

## LETTER OF INTENT

### City of Madison Planning Commission

For

### CONDITIONAL USE APPROVAL

for the

### UW/CENTERRE HEALTHCARE INPATIENT REHABILITATION HOSPITAL

5115 N. Biltmore Lane

May 7, 2014

### STATEMENT OF USE AND PURPOSE

*This project includes the design of a new Two-Story, 50-bed Inpatient Rehabilitation Hospital to be operated by Centerre Healthcare and UW. Programmatically, the building will include approximately 58,000 gross square feet on a site indicated in this package. The first floor of the building shall include a general rehabilitation unit on one wing of the building as well as dietary services, inpatient gym and therapy facilities, general support spaces, and central mechanical spaces on the other wing. The second floor of the proposed building shall include both a dedicated Brain Injury Unit as well as a dedicated Stroke Unit, with the balance of the floor dedicated to support services and administrative offices to support the proposed facility.*

*The proposed facility will be designed to meet the requirements of the most current International Building Code as well as the applicable NFPA Life Safety Codes being enforced by the authorities having jurisdiction over the project.*

#### *Occupancy and Construction Type:*

- *Occupancy Type = I-2*
- *Construction Type = Type IIA Fully Sprinklered (Type IIB is not allowed per IBC 504.2)*
  - *Allowable Area per floor =  $15,000 + [15,000 \times .75] + [15,000 \times 2] = 56,250$  sf*
  - *Allowable Floors = 2.*

*The site shall include approximately 140 to 160 parking stalls, and will like require a dedicated storm water management basin/pond. All paving shall be asphalt – heavy duty in drive aisles and light duty in parking stalls. The service court shall be paved in concrete. The Main Entrance drive shall be a specialty paving – exposed aggregate, scored, with integrally colored concrete.*

*Two outdoor courtyards shall be provided. The first is a small outdoor dining terrace adjacent to the dining room. The courtyard shall be paved in concrete, with a short (18") high brick seat wall enclosing it on the front side. The second courtyard is located adjacent to the therapy gym. This courtyard will consist of a variety of paving applications for gait training and other therapy exercises and shall be enclosed by an ornamental aluminum fence on three (3) sides. In addition to the gait training areas an exterior set of steps with tube steel handrails shall be provided.*

*Exterior enclosures, including the dumpster screen, shall be provided to match the skin of the main building. All screens will be 8" CMU with brick or stone clad to the outside surface to a height of 8 feet. Additionally a landscape screen will be provided at the edge of the service court as well as at the perimeter of a mechanical yard that will house outdoor mechanical and electrical equipment.*