

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>6/4/14</u>	Action Requested
UDC MEETING DATE: <u>6/11/14</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 2401 East Washington Ave, Madison, WI (Union Corners)

ALDERMANIC DISTRICT: 6 (Rummel)

OWNER/DEVELOPER (Partners and/or Principals)
Gorman & Company
200 N. Main Street
Oregon, WI 53575

ARCHITECT/DESIGNER/OR AGENT:
Plunkett Raysich Architects
2310 Crossroads Drive
Madison, WI 53718

CONTACT PERSON: Gary Gorman
Address: 200 N. Main Street
Oregon, WI 53575
Phone: (608) 835-7155
Fax: (608) 835-3922
E-mail address: ggorman@gormanusa.com

CITY OF MADISON

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

JUN 4 2014
12:03pm gm
Planning & Community
& Economic Development

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.





UW Health Union Corners - Madison, WI

1. Narrative Description
2. Letter of Intent
3. Location Map
4. Photographs of Existing Conditions
5. Proposed Phasing Plan
6. Site Circulation
7. Floor Plans
8. Elevations
9. Renderings
10. Landscape Plan
11. Civil Plans

1. NARRATIVE DESCRIPTION

The UW Clinic at Union Corners represents Phase 1 in the multi-phased Union Corners development. The clinic is designed as a two story, 60,000 GSF facility providing the following services:

- General Internal Medicine
- General Pediatrics and Adolescent Medicine
- Obstetrics and Gynecology
- Urgent Care
- Laboratory
- Medical Imaging
- Mammography
- Ultrasound
- Health and Nutrition Education
- Pharmacy
- Physical Therapy
- Social Services and Mental Health

The clinic will replace the East Side Clinic, where there are currently 250 clinic visits a day and 75 staff on site/day. Estimated growth in three to five years is 350 clinic visits a day and 100 staff on site/day.

Other features of the clinic include:

- LEED Certification
- A Transit Hub that not only screens the surface parking but also provides amenities for bicyclists and public transit users.
- Parking for 100 staff underground
- Parking for 156 patients above ground
- On-site water remediation
- Irrigation-free landscaping with native plant species

The clinic is designed to set the tone for the rest of the development, using a contemporary design and high quality, locally sourced materials such as brick and stone. It is also an unusually outward focused building for a clinic, since the majority of the exam rooms are located away from the exterior walls. When complete, the clinic will truly signal the rebirth of this long neglected parcel.





2. LETTER OF INTENT

Zoning

Planned Development; General Development Plan

Name of Project

UW Health Union Corners

Address

2401 East Washington Ave.

Land Owner

City of Madison

Developer

Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900

Planner

Plunkett Raysich Architects, Inc.
2310 Crossroads Drive
Madison, WI 53718
608-240-9900

Landscape Architect

Ken Saiki Design
303 S. Paterson Street | Suite 1
Madison, Wisconsin 53703
608-251-3600

Civil Engineer

Vierbicher Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
608-826-0532

Site

UW Health Union Corners is located at the northeast corner of the intersection of East Washington Avenue and 6th Street, Urban Design District 5; Aldermanic District 6 (Rummel); TID #38.

Existing Zoning

The entire existing site is zoned PD. (Planned Development)

Existing Uses

The site is currently vacant.

Adjacent Uses

Across East Washington Avenue and Northeast of 7th Street are a series of one and two-story buildings including Red Letter News, the former Ray's Bar and Assumption Greek Orthodox Church. Zoned TSS. (Commercial and Mixed-Use District)

Southwest of 7th Street is the one story Speedy Muffler, 5 two-story single family homes, 1 two-story multifamily apartment building and a two story mixed-use building. Zoned TSS. (Commercial and Mixed-Use District)

Southwest of 6th Street is a two-story mixed-use building followed by a series of two-story single family homes. Zoning TR-V1. (Residential District.)

Across Milwaukee Street and north of the site are: commercial uses including the Malt House tavern, Jollof Beauty Shop and Rebecca Lynn's Studio. Zoning CC-T. (Commercial and Mixed-Use District.)

The south edge of the site is defined by a bike path which separates the site from the neighborhood of single family homes to the south. Zoning TR-V1. (Residential District.)

The parcel south of 6th Street and west of Winnebago has a one story commercial building currently acting as the sales center for the site.

The neighborhood east of the site is composed of single family homes. Zoning TR-C4. (Residential District.)

Transportation

The site's location at the intersection of East Washington Avenue and 6th Street affords great transportation options. The location on a major arterial with close proximity to both I-90 and I-94 allows local and regional access.

Bus service provided by Routes 6, 20 and 34 is available along East Washington Avenue. An existing bus stop is located directly in front of the site. In order to enhance this bus stop and provide additional transportation options, the plan features a "Transit Hub" next to the UW Clinic that can serve as a bus and bicycle shelter.

