

State Street Campus Garage Mixed Use Development Public Meeting



Zoom Meeting Protocols

- Turning off video will preserve bandwidth.
- Stay on mute during the presentation
- To ask questions during the presentation, type them into the Chat function
- At the end of the presentation, click Reactions and select Raise Hand to speak OR use the Chat function to type in your comments/questions.
- Lower your hand when you are done speaking.
- If you called into the meeting, use *9 to raise and lower your hand.

Welcome & Introductions

Tom Lynch

Director of Transportation

tlynch@cityofmadison.com

David Wills

Interim Parking Manager

dwills@cityofmadison.com

Alder Heck, Alder Verveer, Alder
Bennet

Districts 2, 4, and 8

Districtxx@cityofmadison.com

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Agenda

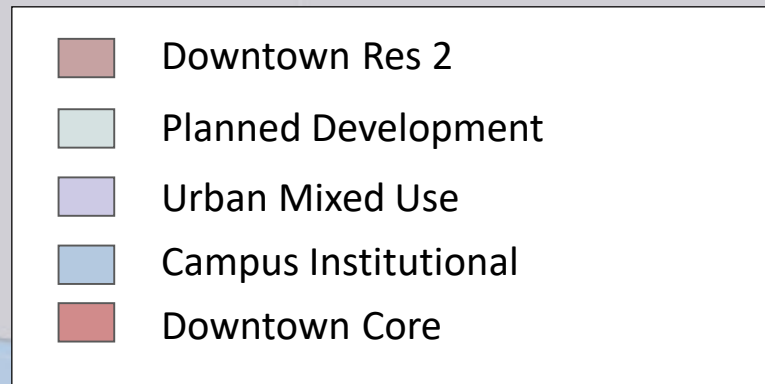
Note that the focus of this meeting is on the Parking Structure, Intercity Bus Terminal, and resulting traffic flows.

- Welcome
- Description of Proposal
- Considerations
- Questions and Discussion

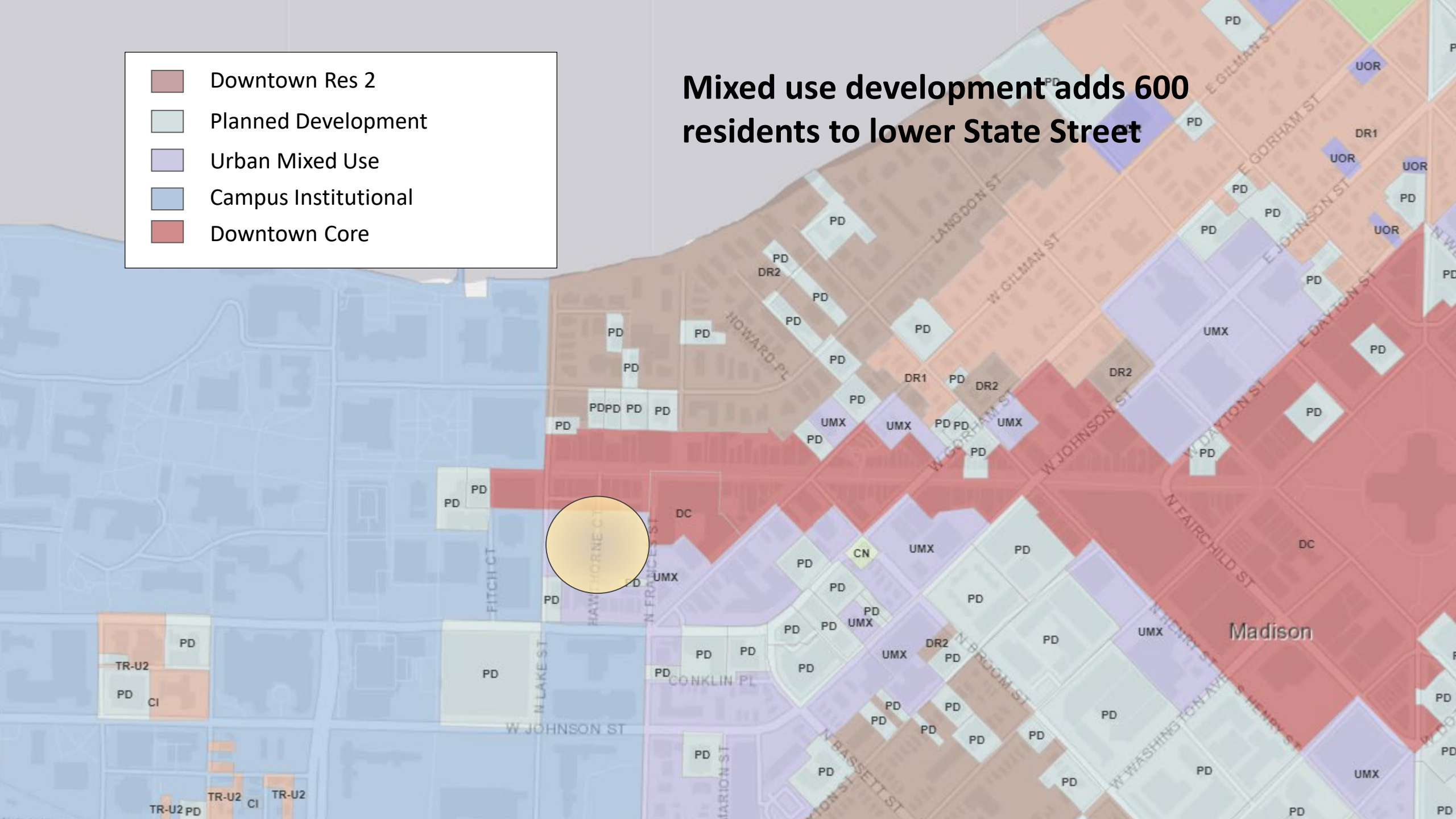


Converts 200 feet of parking garage to street frontage





Mixed use development adds 600 residents to lower State Street



Simplified Driveway Flow

An aerial photograph of a modern, multi-story building complex. The building features a mix of glass and dark facade panels. A central courtyard contains a swimming pool and lounge area. Rooftop terraces with greenery and seating are visible. The surrounding area includes older brick buildings and a city street. Labels with leader lines point to specific areas: 'Parking' on a rooftop terrace, 'Street level activity' along the ground floor, 'Intercity Bus Exit' at a street-level entrance, and 'Parking Entrance/Exit' at another street-level entrance.

