

January 10, 2006

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

File No. 050826 is a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Columbia St. Mary's Main Hospital Campus, on land located on the North Side of East North Avenue between North Prospect Avenue and North Lake Drive, in the 3rd Aldermanic District.

This ordinance will permit the construction of the main hospital and a parking structure. The main hospital will have a maximum of nine stories with a gross square footage up to 850,000 G.S.F. The main entrance and drop off area will occur off of North Lake Drive. 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 maximum height will be 9 stories; and approximately 150 feet tall at its highest point. The concourse/lobby is a double-height space that runs from the main entry, at the corner of the North Avenue and Lake Drive, to the west end of the building and the north to the parking structure. The concourse contains the waiting areas and reception stations for the institutes above.

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 along with a public corner plaza. CSM would like to remain flexible with respect to the design of the corner of North and Prospect and not requesting the specific approval of the public plaza at this time. The plaza design will be approved as a minor modification or amendment to the detailed planned development if there is building expansion/construction.

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.

The seven level parking structure will have approximately 820-870 total parking spaces including ambulate, accessible, valet and discreet drop off and pick up spaces on the north side of the site. It will be attached to the Main Hospital with a bridge extension of the concourse. The structure is clad in precast concrete with openings in the structure filled with perforated metal and a 14-foot floor-to-floor height. Elevator and stair towers will have distinct forms of glass and metal similar to the atrium elements on the hospital. Cars will access the structure from either the main entry/auto court or from Prospect Avenue.

The building will have a loading dock located in the lower level of the parking structure that is concealed from public streets. 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 that will be accessed off of Prospect Avenue.

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. 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.

In addition to the corner plaza, other open spaces include facilities for pedestrian circulation, including paved walkways and seating areas; landscaped and garden areas with walls and fencing; information features such as signs and kiosks; lighting; and decorative enhancements such as flag poles and artwork.

On January 9, 2006, a public hearing was held and at that time several people spoke in favor of the project. Since the proposed zoning change complies with the City's plans for the area, the City Plan Commission at its regular meeting on January 9, 2006, recommended approval of the subject substitute ordinance conditioned on working with staff on final design details for the parking structure.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato