

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

	Action Requested
DATE SUBMITTED: <u>10/31/12</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>11/07/12</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 2202 South Park Street

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals) Ken Loving/Access Community Health ARCHITECT/DESIGNER/OR AGENT: ERDMAN

2901 W. Beltline Hwy., Suite 120 One Erdman Place

Madison, WI 53713 Madison, WI 53717

CONTACT PERSON: David Hoffman

Address: One Erdman Place
Madison, WI 53717

Phone: 608.410.8209

Fax: 608.410.8709

E-mail address: dhoffman@erdman.com

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

(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.







Zone of South
Panoramic Images



Villager Mall Key Plan

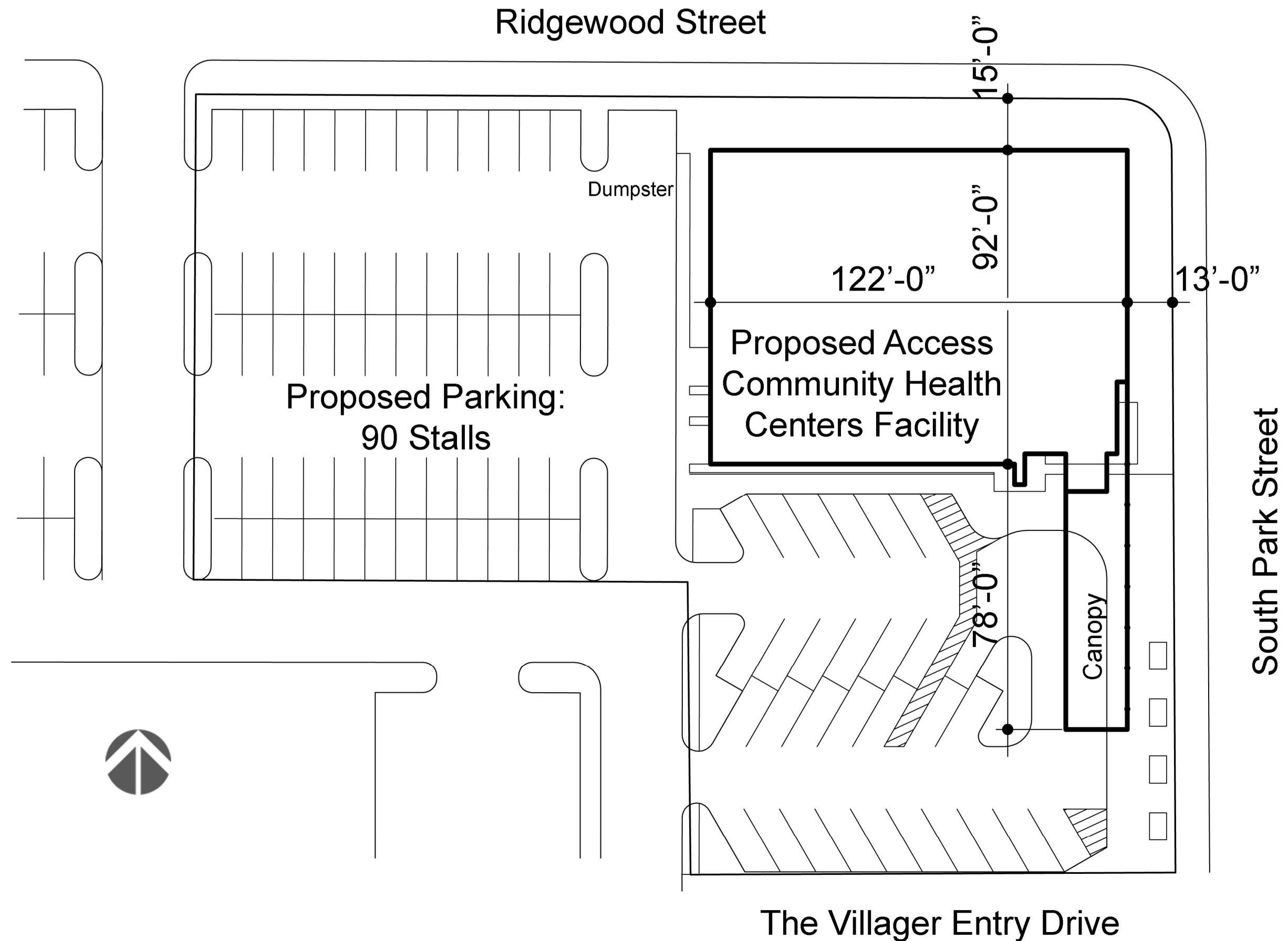




Villager Mall Key Plan

Zone of North
Panoramic Images



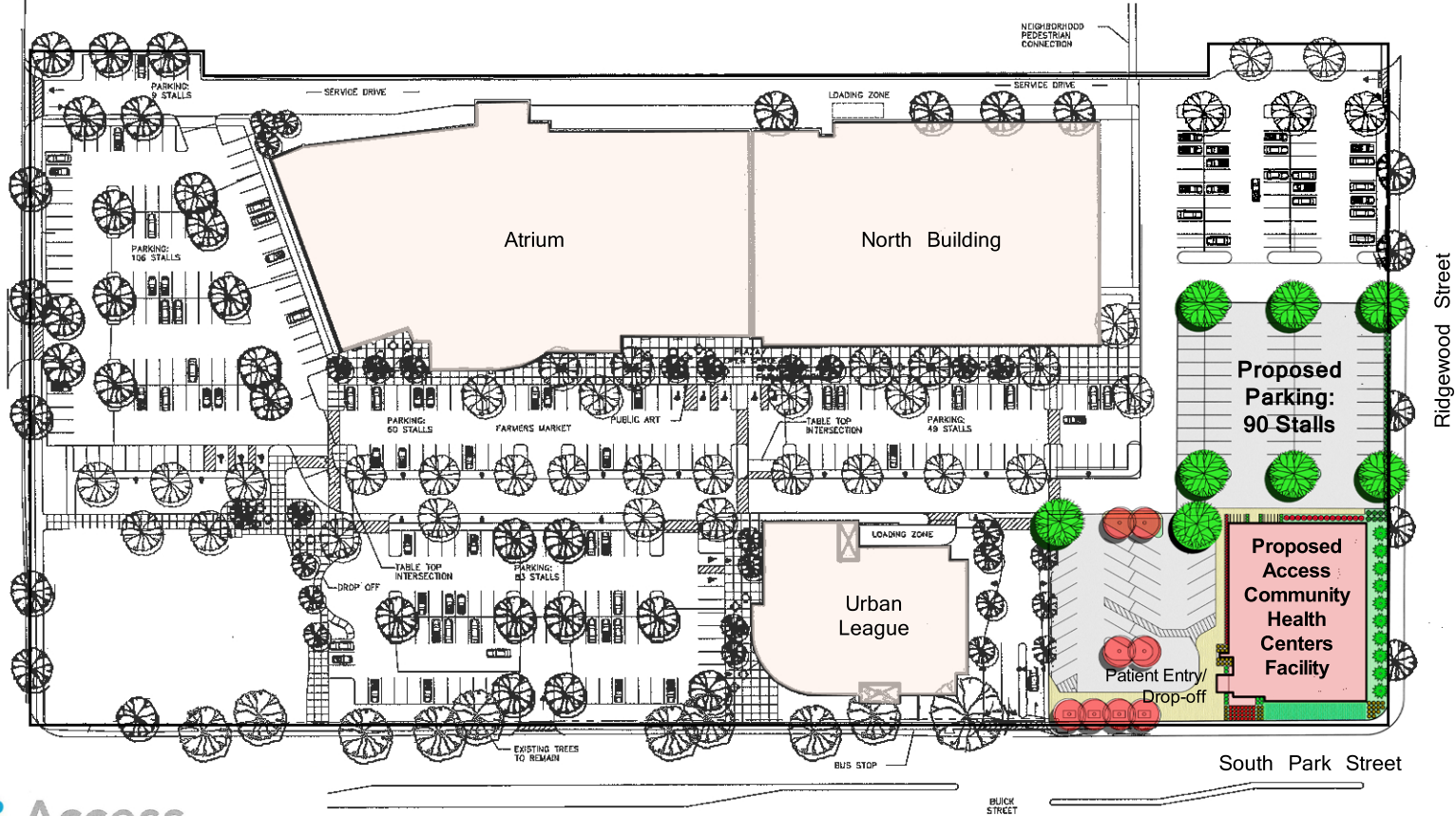


Conceptual Site Plan



Schematic Site Plan

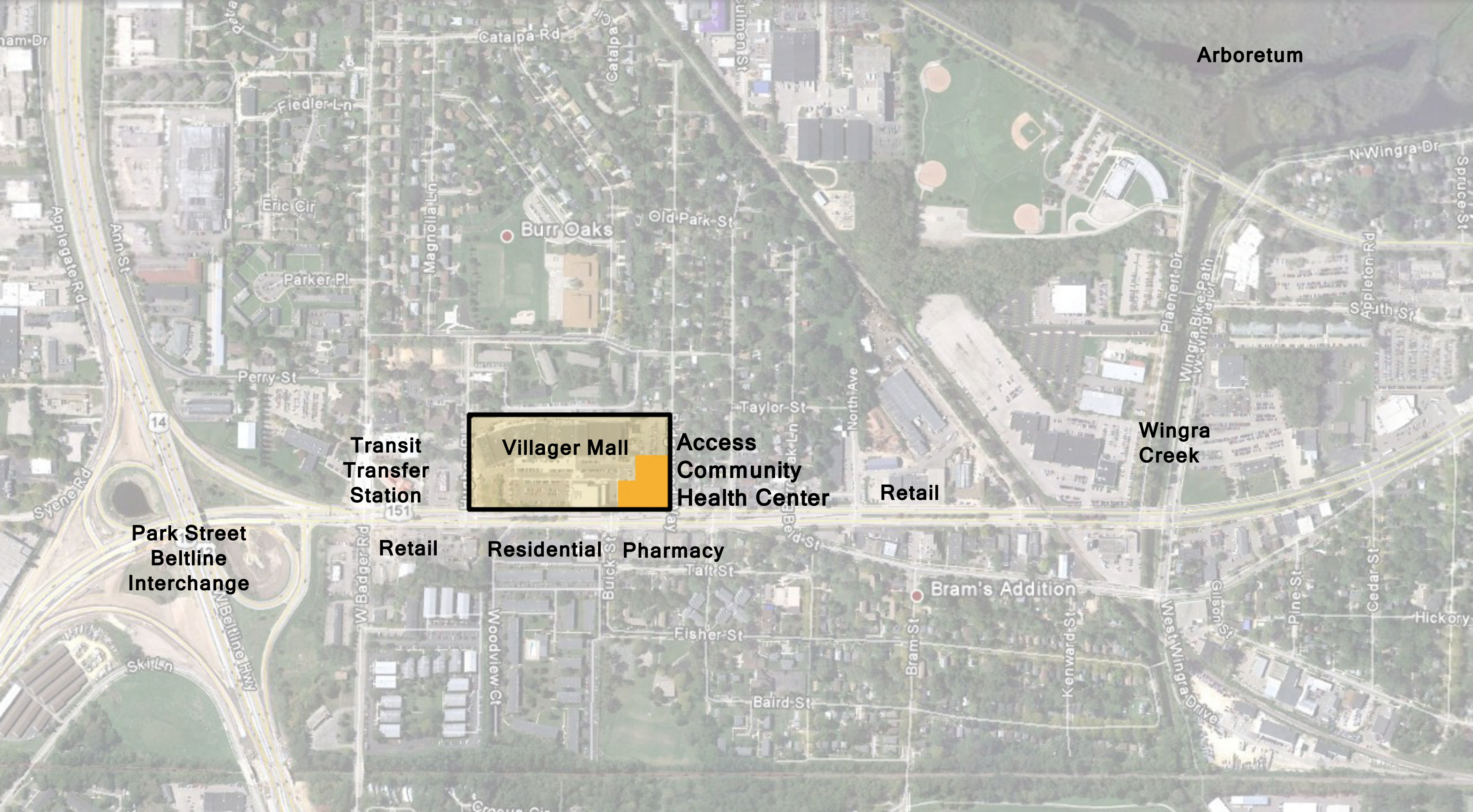
Hughes Place



Ridgewood Street

South Park Street