Parking

Street level activity

Intercity Bus Exit

Parking Entrance/Exit

Intercity Bus Terminal



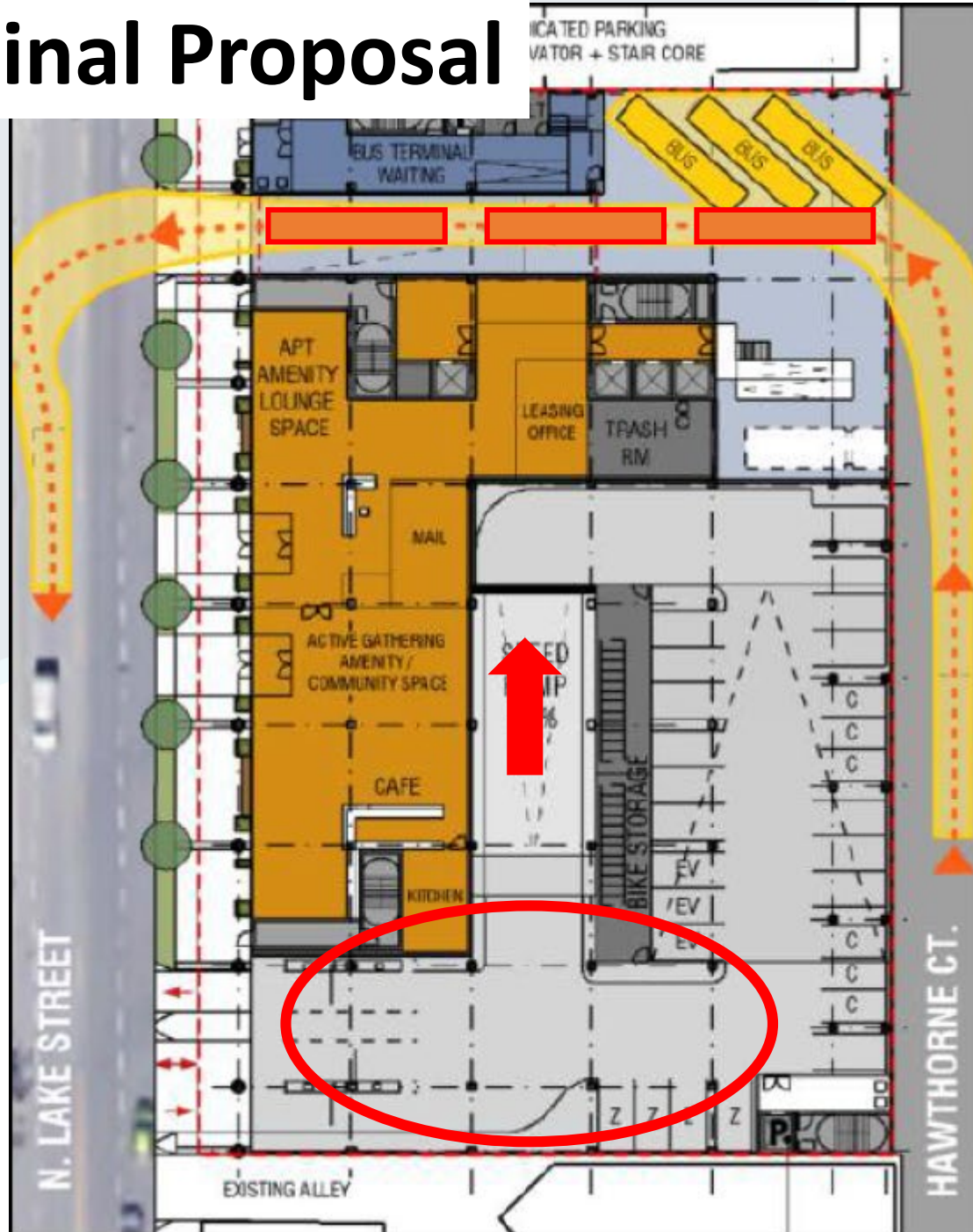
Grand River
Station

