



# Madison Metro Transit System

1101 East Washington Avenue  
Madison, Wisconsin, 53703  
Administrative Office: 608 266 4904  
Fax: 608 267 8778



January 25, 2008

TO: Plan Commission

FROM: Timothy Sobota, Transit Planner, Metro Transit

SUBJECT: **333 West Washington Avenue – Hyatt Place Hotel**

Metro Transit has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. In order to fulfill the attached approval conditions (related to the overall Block 51 development process), given the change in proposed land uses on the block since the date of this letter, the developer shall either:
  - Install and maintain the passenger waiting shelter with bench seating and a trash receptacle at the Broom Street bus stop as noted in the attachment, as part of the approval and implementation process of the current SIP project; or
  - Submit a revised transit trip generation report demonstrating that the previously approved and currently proposed SIP project(s) will not generate transit trips greater than the standard as defined in the attachment. If the revised transit trip generation report does show that the transit trips generated by this SIP project, added to those generated in previously approved SIP projects, does surpass the standard – the developer shall be required to install the bus stop amenities prior to Metro Transit approving the current SIP project, as noted in the conditions of the attachment.

## GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Metro Transit requests to sign and review final documents submitted for this project.

Please contact Tim Sobota, Metro Transit at 608-261-4289  
or by email at <tsobota@cityofmadison.com>  
if you have questions regarding the above items.

CC: Project contact person, Nate Novak: nate.novak@jir-us.com

Atch.

- Metro Transit review letter re: 33 South Broom St. [3 May 2006]
- Metro Transit review letter re: 309 West Washington Ave. [15 Oct. 2004]
- Metro Transit review letter re: 33 South Broom St. [15 Dec. 2005]
- Schreiber/Anderson Associates Memo re: Transit Trip analysis [4 Apr. 2006]



# Madison Metro Transit System

1101 East Washington Avenue  
Madison, Wisconsin, 53703  
Administrative Office: 608 266 4904  
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May 3, 2006

TO: Plan Commission

FROM: Timothy Sobota, Transit Planner, Metro Transit

SUBJECT: **33 South Broom Street – Bus stop amenity analysis: Revised**

During the meeting of January 9<sup>th</sup>, 2006 – The Madison Plan Commission approved the rezoning of property at 33 South Broom Street. This approval modified the requests submitted by Metro Transit related to the installation of passenger amenities adjacent the project at the existing bus stop location along South Broom Street.

The Plan Commission noted the following modification in its approval of the rezoning:

*Approval recommended subject to the comments and conditions contained in the Plan Commission materials, the comments of the Urban Design Commission and the following condition:  
-That the bus shelter requested by Madison Metro along Broom Street be provided only if it meets the established standards for determining the need for bus shelters; a bench and trash receptacle are acceptable otherwise.*

The standard for bus passenger shelters is cited in the language of Metro Transit's Service Evaluation and Performance Measurement Program. This document is formally adopted as an appendix of the Transit Development Plan, published every four years by the Metropolitan Planning Organization. The current plan document spans the years 2004-2008, and cites the following standard for bus passenger shelters on page 5 of Appendix C:

**Shelter Location** - *Shelters are a passenger amenity and are placed where they will have the greatest benefit:*

1. A minimum of 50 boarding passengers (average weekday);
2. Proximity to housing for elderly and/or disabled persons;
3. At major generators served by multiple routes.

Metro Transit relates the applicability of this standard of 50 passengers to its review of development proposals strictly on the basis of new ridership estimated to be generated by the proposed land uses. In this sense, current ridership totals at a bus stop are ignored when reviewing development proposals.

Subsequent to the action of the Plan Commission meeting of January 9<sup>th</sup>, 2006, Metro Transit requested that the developer amend their Traffic Impact Study for the Capitol West project, dated March 2005, to include estimated transit trip generation rates for the components of project on a daily basis.

Metro Transit has now received this amended information and finds that the 74 additional daily transit trips estimated to be generated by the project meets the standard established for a bus shelter.