An existing bike path is located along the site's eastern border that connects to Union Corners at 6th Street, Winnebago Street, and at a proposed point at the end of Jackson Street. Bike storage will be incorporated in front of the clinic main entrance.





6th Street and E. Washington Ave. - Looking West



6th Street and E. Washington Ave. - Looking North



6th Street and E. Washington Ave. - Looking South



6th Street and Winnebago - Looking Southwest



6th Street and Winnebago Street - Looking East



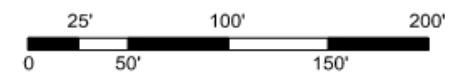
Winnebago Street - Looking South



Winnebago St. - Looking East



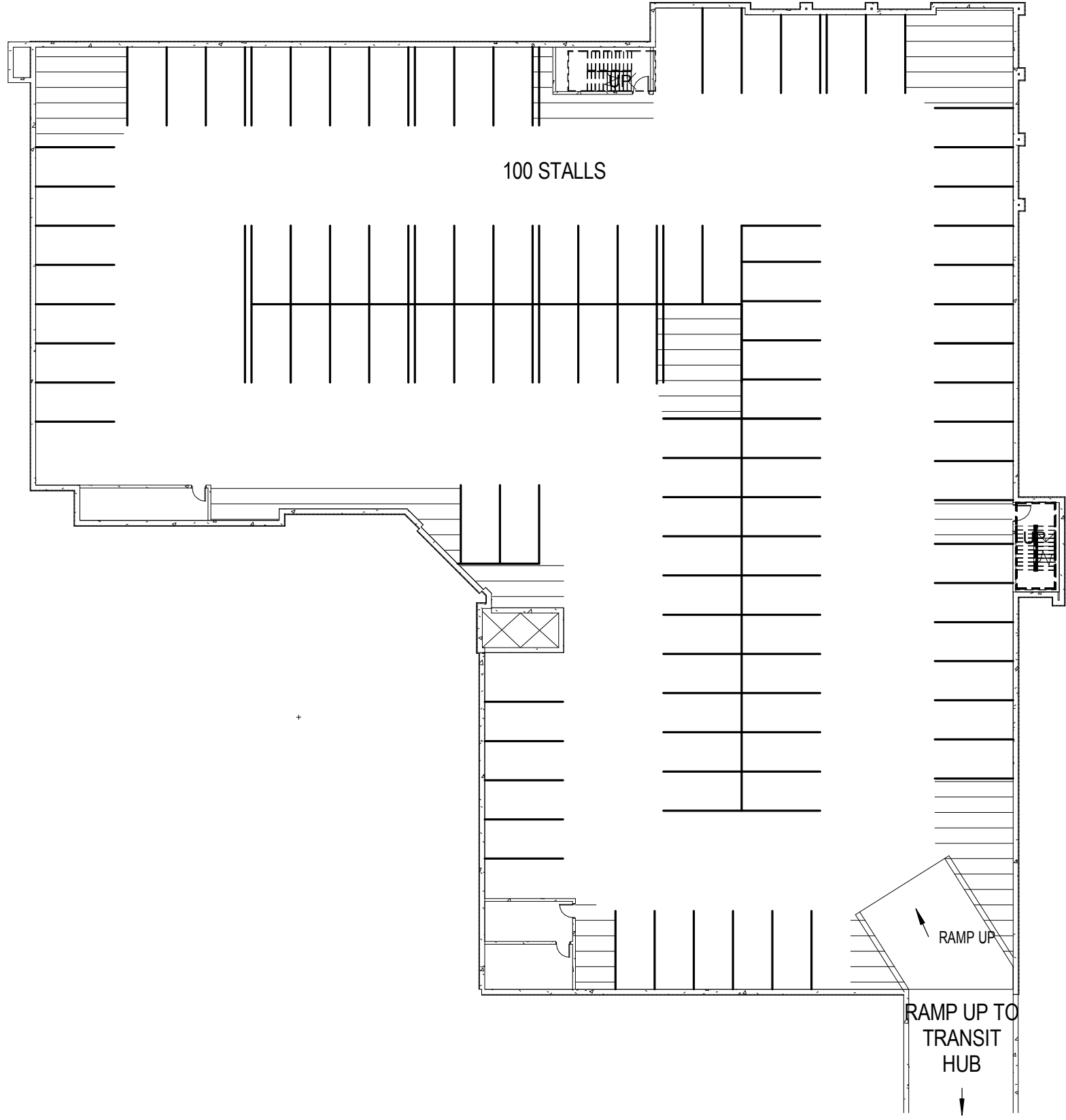
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Proposed Phasing Plan



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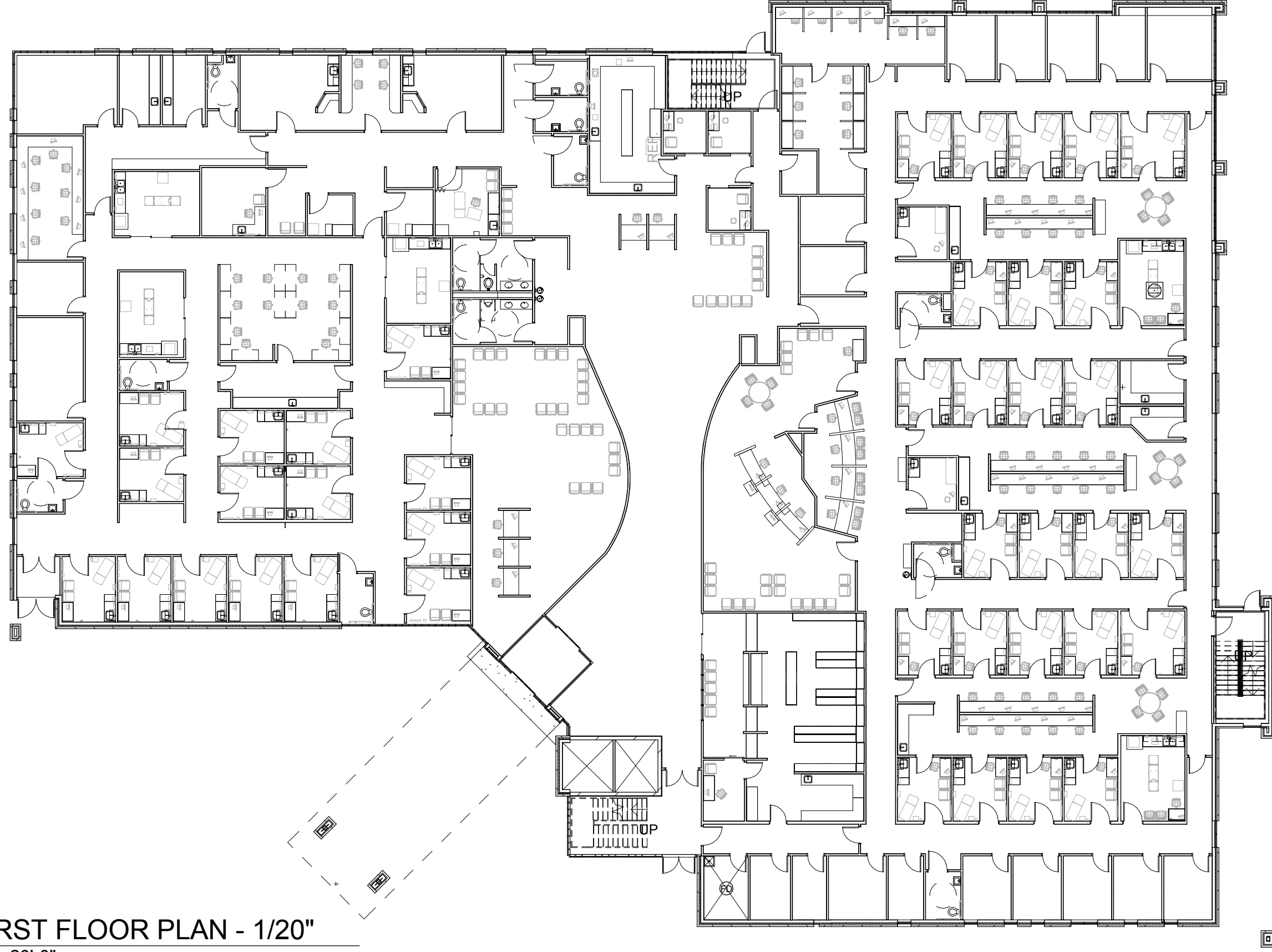


1 LOWER LEVEL FLOOR PLAN - 11X17
205 1" = 30'-0"

Date: 6/03/14	Job Number: 130020-01	<p>Gorman & Company UW Health Union Corners Clinic 2401 E. Washington Ave, Madison, WI</p>
Drawn By: Author	Sheet Number: 205	<p>pro PLUNKETT RAYSICH ARCHITECTS, LLP</p> <p>intelligent designs. inspired results. www.prarch.com</p>

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 2310 chesapeake ave suite 2000 madison, wisconsin 53718 t 608 240 9900
 1613 t. hille road s. te 3 sarasota, florida 34236 t 941 342 3618

1 FIRST FLOOR PLAN - 1/20"
215 1" = 20'-0"



Date:

6/03/14

Job Number:

130020-01

Drawn By:

Author

Sheet Number:

215

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UW Health Union Corners Clinic
2401 E. Washington Ave, Madison, WI



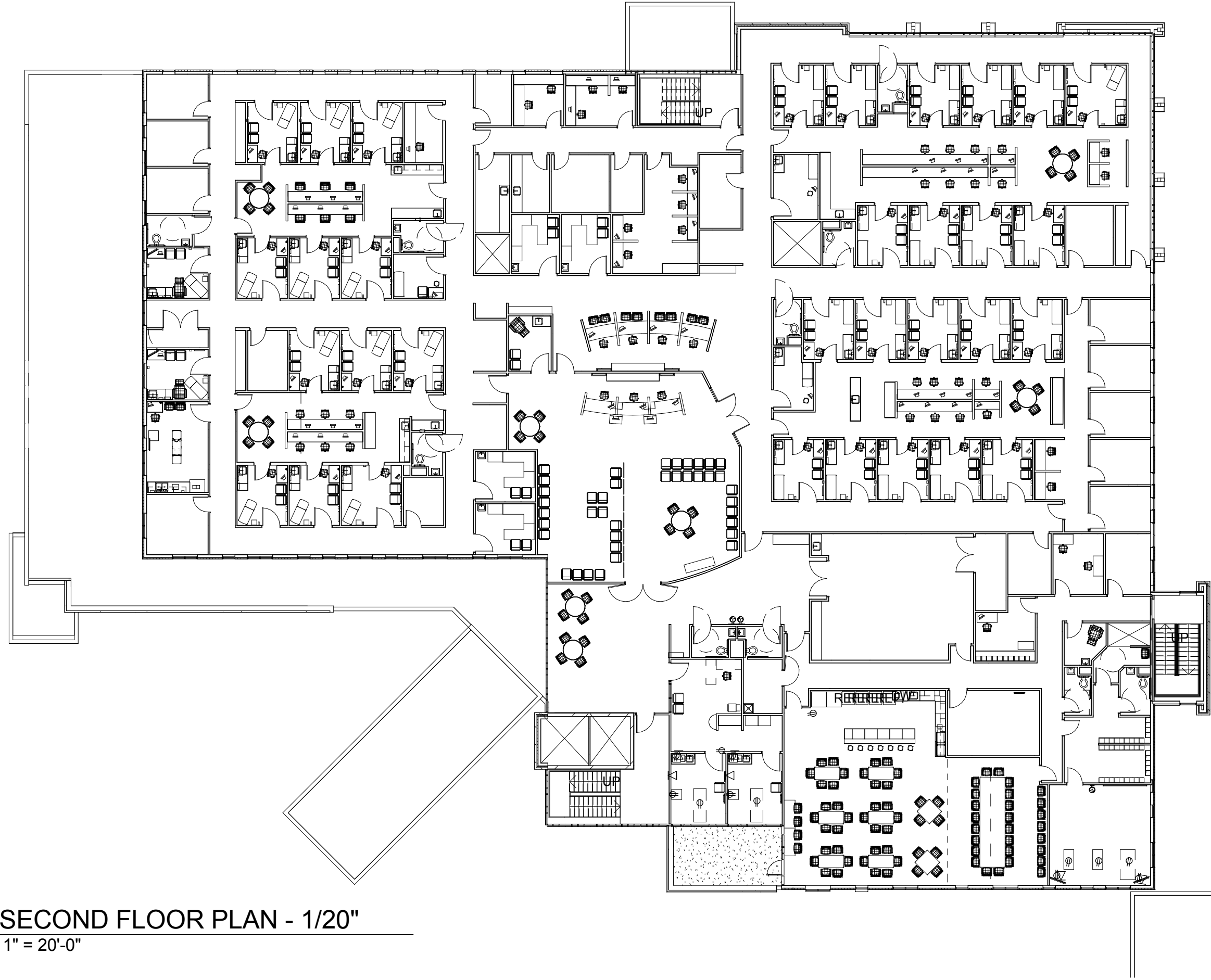
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1
225 SECOND FLOOR PLAN - 1/20"
1" = 20'-0"



Date: 6/03/14

Drawn By: Author

Job Number: 130020-01

Sheet Number: 225

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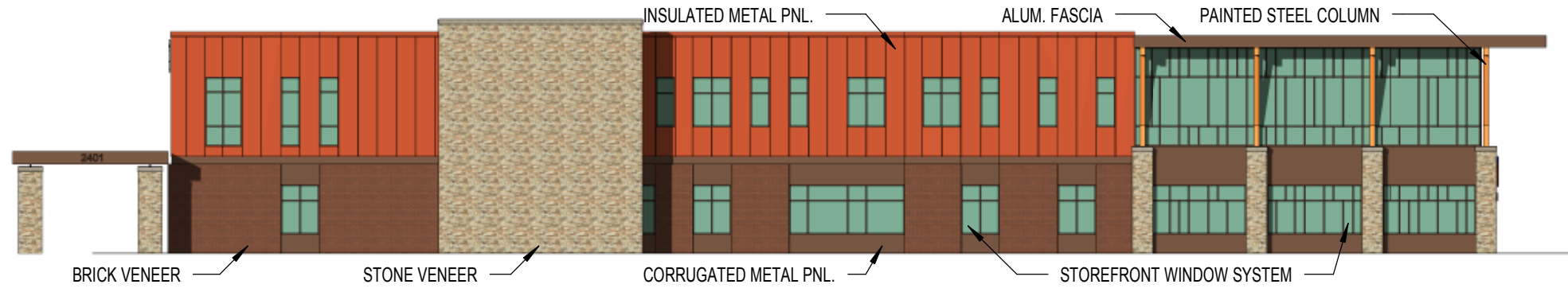


