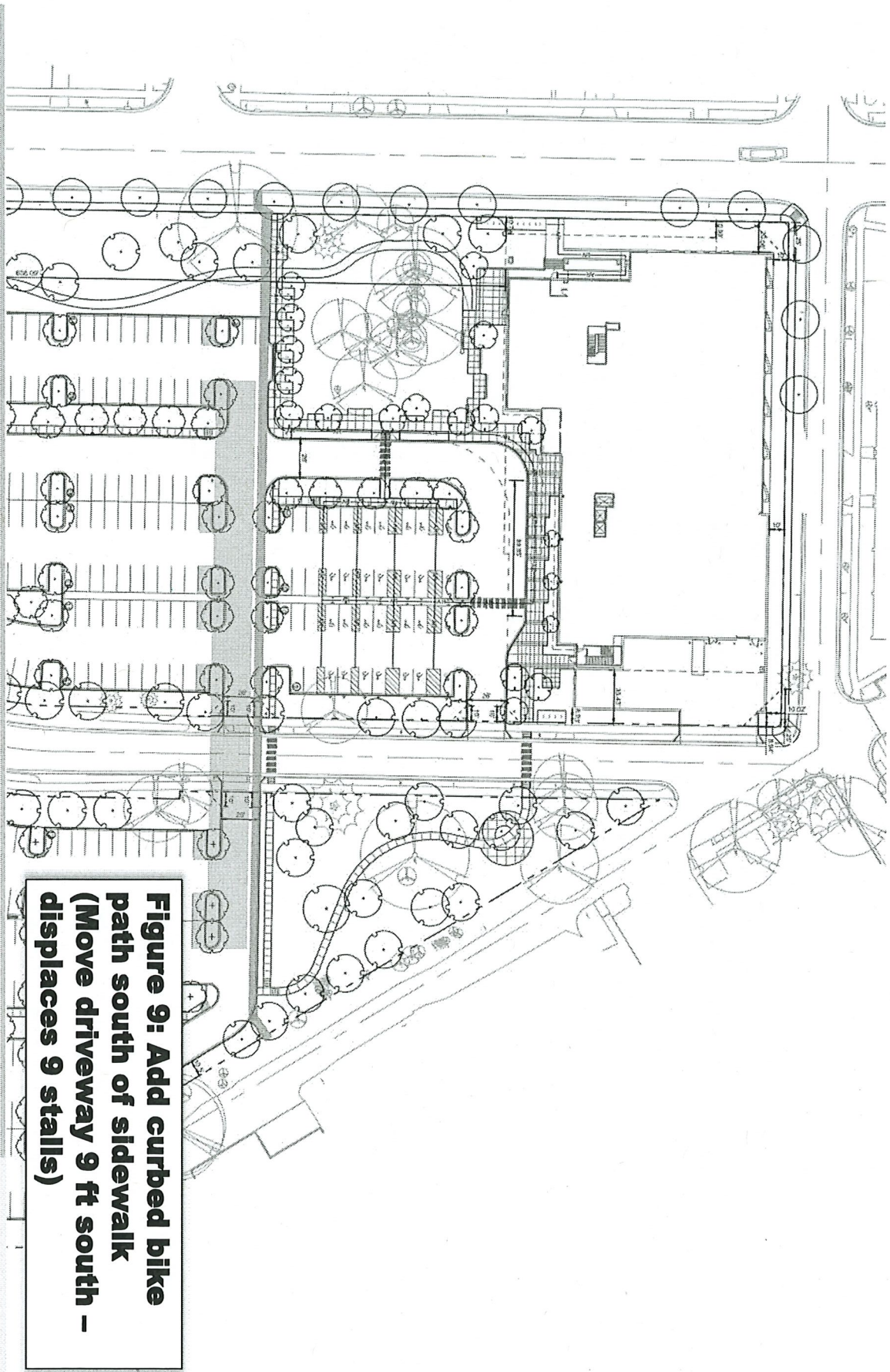


Figure 9: Add curbed bike path south of sidewalk (Move driveway 9 ft south - displaces 9 stalls)

From: [Stouder, Heather](#)
To: [Parks, Timothy](#); [Firchow, Kevin](#)
Subject: FW: Jackson SSM Dean Clinic connectivity issues
Date: January 09, 2020 8:23:04 AM
Attachments: [Jackson SSM Dean Clinic green space and connectivity issues.docx](#)

Tim-
Please add to the PC file for the SSM proposal.
Thank you!