Arboretum

Wingra
Creek

Transit
Transfer
Station

Villager Mall

Access
Community
Health Center

Retail

Park Street
Beltline
Interchange

Retail

Residential Pharmacy

Bram's Addition

October 30, 2012

To: Urban Design Commission

From: David Hoffman, Erdman

Re: 2200 South Park Street – Access Community Health Centers

Introduction:

Access Community Health Centers is a well-run, patient-centered non-profit corporation that offers primary health care services in South Central Wisconsin. The organization's purpose is to increase access to affordable, high quality health care. Access provides a health care home to over 25,000 Dane and Iowa county residents. As part of its ongoing efforts to improve access to health care, Access is in the process of developing a new clinic in South Madison. Access has been providing services at the Village on Park since 1995. This project represents a significant opportunity to expand its capacity and better serve the South Madison community.

Site Description:

The property acquisition has been negotiated and is in the existing green space adjacent to the existing Southside Clinic in the Villager Mall. The property is located at the southwest corner of Park Street and Ridgewood Way. The property is 50,000 square feet or about 1.14 acres. The site is designed to provide at least 3.5 parking spaces per 1,000 square feet of building as required by the purchase agreement with the Community Development Agency.

Project Description:

The new clinic building will be approximately 22,500 square feet in two stories and built next to the Urban League of Greater Madison, in front of the building where Access currently has an 8,000 square foot clinic. The new facility will help Access better integrate prenatal and pediatric care, and provide health education and other community services. Access will continue to offer patients with chronic diseases like diabetes, depression or asthma an array of services, education, support and care to help them better manage their lives. The clinic will provide medical care, behavioral health, dental care and pharmacy services.

The building is designed so that it is architecturally compatible with the theme for the exterior of all buildings to be constructed or rehabilitated within The Village on Park redevelopment project as adopted in the Villager Master Plan, and pursuant to the requirements of Urban Design District No. 7.

One Erdman Place
Madison, Wisconsin 53717
phone **608 410-8000**
fax **608 410-8500**
toll-free **800 322-5117**
erdman.com

Organizational Structure:

Owner: Access Community Health Centers
2901 W. Beltline Hwy, Suite 120
Madison, WI 53713
Contact: Ms. Joanne L. Holland
608-443-5500

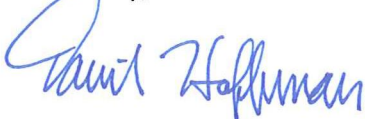
Design/Builder: ERDMAN Company
One Erdman Place
Madison, WI 53717
Contact: David Hoffman
dhoffman@erdman.com
608-410-8209

Project Schedule

Informational Presentation to UDC – November 7, 2012
Initial/Final Approval Presentation to UDC – November 28, 2012
Construction Start – March 2013
Construction Complete – November 2013

Thank you for your consideration in reviewing our submittal.

Sincerely,



David Hoffman, AIA, LEED AP
Project Design Manager
ERDMAN