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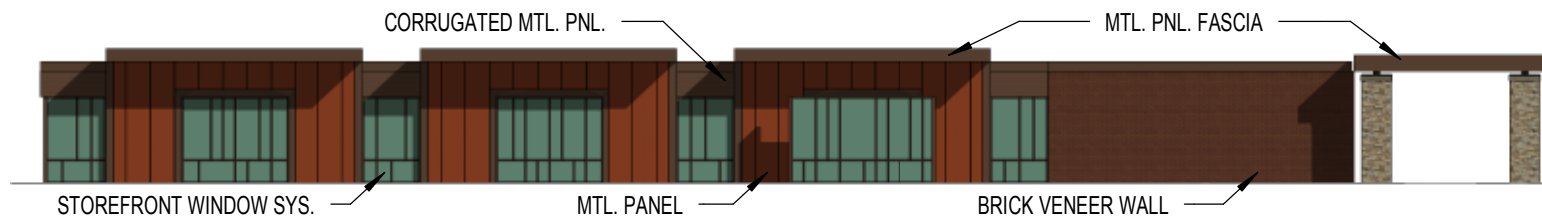
17000 West Bank Park, Milwaukee, WI, Wisconsin 53224 t 414 455 3060
2310 Chippewa Street, Suite 2000, Madison, Wisconsin 53718 t 608 240 9900
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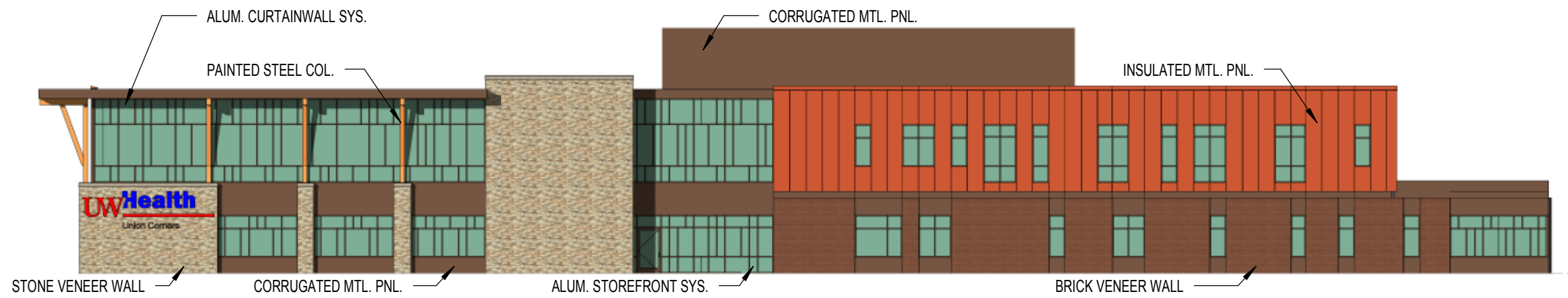
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1 WEST ELEVATION-1/20"
410 1" = 20'-0"



3 TRANSIT HUB - WEST ELEVATION - 1/20"
410 1" = 20'-0"



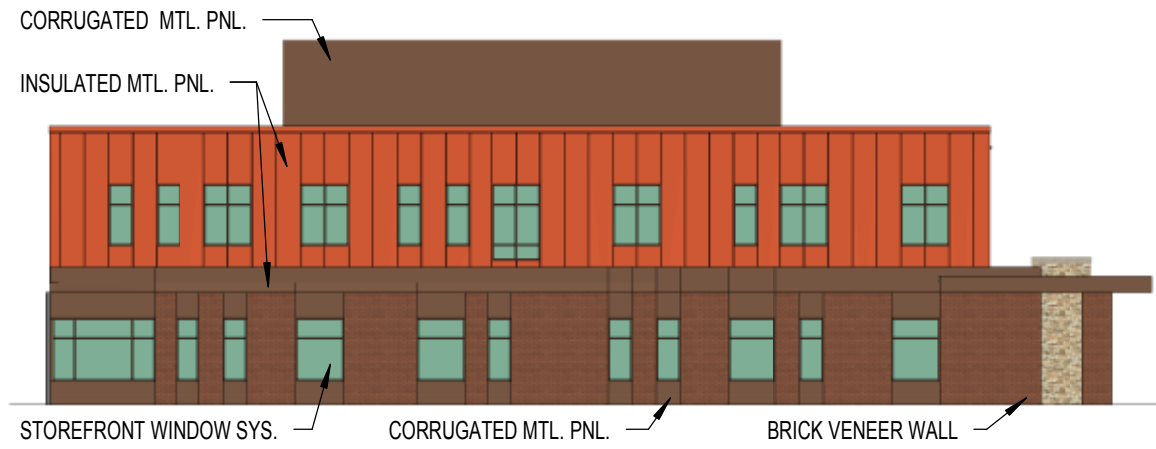
2 SOUTH ELEVATION
410 1" = 20'-0"

11000 west park place milwaukee, wisconsin 53224 t 414 359 3060
 2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
 1613 fruitville road suite 3 sarasota, florida 34236 t 941 348 3618

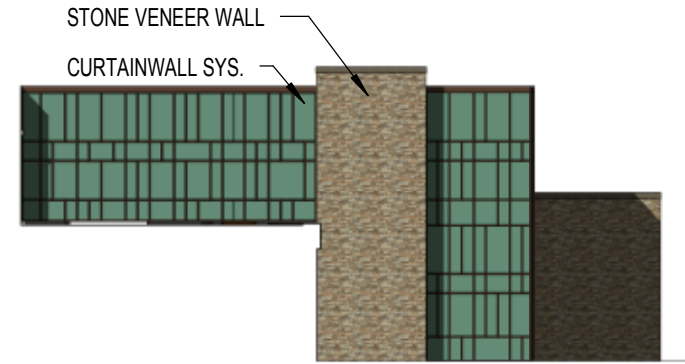
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1 EAST ELEVATION 2 - 1/20"
411 1" = 20'-0"



2 EAST ELEVATION 4 - 1/20"
411 1" = 20'-0"



3 NORTH ELEVATION 2 - 1/20"
411 1" = 20'-0"



4 TRANSIT HUB - EAST ELEVATION
411 1" = 20'-0"

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View from East Washington Ave. and 6th Street



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Transit Hub - View from East Washington Ave. looking South



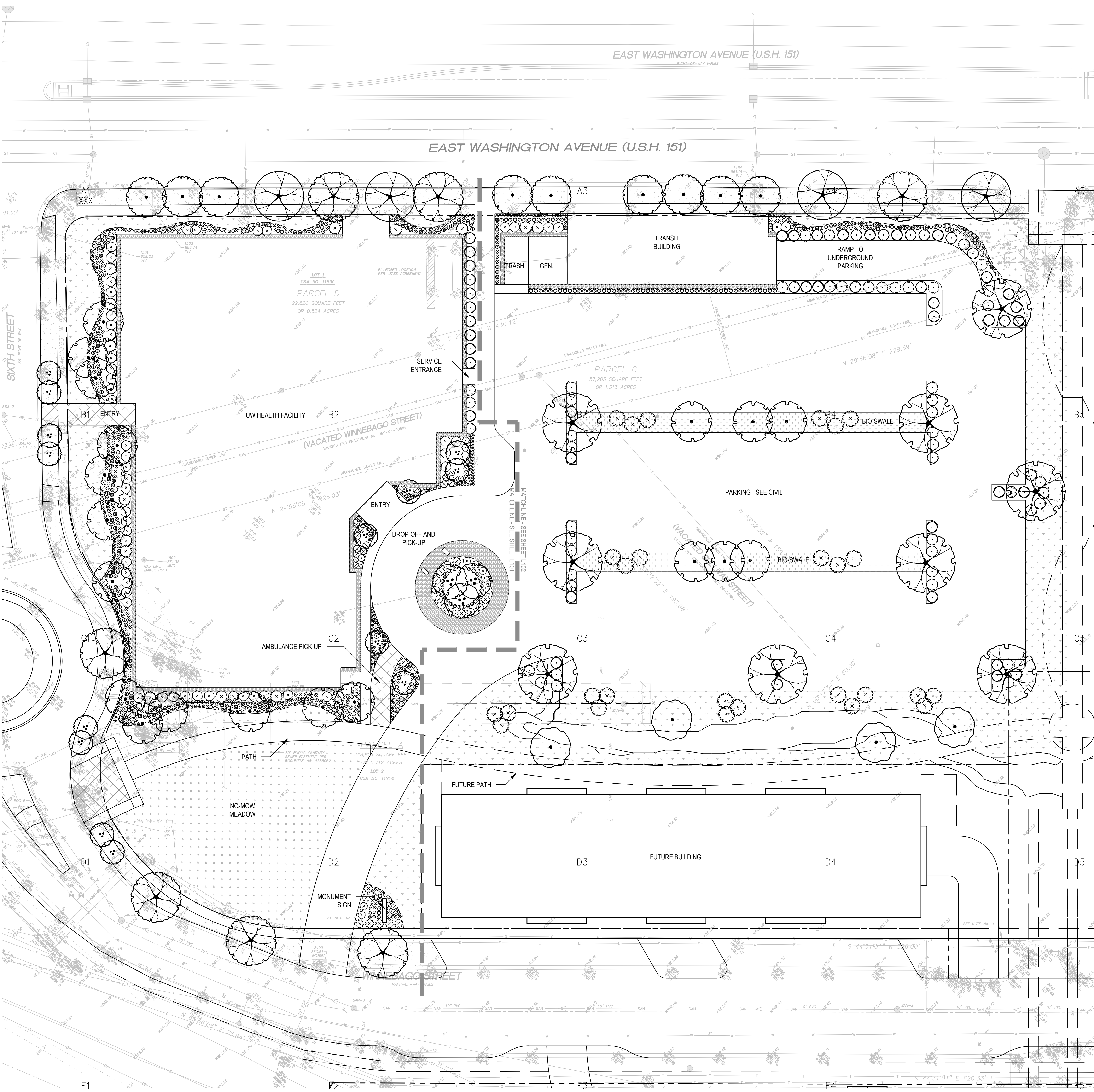
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View of East Washington Ave. Entrance



