



## Memorandum

DATE August 1, 2018 (updated 9/21/18)

SUBJECT / PROJECT UnityPoint Health-Meriter  
Child and Adolescent Psychiatry  
Expansion and Renovation  
City of Madison

BWBR COMMISSION NO. 3.2017088.02

TO Urban Design Commission and Plan Commission  
City of Madison

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SUBJECT Letter of Intent – UPH-Meriter Child and Adolescent Psychiatry Expansion and Renovation

### ❖ Program Summary

UnityPoint Health – Meriter offers the only community-based inpatient child and adolescent psychiatry program in south central Wisconsin. Dedicated to meeting the unique needs of children and teens who require inpatient psychiatric care, our Child and Adolescent Psychiatry facility is located at 8001 Raymond Road. In the United States, an estimated 11 percent of children age 9-17 have diagnosable psychiatric or addictive disorders that cause significant functional impairment. Suicide is the second-leading cause of death for teens.

The expansion will provide for 10 additional beds and a new Intensive outpatient program all focused on the growing needs of the community. The project schedule is to start the expansion construction end of October to occupy before the start of the 2019 school session. Renovation of the existing building would begin after occupancy of the new expansion. Hour of operation for the Hospital is 24/7. Outpatient Programs operate from 7am to 5pm during the work week.

The outpatient program projection is 16 patients in the morning and 16 patients in the afternoon. Goal is to schedule:

8 patients from 8am to noon

8 patients all day from 8am to 5pm.

8 patients from 1pm to 5pm.

Patients will be dropped off and then picked up at the main entry by family members.

2 to 3 evenings a week the outpatient program will be used for family group activities. This is assumed to be 8 to 10 families per evening activity.

Program elements after completion of the expansion will include:

A secure and closely monitored setting  
Gym and outdoor recreational space  
A classroom for ongoing academic instructions  
Intensive Outpatient Program (IOP)

### ❖ Architectural Design

- Expansion will be approximately 20,000 sq. ft. to an existing facility also about 20,000 sq. ft.
- The addition will be the first phase with renovation to follow after occupancy of phase 1.
- The addition phase will include the site improvements like parking, walks, loading dock and landscape.

- New parking is calculated by first shift staff count and one public visitor space per bed. The design of the staff parking connected to staff walks and main entry is to allow for public parking overflow when public event parking may exceed the front public parking area. The staff lot parking count does include additional public parking spaces.
- Design elements are in response to the unique client served by the facility. Attached are a list of features included in the new expansion.
  - Close dedicated public parking
  - Pickup and drop off canopy
  - Welcoming lobby connected to outpatient program and inpatient functions
  - Adjacent lobby/outpatient connection separated from inpatient
  - Security perimeter
  - North natural light capture to minimize glare to patient
  - Minimized views from therapy areas to outdoor distractions like vehicular movement
  - Direct observation of all activity areas
  - Micro kitchen, loading dock and patient/staff support areas
- Exterior Design Intent
  - Have a clear identifiable main entry element.
  - Provide for ease of access for visitors, staff, patient transports and services
  - Provide for increased material quality, durability and ease of maintenance
  - Address the special needs of the patients, families and staff using the facility
  - Provide natural light quality to building occupants while limiting patient distraction externally
  - Provide transition zones of materials between the existing and new building forms.
  - Tie datum elements like the block and stone base, horizontal siding and window sill elevations so both existing and new building complement each other.
- ❖ Lighting Design
  - The exterior lighting concept is based on utility and user/pedestrian safety.
    - There will be no attempt to light the exterior of the building.
    - Building exits will be highlighted with above door lights.
    - Pedestrian scaled walkway lighting will be provided at the main entry and canopy down lights.
    - Poled lighting will be provided within the parking areas and access drives.
  - Photometric Data and Light fixture product data sheets are provided within this package.
- ❖ Signage
  - Signage design for the site are not part of this UDC or Plan Commission submittals and will be completed as a separate project and submitted for review in the future if needed. Client may only need a few wayfinding signs.
- ❖ Landscape Design
  - Landscape
    - Landscape improvements to include re-grading of site to accommodate new drives, parking and storm water improvements.
    - Main entry to include accent planting including medium and small shrubs, native grasses and perennials.
    - Drop off area to be planted with small shrubs ornamental grasses and perennials.
    - Foundation planting to be a composition of large, medium and small shrubs, evergreen shrubs ornamental grasses and accent areas of perennials.

- A viewing garden at the loading dock will be planted with medium and small shrubs, evergreen shrubs and perennials.
- Entire site to be spotted with shade trees and evergreen trees.
- Central storm water management area to be planted with native shortgrass prairie seeding including native grasses and forbes.
- Parking lot islands to be planted with Shade trees.
- All landscape beds to receive 4" of double shredded hardwood bark mulch and a hand cut edge.
- All lawn areas to be seeded.
- Hardscape and Amenities
  - Drop off and receiving area to be paved with concrete paving and accented with colored concrete and concrete unit pavers.
  - A small patio at the loading dock for employees will be paved with concrete paving and accented with colored concrete and concrete unit pavers.
  - A green screen will be install along the loading dock to screen loading dock from patient rooms.
  - Storm water area to be accented with native boulders and outcropping stones.
  - Metal trash receptacles, metal bike racks, and metal and wood benches will be strategically placed throughout the site.
- ❖ Site and Civil Elements
  - 66' wide easement to the City of Madison for roadway purposes crosses the current project site. This easement will need to be vacated and a new easement will need to be granted east and south of the site.
  - The existing fire lane located on the southwest side of the building will be relocated west of the new expansion in Phase 1. A new roundabout for emergency vehicle turn-around will be needed near the new emergency entrance and service area.
  - A new 75 stall parking lot will be provided for employees. The existing parking lot will be reconfigured to provide better traffic flow. This will result in about 26 public parking spaces. The new total number of parking stalls will be 101.
  - Typical pavement section will be 4" of asphalt on 8" of base aggregate.
  - The new parking lot will be constructed over the existing sewer, water, gas, telephone, and electrical connections to the clinic located south of the property.
  - Phase 1 disturbed area will be approximately 4 acres
  - The earthwork will be balanced on site.
- ❖ Utility/HVAC Equipment
  - The expansion will have a new roof top unit visible. The roof top will have its own self screen attached to match the proposed exterior metal panel.
  - An emergency generator will be on-grade near the loading dock. Fence and landscape screening will be provided.