Grand River Station — La Crosse

Replaces a 60 Year Old Facility

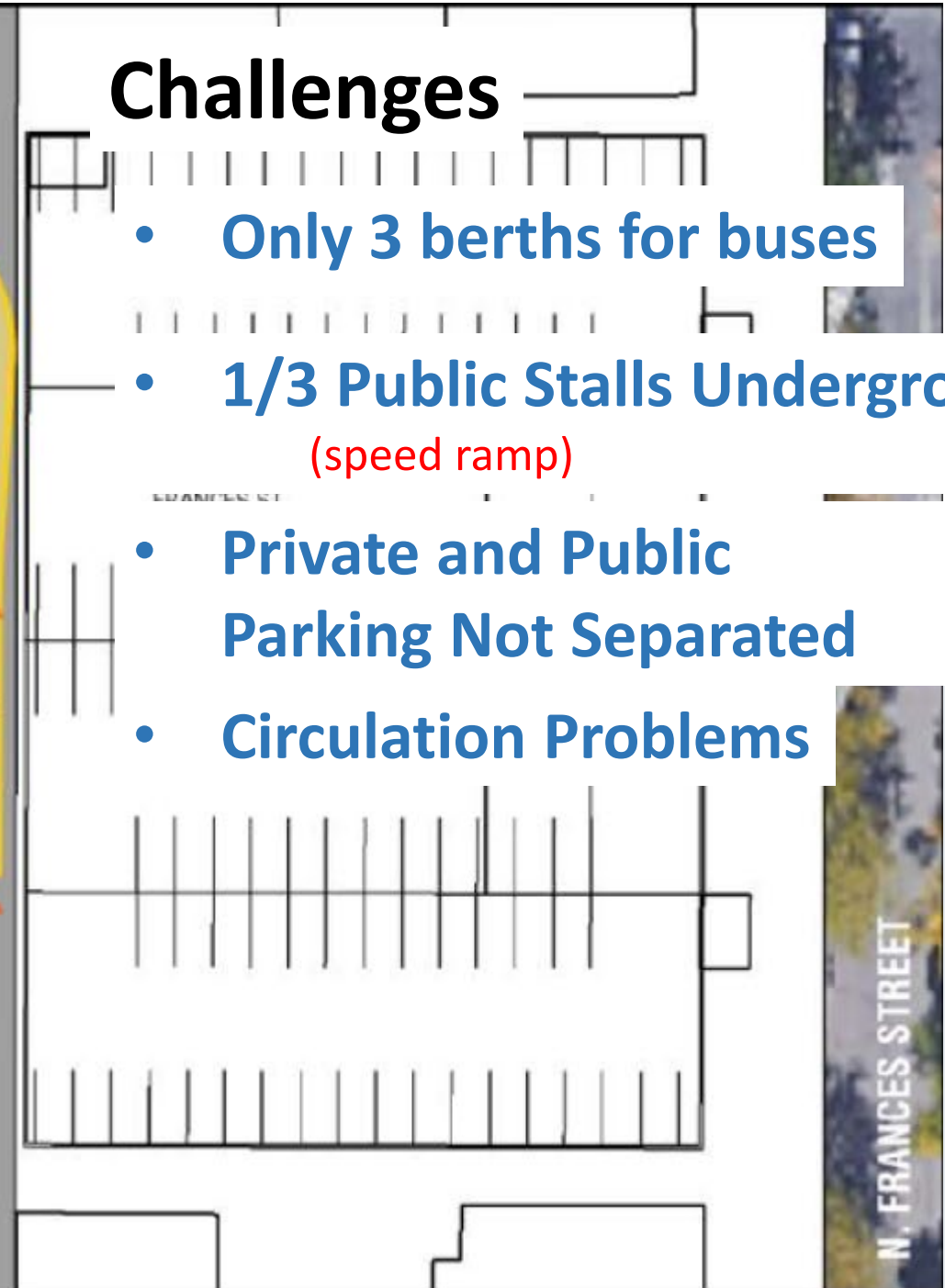


Original Proposal

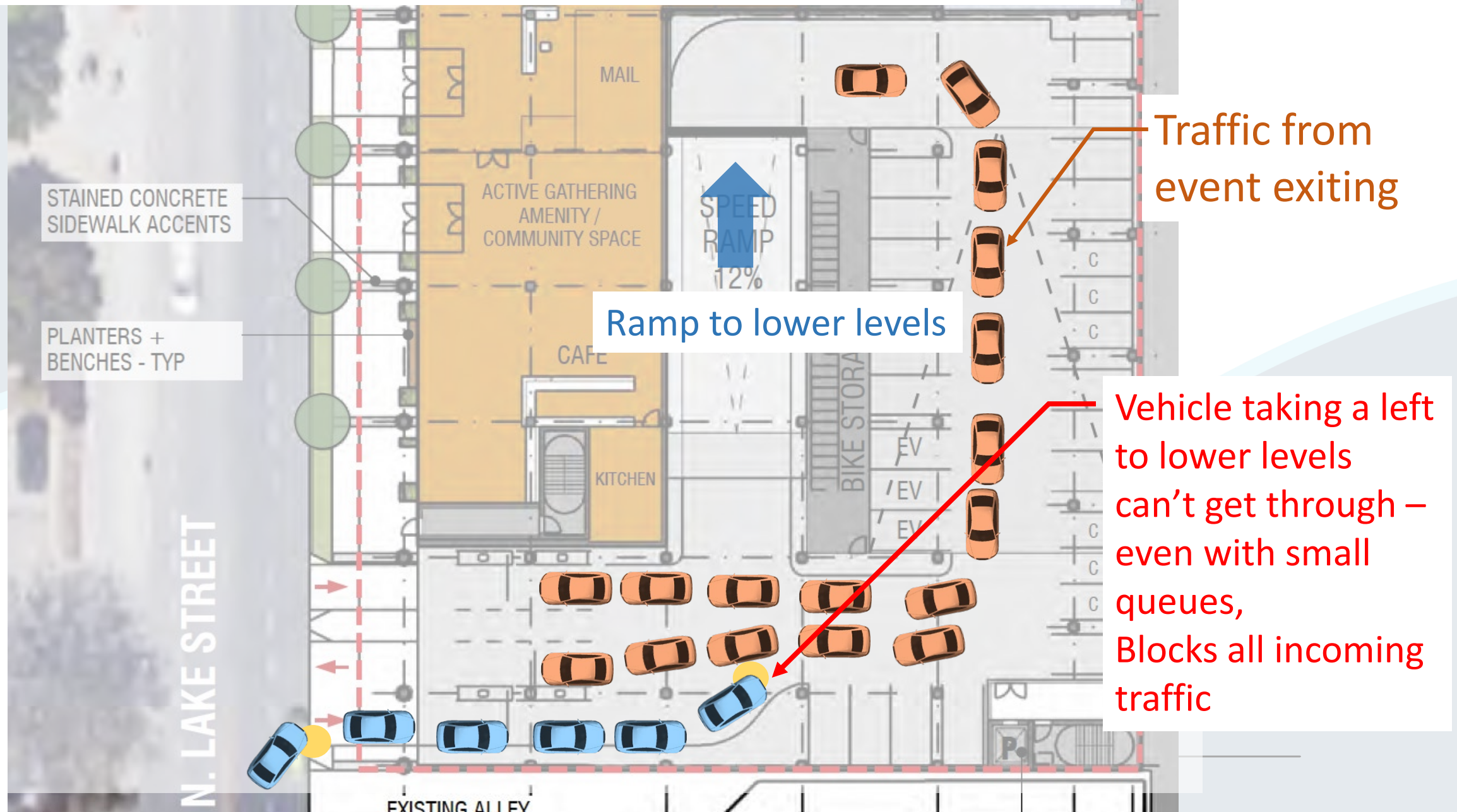


Challenges