It should be noted that the first phase of the Capitol West project is estimated to generate only 26 of these 74 daily transit trips, with the remaining 48 trips were generated by future phases of the project. Metro Transit believes that this bus shelter amenity should be installed as part of the initial phase of development, similar to other landscape amenities such as trees, lighting, or pedestrian walkways. Installation of the bus shelter in the initial phase of development would encourage the initial occupants of this project to take greater advantage of the available transit service and reduce the number of vehicle trips, in addition to other transit-related measures cited in the Preliminary Transportation Demand Management Plan submitted by the developer in October of 2004:

*Alexander Company, in partnership with the City, intends to upgrade the two bus shelters on West Washington Ave. and enhance the bus stop on South Broom St. Additional signage may be added to further increase the visibility of the bus stops.*

*We recommend the placement of a kiosk or vending cart in a central location that offers bus pass sales, transportation information and maps.*

*Bus passes could be provided to Capitol West occupants. These could be either monthly "all you can ride" passes or packets of tickets for a discrete number of trips.*

It should further be noted that the total daily transit trips generated by the project were assumed to divide equally between the bus stop on Broom Street and the current bus shelters on West Washington Avenue, with the conclusion that 37 daily transit trips would be result on either street upon completion of the project. Metro Transit believes that the shelter standard should be analyzed from the perspective of total trips generated, regardless of the number of bus stops adjacent a project site. If the standard for a bus shelter is met – Metro Transit believes it should be able to identify the most appropriate bus stop for this amenity based upon ridership patterns and the routes serving the stops affected by a project. At the corner of Broom and West Washington adjacent this project, current ridership patterns show a split of roughly 75% of passengers using the bus stop location on Broom Street, with the remainder boarding buses that travel along West Washington Avenue. With the concurrent growth of both the Bassett Neighborhood adjacent the Broom Street corridor and the University of Wisconsin – the frequency of routes serving the bus stop on Broom Street and operating west out the University Avenue corridor continues to expand.

Based upon the transit trip analysis conducted in response the Plan Commission's approval, **and subsequent conversation with the developer**, Metro Transit recommends the following actions:

- *The developer shall resubmit site plans for the project at 33 South Broom Street to show the following bus stop amenities:*
  1. *The applicant shall install and maintain a concrete passenger boarding pad on the east side of South Broom Street, approximately five feet south of the sidewalk and curb ramp on West Washington Avenue (#0965). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.*
  2. *The applicant shall **show** a passenger waiting shelter with bench seating and a trash receptacle on top of a concrete pad or other suitable surface on the east side of Broom Street south of West Washington Avenue, in an area adjacent the concrete passenger boarding pad described above. If installed on City right-of-way between the curb and sidewalk, the amenities may not obstruct a six-foot zone of concrete pad between the curb and sidewalk on the north end, nearest the crosswalk. **Plans shall show exact design specifications of these items.***
  3. ***The applicant shall complete the installation and begin maintenance of the amenities listed in item 2 above prior to submitting the future SIP phase for Metro approval that would create an overall passenger demand of greater than 50 passengers per day.***
- *The developer shall revise their privilege in streets application to the City Real Estate office to permit the installation and maintenance of the above amenities on City right-of-way.*

Please contact Tim Sobota, Metro Transit at 261-4289  
or by email at <tsobota@cityofmadison.com>  
if you have questions regarding the above items.

CC: Project contact person, Thomas Miller: <tcm@alexandercompany.com> (email);  
City Real Estate, Jerry Lund: <jlund@cityofmadison.com> (email);  
City Engineering, Eric Pederson <epederson@cityofmadison.com> (email)

Atchs. Metro Transit review letter re: 309 West Washinton Ave. [15 Oct. 2004]  
Metro Transit review letter re: 33 South Broom St. [15 Dec. 2005]  
Schreiber/Anderson Associates Memo re: Transit Trip analysis [4 Apr. 2006]



