

**EXHIBIT A  
FILE NO. 050826**

**COLUMBIA ST. MARY'S HOSPITAL  
MAIN HOSPITAL AND PARKING STRUCTURE**

**DETAILED PLAN DEVELOPMENT  
PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT  
DECEMBER 16, 2005 (REVISED JANUARY 5, 2006)**

**I. COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS**

Columbia St. Mary's (CSM) requests that the zoning for the Main Hospital and related parking structure be amended from a General Plan Development (GPD) to a Detailed Plan Development (DPD) in accordance with this submission. CSM will be redeveloping their Lake Drive campus over the next six years. This Owners Statement of Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the detailed development plan for this phase of the project:

Plan Sheets

Sheet Index

DPD-0 Cover Sheet / Vicinity Map

DPD-1 Project Team / Sheet Index

DPD-2 ALTA/ACSM Land Title Survey – Existing

DPD-3 Proposed Project Boundary Description

DPD-4 Existing Facilities Site Plan

DPD-5 Proposed Facilities Site Plan

DPD-6 Proposed Utility Plan

DPD-7 Proposed Grading Plan

DPD-8A North Ave. and Prospect Layout Plan

DPD-8B North Ave. and Lake Dr. Layout Plan

DPD-8C North of Parking Garage Layout Plan

DPD-9A North Ave. and Prospect Planting Plan

DPD-9B North Ave. and Lake Dr. Planting Plan

DPD-10A Site Details

DPD-10B Planting Details

DPD-11A Proposed Building Perspectives

DPD-11B Proposed Building Elevations – South and West

DPD-11C Proposed Building Elevations – Southeast, Northeast, and North

DPD-12 Signage Elevations

Exhibit A Statistical Sheet

Exhibit B Site Photography

## II. OVERALL DEVELOPMENT CONCEPT

### **Introduction**

Columbia St. Mary's (CSM) is proposing a major modernization/replacement of its Milwaukee-based facilities, beginning this year and extending to 2010. The central feature of this project is construction of new medical facilities to consolidate the long-standing operations of St. Mary's and Columbia Hospitals. The new replacement hospital and related buildings, to be known as Columbia St. Mary's Lake Drive Campus, will be constructed on the existing St. Mary's site, a prominent 20 acre setting overlooking Lake Michigan. This project fulfills a key component of Columbia St. Mary's overall strategic plan to provide high quality, safe, affordable health care to Milwaukee area residents now and for future generations.

Strengthened by the vision of its national and local sponsors, Ascension Health and Columbia Health System, Columbia St. Mary's has an unprecedented opportunity to design and construct an entire new hospital campus the way it should be – around the needs of the patient. The new Lake Drive Campus will demonstrate what quality and safety should mean, and will be one of the largest and most innovative hospital building projects in the country

While the project will serve as a model for the nation, its purpose is to fulfill the legacy that began in Milwaukee in 1848 – when three Daughters of Charity arrived at the request of city officials to create Wisconsin's first private hospital, St. Mary's Hospital of Milwaukee – and in 1909, when local visionary physicians and leaders created Columbia Hospital, renowned for many medical "firsts" in Wisconsin.

Now 157 years later, Columbia St. Mary's Board and managerial leadership believe they have a responsibility to continue that legacy of service to this community. CSM currently serves over 87,000 Milwaukee residents without regard for ability to pay; employs over 5,000 people, of whom 2,100 are Milwaukee residents. The project represents a significant investment that contributes to the high quality of adjacent neighborhoods, serves as a catalyst for further economic development along the North Avenue corridor, and reflects CSM's continuing commitment to the City of Milwaukee.

This Detailed Plan Development encompasses Phase 2 of the redevelopment project, identified as the Main Hospital, and a new parking structure. The Main Hospital site is located between North Lake Drive and North Prospect Avenue, north of East North Avenue, and will encompass the new Main Hospital and related parking structure, the existing West Facility, the expanded Central Utility Plant, and the North Parking Structure.

### **Detailed Context**

Over the next six years, the campus will be reconstructed in such a way as to keep the existing complex and services open and available. The initial component of the project, Prospect Medical Commons has already been approved by the City and is well into construction. Phase 1 of the hospital reconstruction was identified as the Water Tower Medical Commons medical office building (MOB), for which a DPD was recently approved by the City. Phase 2 of the hospital reconstruction will include the new Main Hospital building and an 822 space related parking structure.

## **Phased Construction**

In order to make room for the Main Hospital construction project the 1975 “Seton Medical Office Building” on Lake Drive, together with the existing Seton parking structure serving it will be removed. In addition, approximately 1/2 acre of property has been secured under a long term lease from the Milwaukee Catholic Home in order to accommodate the parking structure as shown on the plans. It’s anticipated that the parking structure will begin first, and partially brought on-line, prior to demolition of the Seton parking structure. Once well underway, the Main Hospital project will break ground and wrap around in front of the new parking structure.

There are three other aspects of the project phasing to explain:

1. Based on the Water Tower Medical Commons DPD, CSM is constructing a medical gas storage facility at a temporary location immediately north of the existing East Facility for a period of approximately four years. Once the Main Hospital is constructed, these gas tanks and related appurtenances will be relocated to a permanent location west of Lake Drive to an area currently occupied by the existing emergency department drop-off.
2. Secondly, it is desired to narrow the Lake Drive roadway width approximately 14 feet between the Main Hospital drop-off and Downer Avenue upon completion of the project. Recent meetings with the City of Milwaukee DPW have confirmed that this aspect of the project should occur at the very end of the construction. As a consequence, the WTMC final driveway aprons and landscape edge will require adjustment. Site plan sheets DPD-5 and DPD-8B show the final condition with the proposed Lake Drive alignment.
3. Finally, as the main hospital nears completion, various interior renovations of existing space in the West (Cloverleaf) Facility as well as other miscellaneous occupied spaces will be performed.

## **Landscape and Sitework**

The primary goal for redevelopment of the CSM site has been to reduce the total area of impervious coverage to reduce stormwater impacts in the neighborhood and, ultimately, Lake Michigan. This objective is being accomplished as follows:

- protection of existing open spaces
- creation of new open space from existing impervious areas
- providing at least one green roof while adding flexibility to add more in the future
- sustainable stormwater management
- enhanced streetscape design

The overall landscape plan also provides for amenities to the public. A generously-sized plaza is proposed for the corner of North Avenue and Prospect Avenue, which will continue the neighborhood pattern of triangular-shaped public spaces. Burgeoned with the addition of hundreds of new employees and patient families on the Main Hospital Campus, this corner

## Landscape and Sitework – continued

should become a much more active space, especially due to our plans to replace public transit shelters, and the new Whole Foods grocery store being created as part of a prior DPD. Should the Milwaukee Connector project move forward, as expected, this public space will have enhanced value to the City of Milwaukee and to CSM as a possible transit stop. Note that CSM wishes to remain flexible with respect to the design of the corner of North and Prospect and is not requesting the specific approval of the public plaza at this time. The plaza design will be submitted for approval as a minor modification with any building additions requiring an amendment to the detailed planned development.

Other open spaces will include facilities for pedestrian circulation, including paved walkways and seating areas; landscaped and garden areas with walls and fencing; information features such as signs or kiosks; lighting, shielded so as to not cause glare on adjoining streets and residences; and decorative enhancements, such as flagpoles, artwork, or kiosks. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

Upon completion of the project, Lake Drive will be narrowed and North Ave. will be repaved in accordance to the site plans provided to Milwaukee DPW and in conjunction with the City's near-term budgetary plans to improve these streets. Rather than repeat the existing condition of random street trees and lawn strips, the streetscape will be planted with a richer palette of plants in order to distinguish the site from the residential neighborhoods nearby. Since the site is being extensively regraded, most of the existing street trees will require replacement within the construction limit lines, although multiple specimen trees are being protected near the corner of North and Prospect Avenues. CSM will construct improvements between curbs and buildings and the City will provide new curbs and street pavements, street lights and regulatory signs.

### **Building Massing & Form**

The goal of the exterior design of the Main Hospital is to create a building which expresses the vision of the Hospital at several different scales. It will be an asset to the City, that will complement the neighborhood, and contribute to the creation of a campus and the pedestrian activity along North Avenue (refer to Sheets DPD-11A – DPD-11C). The project will have any or all of the following uses: Medical Office, Health Clinic, Hospital, Medical Research Laboratory, and Parking Structure, with a gross square footage up to 850,000 GSF, and a maximum number of stories of nine (9). In comparison, the existing West Facility is ten (10) stories.

### **Project Design Components**

The Main Hospital will express the functions contained within it but use an architectural language of fenestration and materials that is similar to the Prospect Medical Commons and Water Tower Medical Commons buildings to create a cohesive campus character. The circulation at the street level of the building is located along North Avenue to orient visitors to the building and create an active façade along the street.

## **Massing & Form**

The building is composed of several distinct elements; the bed towers defined by glass and metal curtain wall, the institutes which are defined by their precast concrete cladding, and finally the clear glass concourse that defines the public space on the first floor. The building will be approximately 156 feet tall at the main entrance and slightly taller at its western-most point, given grade changes along North Avenue.

## **Institutes and Bed Towers**

There is a 30-foot wide curtain wall structure that runs parallel to North Avenue and then bends toward the lake, perpendicular to Lake Drive. It is the tallest element in the composition of the building acting as both the feature element as you approach from the east and a background to the masonry Institutes.

The Institutes at the west side of the site have similar height and length to the historic East Facility. The punched window openings in precast concrete also have a similar character to the East Facility and the surrounding neighborhood. There are portions of the north façade with curtain wall inserted to create larger scale openings and contrast with the typical small scale punched windows.

## **Parking Structure**

The seven level parking structure will have approximately 820-870 total parking spaces (including ambulette, accessible, valet and discreet drop off/pick up spaces) on the north edge of the site and will be attached to the Main Hospital with a bridge extension of the concourse. The mass of the parking structure is clad in precast concrete to match the hospital. The openings in the parking structure are filled with perforated metal to create the vertical proportions of the fenestration on the hospital and matching the Prospect Medical Commons parking structure. The stair and elevator core for the parking will mediate between the mass of the garage and the hospital. Elevator and stair towers will have distinct forms of glass and metal similar to the atrium elements on the hospital.

## **Concourse/Lobby**

The Concourse/Lobby is a double-height space that runs from the main entry, at the corner of North Avenue and Lake Drive, to the west end of the building and then north to the parking structure. The Concourse contains the waiting areas and reception stations for the Institutes above.

The enclosure will consist of clear glass to promote the transparency between the public circulation and the hospital circulation.

## **Articulation & Fenestration**

A consistent palette of materials will be used on the new buildings for the downtown campus of Columbia Saint Mary's. The Main Hospital will be a combination of precast concrete elements contrasting with curtain wall consisting of metal panels and glass. The precast concrete will be a light color precast concrete. The precast concrete with punched window openings and horizontal reveals will relate to the surrounding community.

### Institutes and Bed Towers

The curtain wall on levels 4-9 will enclose patient rooms with a combination of tinted glass, spandrel glass and metal panels. The materials will be either the same or complimentary to Prospect Medical Commons and Water Tower Medical Commons. The east end of the curtainwall will enclose a solarium for the patient bed units. The solarium will be enclosed with a clear glass and will cantilever out towards the lake. The main entry to the building is located directly under the east end of the spine.

The pattern of windows reflects the room configurations of the bed floors. The large windows express the importance of connecting patients to nature in healthcare. The Institutes along North Avenue are separated with vertical atriums. The atriums bring light into the building and break the south façade into smaller scale elements, similar to the surrounding community. Pieces of the north façade will use glass and metal curtain wall to create contrast with the punched masonry façades, creating variety in the project.

### Emergency Department

A new publicly-accessible emergency department will occupy space on the southwest corner of the new Main Hospital at the ground level. Walk-in patients will enter through the drop-off located on North Avenue. There will be surface parking spaces for approximately 40 cars just west of the hospital.

### Parking Structure

The south and west elevations of the parking structure will be clad in precast concrete consistent with the hospital elevations. The openings in the precast concrete will be infilled with perforated metal panels that have proportions similar to vertical windows in the hospital. The north elevation will be clad in precast concrete up to the third level with rubbed concrete on the levels above. Metal canopies with signage will make access to the parking areas easily identifiable. The elevator lobby and stair towers will be fully glazed and well lit, providing excellent visibility from Prospect Avenue. The 14-foot floor to floor height will provide an increased sense of openness over that of typical parking decks with minimum clearance. Cars will access the structure from either the main entry/auto court off Lake Drive or from Prospect Avenue

### Loading and Servicing

The building will have a loading dock located in the lower level of the parking structure. The dock will be accessed off Prospect Avenue. The dock will include six truck bays and two compactor bays.

Ambulances will also use the lower level of the parking structure for loading. There will be space for 6 ambulances. The ambulances will access the space off of Prospect Avenue.

### Helipad

The CSM helipad temporarily relocated near the intersection of E. Water Tower Rd. and Lincoln Memorial Drive will be removed and relocated to the roof of the Main Hospital building.

## **Signage, Graphics and Wayfinding**

### Signage during Construction

Construction Barricades will be used for campus wayfinding and project information purposes throughout the construction period.

At various points during construction, protective/security barricades will be placed about the site. The estimated total length of all barricades will be approximately 500 linear feet and will consist of a 6-foot high chain link fence mounted atop a 3-foot high concrete "Jersey Barricade", interspaced with locked service entrance gate(s).

Typical signage will be digitally produced vinyl banners (approximately 6 feet by 75 feet in length, each), attached to the chain link fencing. The content will be project specific information, site wayfinding [directional, site access/parking, Emergency] as well as informative. The approximate percentage of signage coverage during construction may vary between 50-100%, as it is desired that the banners and the information therein address the changing wayfinding and informational requirements of various project phases.

### Wayfinding Signage during Construction

The CSM campus will remain in operation 24 hours per day, 7 days per week. All required signage will need to be scaled and presented in such a manner whereby visibility is paramount. As street conditions merit, multiple (repetitive) signage elements may need to be installed to forewarn vehicular traffic of a pending entrance or Hospital service. As the overall site evolves, this information will need to interactively change. As traditional construction wayfinding signage is static and non-illuminated, we find the need to consider nighttime illumination and a design solution that is fully functional and informative throughout all phases of construction confusion and seasonal elements.

Temporary entrance monumentation and wayfinding devices will be developed during interim construction, reflective of patient access needs to alternate primary entrances and public parking for the Hospital. Emergency Room, patient drop-off and parking access will be the primary driving element for all perimeter site signage.

### Permanent Signage

Access to the site is from Lake Drive and Prospect Avenue, and since the building is set back from Prospect Avenue some 250 feet, we will require uniquely-designed and highly visible signage at each corner of the project envelope, as well as at the main entry, emergency department and parking garage entrances.

Sign quantities are relative to the final content required for necessary information-giving and will be appropriately scaled to the needs of the site as well as to permit future expandability. Permanent Signage will be modular in construction. This will permit anticipated change, created within a "family" of organized elements, not as "stand alone" devices, but properly integrated into built environment (both architecture and landscape).

Upon final development of the architectural elements of the streetscape, the signage program will be refined and presented to the City in a special package for close review and comment.



### III. COMPLIANCE WITH STANDARDS

The proposed DPD development rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

A. Size (295-907.2.c-1-a.)

The Main Hospital area subject to the DPD is approximately 573,744 square feet (13.17 acres).

B. Density (295-907.3.c.)

Not applicable.

C. Space Between Structures (295-907.3.d.)

The location of structures in the DPD complies with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-65.

D. Setbacks (295-907.3.e.)

Proposed standards for façade and landscaping treatments for street edges within the site were established in the GPD. The setbacks are defined below for each façade treatment. Refer to GPD Sheet GPD-6 for the location of the treatments.

Principal Façade is defined as the public façade designed in accordance with the City of Milwaukee Urban Design Guidelines. The Principal Façade areas will have setbacks from the property line of a minimum of zero feet. The Principal Façade areas will have pedestrian and vehicular entrances designed for the public, as well as for deliveries. Principal façades for the Main Hospital will have a range of glazing from 55% to 65%. The Principal Façade will have landscaping and streetscape treatments designed to enhance the pedestrian experience.

Secondary Façade is defined as the area not generally exposed to significant public contact. Secondary Façade areas will be occupied by parking structure and utility facilities, as well as some limited areas facing the interiors of the project site. Pedestrian and vehicular access points will not be used by the public. Building facades may be partially open, for ventilation purposes, or will have glazing. The Main Hospital secondary façade will have a range of glazing from 45% to 55%.

Existing to Remain Façade will generally remain as is, notwithstanding minor cleaning and pointing, but may have landscape and streetscape improvements to improve the pedestrian experience, where appropriate.