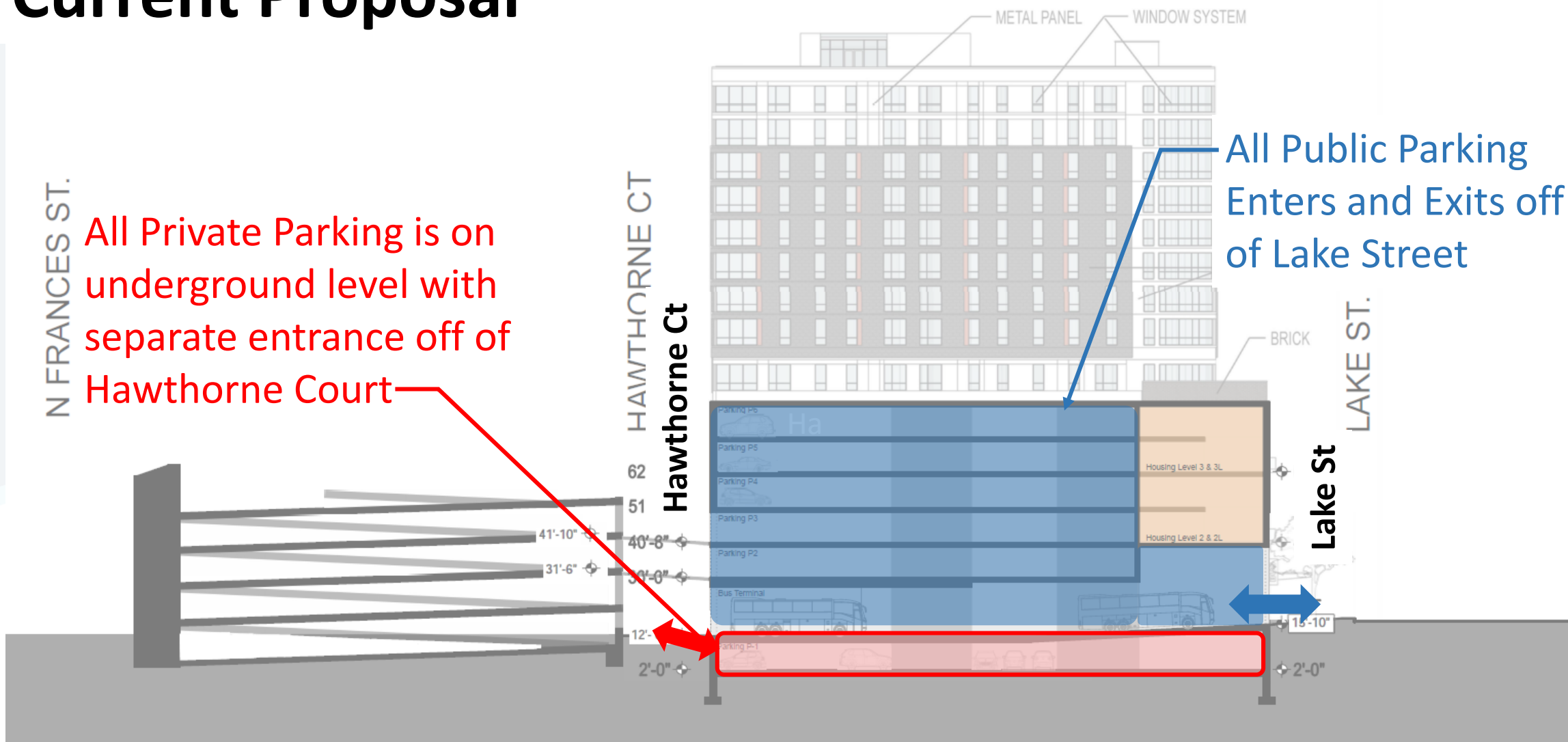
- Only 3 berths for buses
- 1/3 Public Stalls Underground (speed ramp)
- Private and Public Parking Not Separated
- Circulation Problems