## Madison Metro Transit System



1101 East Washington Avenue  
Madison, Wisconsin 53703  
Administrative Office: 608 266 4904  
Fax: 608 267 8778

October 15, 2004

TO: Plan Commission

FROM: Timothy Sobota, Transit Planner, Metro Transit

SUBJECT: **309 West Washington Avenue – Rezoning – Capitol West (Block 51)**

Metro Transit has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall install a concrete passenger boarding pad on the east side of South Broom Street, approximately five feet south of the sidewalk and curb ramp on West Washington Avenue (#0965). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install and maintain a passenger waiting shelter with bench seating and a trash receptacle on top of a concrete pad or other suitable surface on the east side of Broom Street south of West Washington Avenue, in an area adjacent the concrete passenger boarding pad described above. Metro Transit initiated this comment during a pre-submission meeting with the applicant. The landscape plan submitted by the applicant shows a passenger waiting shelter on City right-of-way between the curb and sidewalk. Placement of privately installed and maintained property on public right-of-way would require separate review and approval of additional City agencies, including City Real Estate and City Engineering. Such passenger amenity requests are typically fulfilled with the applicant installing the items on private property behind the sidewalk. It is Metro Transit's recommendation that the applicant further review the potential of placing this shelter and trash receptacle on private property. Wherever ultimately approved and sited, the passenger shelter shall meet minimum Americans with Disability Act requirements for size and access. If installed on City right-of-way between the curb and sidewalk, the trash receptacle and passenger shelter may not obstruct a six-foot zone of concrete pad between the curb and sidewalk on the north end, nearest the crosswalk.
3. The developer shall include this concrete passenger boarding pad, shelter with bench, and trash receptacle on the final documents filed with their permit application so that Metro Transit may review and approve the design.

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

4. Metro Transit operates transit service along West Washington Avenue and Broom Street seven days a week. Metro bus stop #0965 is on the east side of Broom Street, south of West Washington Avenue. There are two bus stops on the south side of West Washington Avenue, east of Broom Street (#0989) and west of Henry Street (#0235). Both stops on West Washington Avenue have

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passenger waiting shelters currently.

5. The proposed cut-out on the south side of West Washington Avenue, west of Henry Street at the ten story building, may conflict with the bus loading zone. The developer may need to coordinate the relocation of the passenger waiting shelter to the east, closer to the corner, to mitigate this conflict. Relocation of the shelter would also require the installation of a new concrete slab and passenger boarding pad area.

Please contact Tim Sobota, Metro Transit at 261-4289

or by email at <[tsobota@cityodmadison.com](mailto:tsobota@cityodmadison.com)>

if you have questions regarding the above items.

CC: Project contact person, Thomas Miller: <[tcm@alexandercompany.com](mailto:tcm@alexandercompany.com)> (email)



## Madison Metro Transit System



1101 East Washington Avenue  
Madison, Wisconsin 53703  
Administrative Office: 608 266 4904  
Fax: 608 267 8778

December 15, 2005

TO: Plan Commission  
FROM: Timothy Sobota, Transit Planner, Metro Transit  
SUBJECT: **33 South Broom Street – Rezoning – Broom Street Lofts**

Metro Transit has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall install and maintain a concrete passenger boarding pad on the east side of South Broom Street, approximately five feet south of the sidewalk and curb ramp on West Washington Avenue (#0965). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install and maintain a passenger waiting shelter with bench seating and a trash receptacle on top of a concrete pad or other suitable surface on the east side of Broom Street south of West Washington Avenue, in an area adjacent the concrete passenger boarding pad described above. If installed on City right-of-way between the curb and sidewalk, the amenities may not obstruct a six-foot zone of concrete pad between the curb and sidewalk on the north end, nearest the crosswalk.  
*Metro Transit initiated this comment during a pre-submission meeting with the applicant, and presented this condition as part of the application for the rezoning of 309 West Washington Avenue. The current landscape plan submitted by the applicant shows just a bench with trash receptacle on City right-of-way between the curb and sidewalk. The current landscape plan further shows the bench and trash receptacle blocking the access zone requirement.*
3. Such passenger amenity requests are typically fulfilled with the applicant installing the items on private property behind the sidewalk. It is Metro Transit's recommendation that the applicant continue to review the potential of placing the amenities outlined above on private property.  
**Placement of privately installed and maintained property on City right-of-way will require the review and approval of additional City agencies, including City Real Estate and City Engineering, prior to Metro Transit giving final approval to the plans.**
4. The developer shall include this concrete passenger boarding pad, shelter with bench, and trash receptacle on the final documents filed with their permit application so that Metro Transit may review and approve the design.

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

5. Metro Transit operates transit service along West Washington Avenue and Broom Street seven days a week. Metro bus stop #0965 is on the east side of Broom Street, south of West Washington Avenue.

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6. The PUD/SIP submitted with this rezoning, and dated October 26 2005, does show the placement of a “new bus shelter” at the bus stop identified above. However, it does point to placing it in the City right-of-way.

Please contact Tim Sobota, Metro Transit at 261-4289  
or by email at <tsobota@cityofmadison.com>  
if you have questions regarding the above items.