## Compliance with Standards – continued

### E. Screening (295-907.3.f.)

Urban Landscape Treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of circulation facilities will be Type “A” Landscaping (standard parking lot landscaping), Type “B” landscaping (standard hard urban edge landscaping), and Type “C” Landscaping (modified hard urban edge landscaping) conforming to Section 295-405.1, b-1 through -3. Facilities such as mechanical equipment or enclosures, will be screened per Section 295.405.1.b-7, Type “G” Landscaping (object screening), wherever these facilities are visible to the public. Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types, and Section 295-405.1.c-5.

### F. Open Spaces (295-907.3.g.)

Open spaces are shown on Sheet DPD-5. Open spaces will include facilities for pedestrian circulation, including paved paths and seating areas; landscaped and garden areas with walls and fencing; information features such as signs or kiosks; lighting, shielded so as to not cause glare on adjoining streets and residences; and decorative enhancements, such as flagpoles, artwork, or water features. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

### G. Circulation Facilities (295-907.3.h.)

The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as dropoff and loading facilities, are identified on Sheet DPD-5. Adequate access for pedestrian and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and will be adequately screened.

### H. Landscaping (295-907.3.i.)

Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Circulation facilities will be landscaped and screened in conformance with III.E above. Open spaces will include the uses and related landscape standards as specified in III.F, above. Landscaping shall meet or exceed the requirements of Section 295-405.1.c, for planting materials, fencing and walls, and berms. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.C-8.

## Compliance with Standards – continued

### I. Lighting (295-907.3.j.)

New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences.

### J. Utilities (295-907.3.k.)

All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view.

### K. Signs (295-907.3.l.)

New signs will be developed in accordance with the specific requirements of Section 295-605-5, Milwaukee Code or Ordinances, and other requirements of the City of Milwaukee Ordinances.

Signs will be designed and installed per the signage program for Columbia St. Mary's Lake Drive Campus. The signage program is shown on Sheet DPD-12. The signage program includes temporary signage during construction, directional signs, identification signs, informational signs, and canopy-mounted signs.

### L. Survey (295-907)

The ALTA/ASCM Land Title Survey, Sheet DPD-2 shows topography at 1-foot intervals.

## IV. MINOR MODIFICATIONS

Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. Columbia St. Mary's, in generating the plans for the DPD, has attempted to anticipate all factors required to complete the project successfully, and has invested a substantial amount of time and capital in doing so. However, neither Columbia St. Mary's nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, Columbia St. Mary's will retain the right to make minor modifications to the DPD at any time. However, in no event, will any modifications undertaken by Columbia St. Mary's cause any of those effects sets forth in Section 295-907.2.i-1 through 7, without submittal of a revised DPD plan.

Minor improvements of the site may be allowed without submittal and approval of a general plan if sufficient detail is shown on the approved DPD.

V. “STATISTICAL SHEET” INFORMATION

Section 295-907.2.c-1 of the Milwaukee Code of Ordinances provides that this Owner’s DPD Project Description contain a statistical sheet setting forth specific information on the project. The pertinent information required under this Section is set forth on the Statistical Sheet attached hereto as Exhibit A.

**EXHIBIT A**  
**DETAILED PLAN DEVELOPMENT STATISTICAL SHEET**  
**COLUMBIA ST. MARY'S HOSPITAL**  
**MAIN HOSPITAL AND PARKING STRUCTURE**

2.b-1-a	Gross Land Area	<u>479,465</u> sf	<u>11.0</u> ac	
2.b-1-b	Maximum Amount of Land Covered by Principal Buildings	<u>217,800</u> sf	<u>5.0</u> ac	<u>45</u> percent of total
2.b-1-c	Maximum Amount of Land Devoted to Parking, Drives and Parking Structures	<u>174,240</u> sf	<u>4.0</u> ac	<u>36</u> percent of total
2.b-1-d	Minimum Amount of Land Devoted to Landscaped Green Space	<u>87,120</u> sf	<u>2.0</u> ac	<u>18</u> percent of total
2.b-1-e	Total Area Devoted to Non-Residential Uses	<u>479,465</u> sf	<u>11.0</u> ac	<u>100</u> percent of total
2.b-1-f	Proposed Number of Buildings	<u>1</u>		
2.b-1-i	Parking Spaces Provided	44 Surface 845 Structured 889 Total <u>1.0</u> Number of cars per 1,000 square feet		