

To: Urban Design Commission

From: BCNA Planning & Economic Development, Friends of Park Street

Re: Plans for SSM Campus Redevelopment

Date: March 22, 2019

---

Regarding SSM Health Dean Medical Group's plan for its new campus, we request that the City of Madison require that SSM Health provide the following in the initial development of their new clinic:

1) Structured parking to replace the majority of its surface parking in the area bounded by South Park Street, West Wingra Drive, Fish Hatchery Drive and Midland Street. Currently SSM Health appears to control, through various entities, approximately 6.1 acres of surface parking. In addition, SSM Health leases approximately 1.7 acres of surface parking in a larger parking lot located between the Labor Temple and the Post Office. Structured parking would be consistent with the Wingra BUILD plans vision for large commercial developments in this area. The current CC-T zoning for the majority of SSM Health's property in this area encourages structured parking; however, allowing surface parking would remove a substantial amount of land from future development for more productive uses. Structured parking would be consistent with contemporary development standards for a project of this size in this location.

2) On-site storm water detention. Currently it appears that the majority, if not all, of the storm water run-off from the area proposed for development drains into Wingra Creek. This could be accomplished by a combination of detention ponds, green roofs, the use of pervious pavement for driveways and the limited amount of surface parking that might be allowed, and other contemporary current storm water best practices.

3) An effective means of ensuring that this development does not create additional vehicular traffic on Midland Street.

We ask that you not approve SSM's development plans until both UD Commissioners and the community have been offered the opportunity to review modifications to accomplish the above changes.