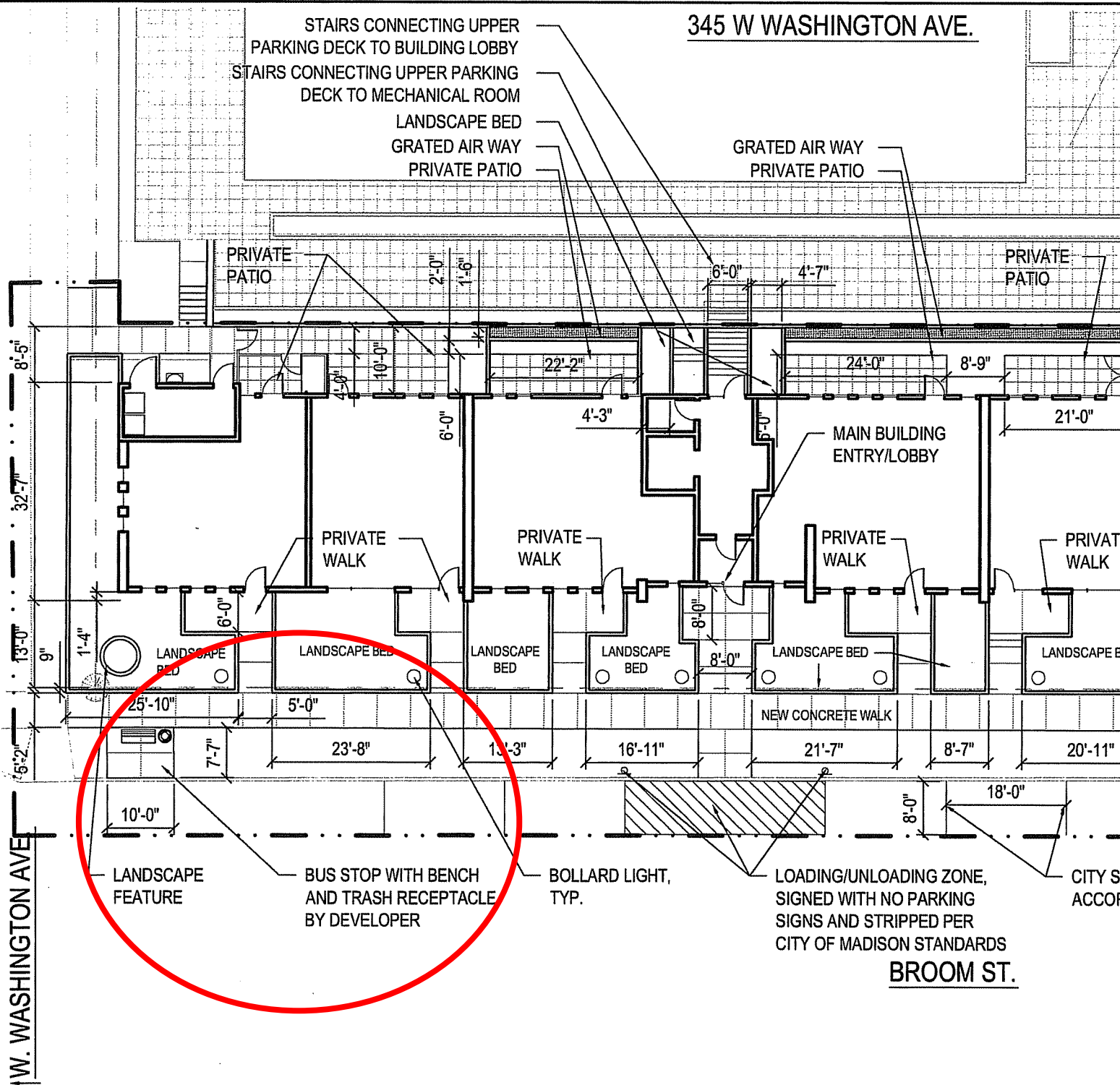
CC: Project contact person, Thomas Miller: <tcm@alexandercompany.com> (email)  
City Real Estate, Jerry Lund: <jlund@cityofmadison.com> (email)  
City Engineering, Eric Pederson <epederson@cityofmadison.com> (email)

Atch. Portion of submission page C 102 “Layout Plan” [10/26/2005]

345 W WASHINGTON AVE.

STAIRS CONNECTING UPPER  
PARKING DECK TO BUILDING LOBBY  
STAIRS CONNECTING UPPER PARKING  
DECK TO MECHANICAL ROOM  
LANDSCAPE BED  
GRATED AIR WAY  
PRIVATE PATIO

GRATED AIR WAY  
PRIVATE PATIO



**NOTE:**

1. ALL ENTRANCE WALKS AND PRIVATE PATIOS SHALL BE CONCRETE PAVEMENT.
2. NOTE: ALL PRIVATE PATIO SPACES ALONG THE REAR OF BUILDING WILL BE FENCED AND GATED
3. SEE EXISTING CONDITIONS SHEETS FOR ALL EXISTING FEATURES INCLUDING SIGNAGE, STREET LIGHTING AND UTILITIES.
4. SEE CAPITOL WEST PHASE 1 SIP PACKAGE FOR ADJACENT DEVELOPMENT INFORMATION.

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# MEMORANDUM

**Date:** April 4, 2006

Landscape Architecture

Urban Design

Community Planning

Civil Engineering

**To:** Tim Sobota  
Transit Planner  
Metro Transit  
Madison, Wisconsin

**From:** John Lichtenheld, P.E.  
**Project:** Capitol West  
**SAA #:** 2017.02

**Re:** Response to comments for Capitol West development

The following memorandum is a response by Schreiber/Anderson Associates (SAA) to comments raised by the Metro Transit pertaining to the proposed Capitol West development located in Madison, Wisconsin. The comments, dated February 9, 2006, will be addressed on a point-by-point basis:

For points 1 through 3, the following tables were created to distinguish the breakdown of daily inbound and outbound traffic based on the proposed land uses for the site. Furthermore, the tables distinguish Phase I development of the site from its total buildout. Phase 1 includes 163 residential units. Phase 2 includes a total of 400 residential units plus the 18,000 square feet of retail space. The daily traffic volumes were based on trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 7th Edition*. From the March 2005 traffic impact study for the project, a twenty percent reduction in traffic to the retail portion of the site was applied to account for its urban location. Therefore, a twenty percent reduction to daily traffic of the retail land use was also applied. In addition, to account for public transportation and non-vehicular transportation to and from the site, a five percent reduction was applied to all land uses. This reduction was based on criteria cited in the ITE *Trip Generation Handbook*. It should be noted that due to the proximity of the site to downtown employment centers, it is likely that residents may utilize non-vehicular transportation rather than public transportation; therefore, the five percent applied to the site to account for public transportation is conservative, in nature.

## TRIP GENERATION SUMMARY FOR PHASE I OF CAPITOL WEST DEVELOPMENT

Land Use	Daily Inbound Trips	Daily Outbound Trips
Broom Street Townhomes (23 units)	92	92
Other Townhomes & Condominiums (140 units)	427	427
Total Trips to/from Site	519	519
MINUS 5% Reduction for Public Transportation <sup>2</sup>	<u>26</u>	<u>26</u>
<b>TOTAL NEW VEHICULAR TRIPS TO/FROM SITE</b>	<b>493</b>	<b>493</b>
1 Based on previous traffic impact study for site		
2 Based on ITE <i>Trip Generation Handbook</i>		

TRIP GENERATION SUMMARY FOR FULL BUILDOUT OF CAPITOL WEST DEVELOPMENT

Land Use	Daily Inbound Trips	Daily Outbound Trips
Broom Street Townhomes (23 units)	92	92
Other Townhomes & Condominiums (376 units)	989	989
18,000 sf Retail	399	399
Total Trips to/from Site	1480	1480
MINUS 20% Reduction to Retail Land Use <sup>1</sup>	80	80
MINUS 5% Reduction for Public Transportation <sup>2</sup>	<u>74</u>	<u>74</u>
<b>TOTAL NEW VEHICULAR TRIPS TO/FROM SITE</b>	<b>1326</b>	<b>1326</b>
<sup>1</sup> Based on previous traffic impact study for site <sup>2</sup> Based on ITE <i>Trip Generation Handbook</i>		

The first phase will generate a maximum of 26 additional potential boarding transit trips on a daily basis. There are currently 3 bus stops on the development block (one on Broom Street and two on West Washington Street. Assuming that the ridership is split between these stops with a maximum 50% loading for one bus stop location, then it is estimated that the maximum usage at any one stop would be an additional 13 boarding transit trips daily.

The second phase (complete buildout) will result in 74 additional daily transit trips. Using the same logic as the first phase distribution, this would result in an additional 37 additional daily trips at any one transit stop.