Heather

From: S J <srj29@cornell.edu>
Sent: Thursday, January 9, 2020 12:23 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Jackson SSM Dean Clinic connectivity issues

Dear Heather Stouder,

I'm a neighbor who has served for two years on the SSM/Dean Clinic redevelopment steering committee: could you forward my comments on the project's green space and connectivity to the relevant committees addressing the project? Thank you.

To start, SSM deserves praise for responding to neighborhood concerns and changing their plans to close the Pick and Save grocery. The neighborhood gratefully acknowledges this decision and its expense.

Further, while I lament that SSM's new site destroys housing on Midland, Fish Hatchery, and South streets, their interest in creating green space is heartening.

SSM deserves credit for lofty green goals. Their Application Letter of Intent notes they wish to provide "accessible greenspace for both neighbors, staff, and patients" and to make it an "amenity for developments along Park St." They deserve praise for specifically envisioning: a café patio overlooking a "garden that includes a grove of existing trees," a north "triangle pocket park," a west "54 feet wide" green "buffer" to the Fish Hatchery parking lot, and a south green space, covering a parking lot, for the "surrounding neighborhood."

Nevertheless, SSM can greatly, and relatively inexpensively, improve their green space plans by consolidating the spaces and making them a permanent neighborhood amenity.

SSM's "Phase I" plan (Site Plan pdf page 35) expands the acres of surface parking while reducing the number of parking spaces, by creating smaller, ultimately temporary, green spaces adjacent to parking lots.

SSM's "Phase II" plans (five to ten years) build on top of the café patio garden, including its grove of existing trees. SSM's "long-term" plans leave only remnants of the new greenspaces: they build over many recently planted and mature trees, and the Fish Hatchery buffer green space; the parking garage covers much of the triangle pocket park, while the largest remaining green space – the southernmost property – offers little more than a vacant lot on busy Fish

Hatchery Road. (Site Plan pdf page 36)

SSM meant well by proposing to build a green buffer along Fish Hatchery Road to protect the neighborhood from the new parking lots, but their design misses a chance to make permanent improvements while unintentionally creating barriers within the neighborhood. Instead of investing in and then uprooting temporary green spaces, SSM could consolidate them into permanent green space within the site.

Leave and utilize existing parking along Fish Hatchery; reimagine the parking garage south on the new Cedar St., and construct permanent, wide green pedestrian and bicycle arteries to a core green space. Building these corridors East West through the site from Spruce St. to the new pocket park and North South, along the east property border shared with Welton, from High St. to the new Cedar St. will have little effect on patient parking, but will foster neighborhood connectivity. They will provide greater access to the businesses, residential properties, and transit opportunities on Park St. across the long, unbroken block between the new Cedar and Midland streets. They will give emergency vehicles greater access to the east side of Park St. development. They will create a green core within the Wingra Triangle, protected from traffic noise and danger, that will benefit SSM's patients, staff, and neighbors for the foreseeable future.

Sincerely

Stanley Jackson

p.s. I am attaching the comments in a word document if that is helpful.

From: John Perkins
To: Firchow, Kevin; Parks, Timothy
Subject: Comments regarding proposed SSM Health clinic along Fish Hatchery Rd
Date: January 13, 2020 7:44:20 PM

After having reviewed design details for the proposed rebuild of the SSM Health clinic along Fish Hatchery Rd, the Greenbush Development Committee would like to on record in support of the project as presented to neighbors on December 9.

We feel SSM Health should be commended for changing their overall design concept from a clinic facing Park St to a new clinic along Fish Hatchery when neighbors expressed serious concerns about losing the only full-line grocery store that services the Bay Creek neighborhood and surrounding neighborhoods.

The new clinic design proposal calls for an Energy Star-rated building with a number of potential features for additional energy conservation and reduction in overall carbon footprint for the new building. Adding as many such features as the budget allows should be encouraged. Additional stormwater infiltration points in the rebuilt parking lots is also an improvement over the existing design.

We feel the long-range plan to accommodate additional buildings on the same campus with a location to add structured parking is a win as future growth occurs.

We do feel special attention needs to be paid to light spill from the building as that could adversely affect neighboring homes across Fish Hatchery Rd, but the overall design has potential to mitigate such impacts on surrounding neighbors.

John Perkins
Greenbush Development Committee