

MINUTES
MID-STATE STREET PARKING AND MIXED-USE EVALUATION TEAM
MMB, ROOM LL-110
January 31, 2005

Present: Ledell Zellers, Ald. Verveer, Kevin Hoag, Ken Streit, Sheridan Glen, Susan Schmitz, Bill Knobloch, Curt Brink, Mike Schmidt and Archie Nicolette.

The meeting was called to order at 5:10 p.m.

Planning and Development Director Mark Olinger requested that Archie Nicolette from Planning Unit staff start the meeting in his absence. He and Ald. Ken Golden were attending a special Board of Estimates meeting.

I. Review of the Agenda for the meeting.

The three items to be covered are:

- Curt Brink of Statehouse West, LLC will give a brief presentation.
- Discussion about any general questions or concerns that arise from the Mid-State Street Mixed-Use parking and development.
- Discussion of more specific concerns for the illustration and plans in the report; and in conclusion, set a future meeting.

II. Presentation.

Curt Brink brought his planning boards and gave a brief presentation on the plan. He addressed short-term parking which is a primary goal for the ramp. The residential parking would be separated from the public parking but would use the same entrance. He knows there are some concerns about this concept.

The residential units will be condos and the target prices are between \$140,000 and \$250,000. The plans are to expand the parking underneath Lisa Link Park and explaining the concept he wanted to make sure that people understood that there is a setback and that the first floor is retail and will help provide extra eyes unto the park to make the park much more safer and more enjoyable. He said the construction of the building will be all post-tension concrete, which is a higher quality construction. He does acknowledge that there needs to be more discussion on how the construction occurs for the ramp and building and how it is coordinated. This is also true for determining the air rights. He also discussed the public in relation to parking and that residential parking needs to be separated so there is a specific parking stall for each condo unit. He also is hoping as time goes on that other buildings on Henry Street between Gorham and Gilman will be redeveloped to help create a more unified development for the whole block.

III. General Questions.

The working group had questions.

Question One: How does the pedestrian elevator and exit/entrance to the parking into Lisa Link work and does the Lisa Link Park Committee buy into this concept? Curt said that he is not sure if the committee is aware of this plan but that is a good question and should be followed up on.

Question Two: What is the timing for construction? Curt responded by saying that according to Larry Nelson, City Engineer, construction could occur in 2006 so that the Mid-State Street mixed-use building/parking ramp and Lisa Link Park will all under construction at the same time. Larry is also requesting a GANTT chart to detail all aspects of construction.

Question Three: How do you keep the condo people from parking in the public area? Good question. Curt stated one of the reasons we are having these meetings is to help resolve all these issues to the satisfaction of everybody. Mike Schmidt, on the design team for the project, recommended using the new card technology where the machine can actually read when a resident comes in and when they actually enter their private parking area so there are many ways to actually keep track of how the residents come and go in relationship to public parking to private parking. This would also assist in resident not being able to share his card with a friend who would enter the ramp.

Question Four: What do you do about special event parking in the ramp as it relates to the residents trying to also come and go? Curt said that this is another issue which is going to take a little effort to resolve. We can meter the ramp or have pay on foot stations, or we can have an attendant but we are not really sure which will work best for short-term parking. Mike Schmidt stated that in order to keep it short-term parking we could have rate structure that goes way up after two hours. For example, residential users could have a card and have so much time to get in the ramp and into the private space or they could have a card that could possibly have a special lane that would be separated from the general public for in and out movement. Generally, event parking may present problems. The issue of what actually short term is needs to be resolved and Curt stated that if the residential users also have the benefit of living there and walking to Overture are less apt to have their cars go in and out.

Question Five: What about having another exit/entrance on Gilman Street? If that is done, it requires the per stall cost to go up because the construction on the ramp is less efficient. From their standpoint, Curt stated that if we had an exit/entrance on Gilman, it would have to be for both parkers and residents. It does not make sense to go through the extra expense just for the residential users. There are only 63 stalls for residents and for 50 units. Ledell stated the neighborhood definitely prefers no traffic on Gilman Street from the ramp. Sheridan asked a question about if the residential ramps are heated and the answer is no, but that it is underground and is somewhat

controlled. Sheridan asked if the Women's Building across the street wanted to negotiate parking in the ramp what are the options. Bill Knobloch stated that only 10% of the ramp could be rented or leased out which is approximately 23 stalls.

IV. Discussion of more specific questions regarding the ramp.

As follow-up to the earlier discussion about the elevator pedestrian exit/entrance to the ramp unto Gilman Street and Lisa Link Park, people wanted to know if it could be moved closer to State Street. Mike Schmidt said it could be moved closer to the Chocolate Shoppe building. Mike stated he has looked at this in a previous plan and it can be done. It will add an extra 24 stalls per level for a total of 72 more stalls. The working group, in general, seems to think that it is very desirable to have the entrance/exit elevator tower as close as possible to State Street, both for pedestrians and for aesthetics of Lisa Link Park.

Ledell asked a question about ventilation and the noise that ventilation can produce. That is a very big concern with the neighborhood. Mike Schmidt stated that the ventilation would be vented up to the rooftop and the noise from the HVAC can be minimized both by being on the roof and by determining the size of the openings correctly. Bill Knobloch also mentioned that if there is an attendant, the attendant booth also has to be vented to the roof.

Planning staff suggested that the easterly stairwell be located at the sidewalk side for safety purposes. Once again Mike Schmidt said this could be done.

Another item that was discussed by City staff was the ground floor area in the middle of the development. It has a large empty cavity located in the middle of the development which can be very detrimental for urban life. The suggestion is to consider putting the State Street/Capital Square crew offices in that cavity to assist in accomplishing this goal, slightly shifting the building over so that service vehicles can have a service corridor to off-load for the two businesses and for the crew to come in and out. The service corridor would be one way. Curt seemed to be pretty open to that possibility. He also acknowledges that these dead spaces can cause problems.

V. Next Meeting Date.

The next meeting was scheduled for Monday, February 21, 2005 at 5:00 p.m. in LL-110 in the Madison Municipal Building.

Potential Topics:

- Discuss building material and colors.
- Further explore suggestion of elevation and stair location, mall crew in dead space.

- Parking issue – What is considered a short time and what type of payment system?

VI. The meeting was adjourned at 6:05 p.m.

Respectfully submitted,



Archie Nicolette
Planning and Development