Original Proposal – Circulation Problems



Current Proposal



Reduces available public parking by 78 stalls*

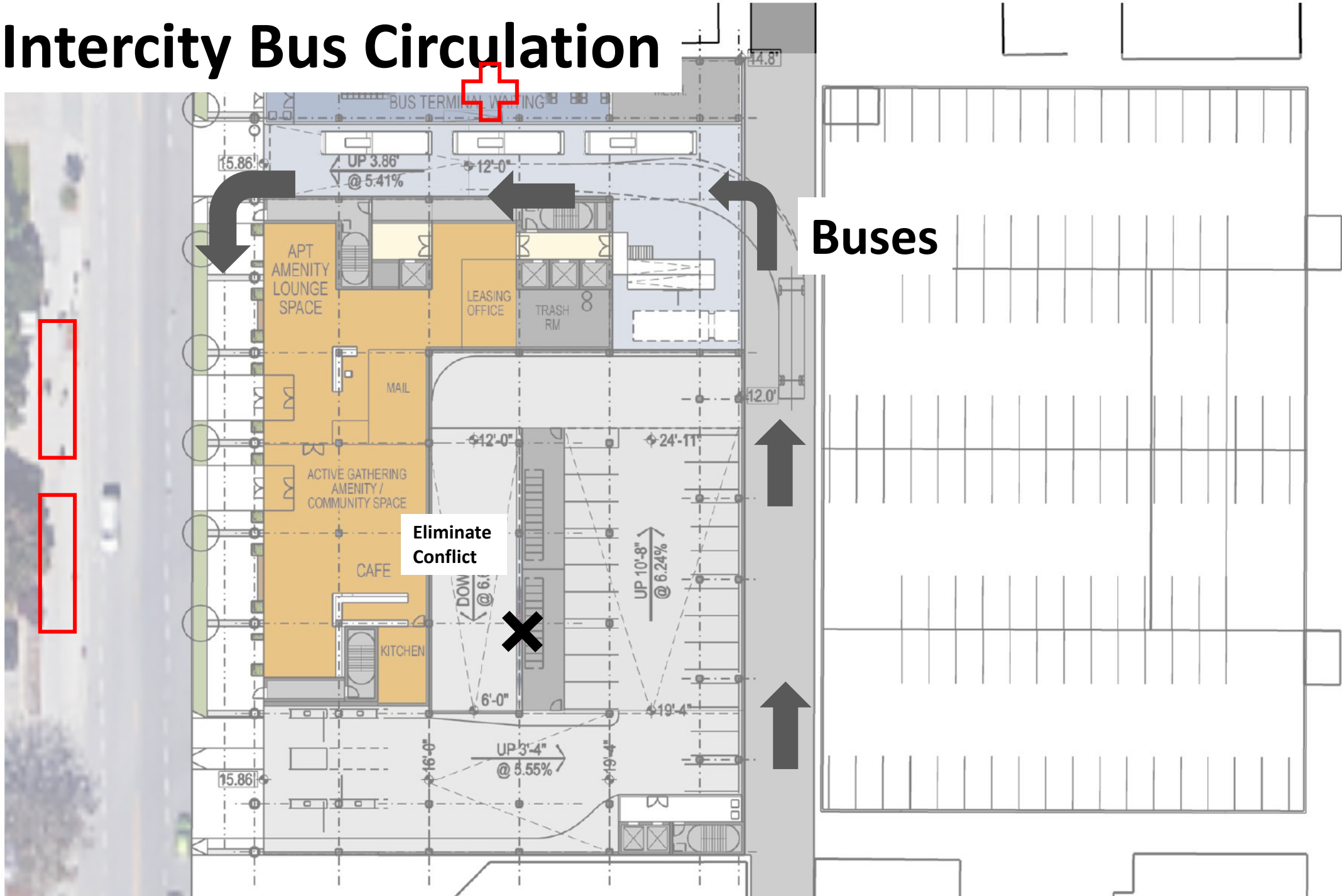
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