UW Health Union Corners Clinic - Madison, WI

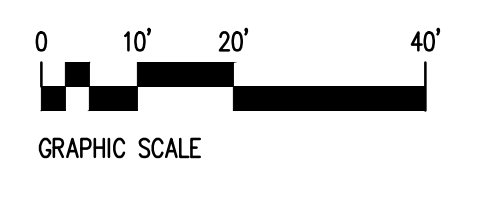




PLANT SCHEDULE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES				
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	MULTI-STEM	4' H (MIN.)
	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2"Cal	6' H (MIN.)
	Crataegus viridis 'Winter King' / Winter King Hawthorn	B & B	MULTI-STEM	5' H (MIN.)
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3"Cal	8' H (MIN.)
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3"Cal	8' H (MIN.)
	Populus tremuloides / Quaking Aspen	B & B	1.5"Cal	
	Pyrus calleryana 'Autumn Blaze' / Autumn Blaze Pear	B & B	2"Cal	8' H (MIN.)
	Quercus rubra / Red Oak	A6	B & B	2"Cal
DECIDUOUS SHRUBS				
	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry/Red Chokeberry	2 gal		
	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	2 gal		
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		
	Rhus glabra / Smooth Sumac	3 gal		
EVERGREEN SHRUBS				
	Juniperus chinensis 'Hook's 6' / Hook's Juniper	B & B		
	Juniperus sabinna 'Broadmoor' / Broadmoor Juniper	2 gal		
HERBACEOUS PERENNIALS				
	Achillea millefolium 'Summer Berries' / Summer Berries Yarrow	1 gal		
	Allium tanguticum 'Summer Beauty' / Summer Beauty Globe Lily	1 gal		
	Amsonia hubrichtii 'Halfway to Arkansas' / Arkansas Blue-star	1 gal		
	Bergenia purpurascens / Purple Bergenia	4" pot		
	Calamintha nepeta ssp. nepeta / Lesser Calamint	1 gal		
	Deutzia gracilis 'Nikko' / Slender Deutzia	1 gal		
	Helopsis helianthoides scabra 'Summer Sun' / False Sunflower	1 gal		
	Heuchera x 'Marmalade' / Marmalade Coral Bells	4" pot		
	Leucanthemum x superbum 'Becky' / Shasta Daisy	1 gal		
	Liatris spicata 'Kobold' / Spike Gayfeather	1 gal		
	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal		
	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal		
ORNAMENTAL GRASSES				
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		
	Carex pensylvanica / Pennsylvania Sedge	4" pot		
	Molinia caerulea 'Moorflame' / Moor Grass	1 gal		
	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal		
	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	1 gal		
	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal		
	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		

- NO-MOW MEADOW
- BIO-SWALE - SEE CIVIL
- MADISON PARKS SEED MIX
- DECORATIVE STONE MULCH

NOTE: SEE ARCHITECTURE AND CIVIL DRAWINGS FOR LAYOUT OF ROAD, PARKING LOT AND PATHS.



1"=20'-0"

PLANTING PLAN

PROGRESS PLOT DATE: 6-02-2014
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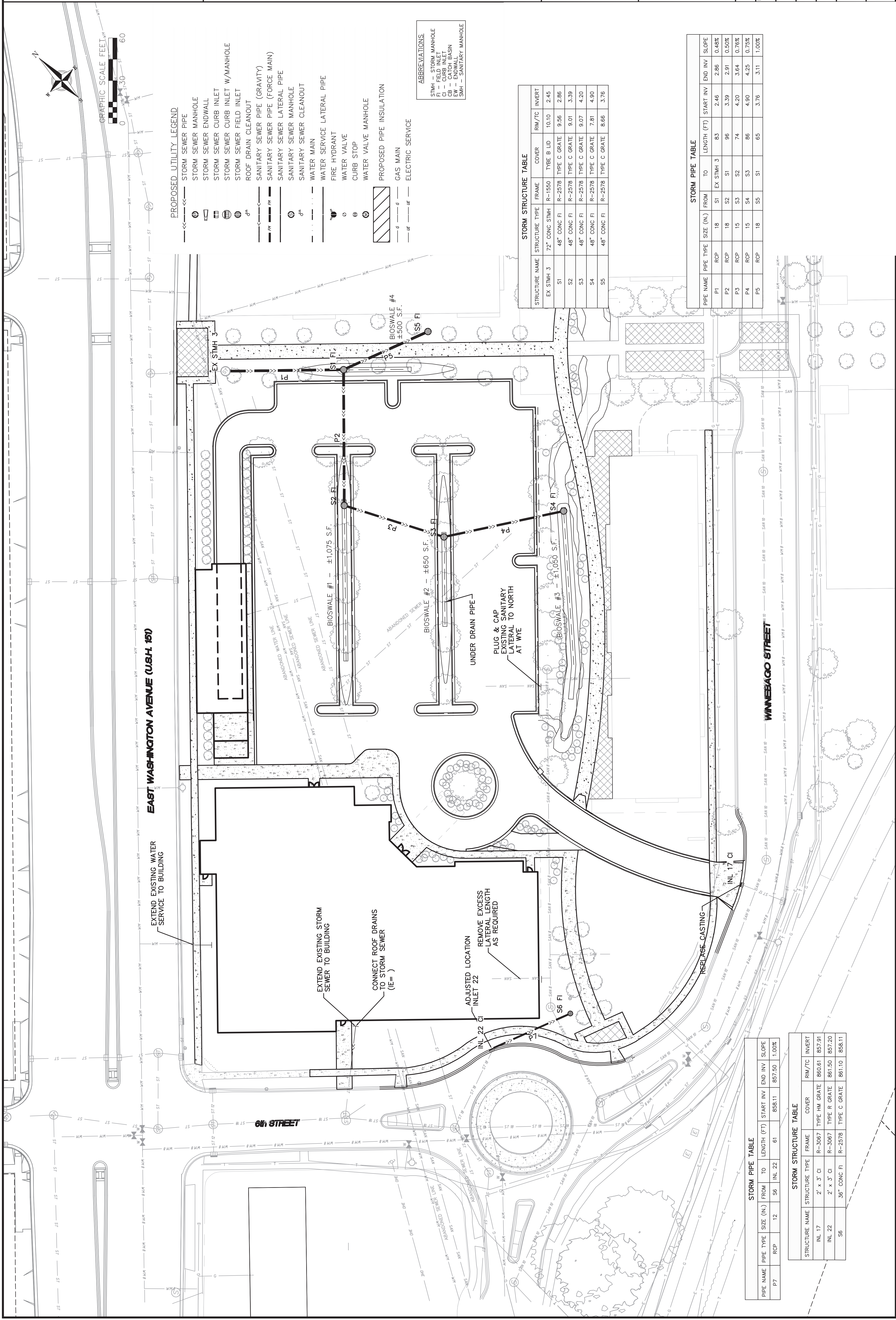
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Date:
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Job No.:
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Sheet No.:
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Gorman & Company - UW Health Union Corners Clinic
 Madison, WI

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 Q:\2013-018 UW Health Union Corners\01-CAD\Sheets.dwg [L100] [porter]



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER PIPE (FORCE MAIN)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - WATER VALVE MANHOLE
 - PROPOSED PIPE INSULATION
 - GAS MAIN
 - ELECTRIC SERVICE

- ABBREVIATIONS**
- SMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	FRAME	COVER	RIM/TC	INVERT
EX STMH 3	72" CONC STMH	R-1550	TYPE B LID	10.10	2.45
S1	48" CONC FI	R-2578	TYPE C GRATE	9.56	2.86
S2	48" CONC FI	R-2578	TYPE C GRATE	9.01	3.39
S3	48" CONC FI	R-2578	TYPE C GRATE	9.07	4.20
S4	48" CONC FI	R-2578	TYPE C GRATE	7.81	4.90
S5	48" CONC FI	R-2578	TYPE C GRATE	8.66	3.76

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	RCP	18	S1	EX STMH 3	83	2.46	2.86	0.48%
P2	RCP	18	S2	S1	96	3.39	2.91	0.50%
P3	RCP	15	S3	S2	74	4.20	3.64	0.76%
P4	RCP	15	S4	S3	86	4.90	4.25	0.75%
P5	RCP	18	S5	S1	65	3.76	3.11	1.00%

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P7	RCP	12	S6	INL 22	61	858.11	857.50	1.00%

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	FRAME	COVER	RIM/TC	INVERT
INL 17	2' x 3' CI	R-3067	TYPE HM GRATE	860.61	857.91
INL 22	2' x 3' CI	R-3067	TYPE R GRATE	861.50	857.20
S6	36" CONC FI	R-2578	TYPE C GRATE	861.10	858.11