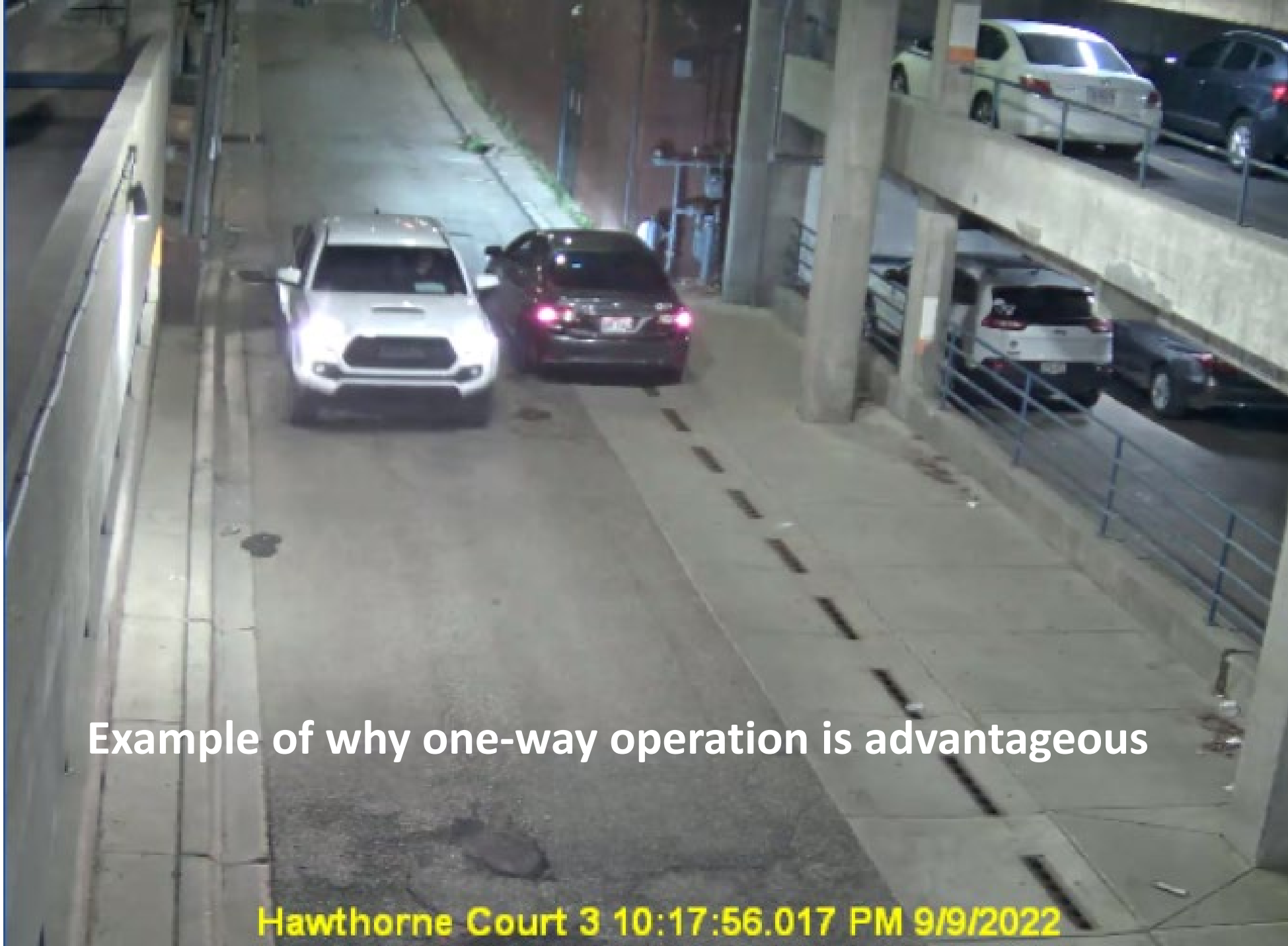


* Slightly less than previous presentations

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Intercity Bus Circulation

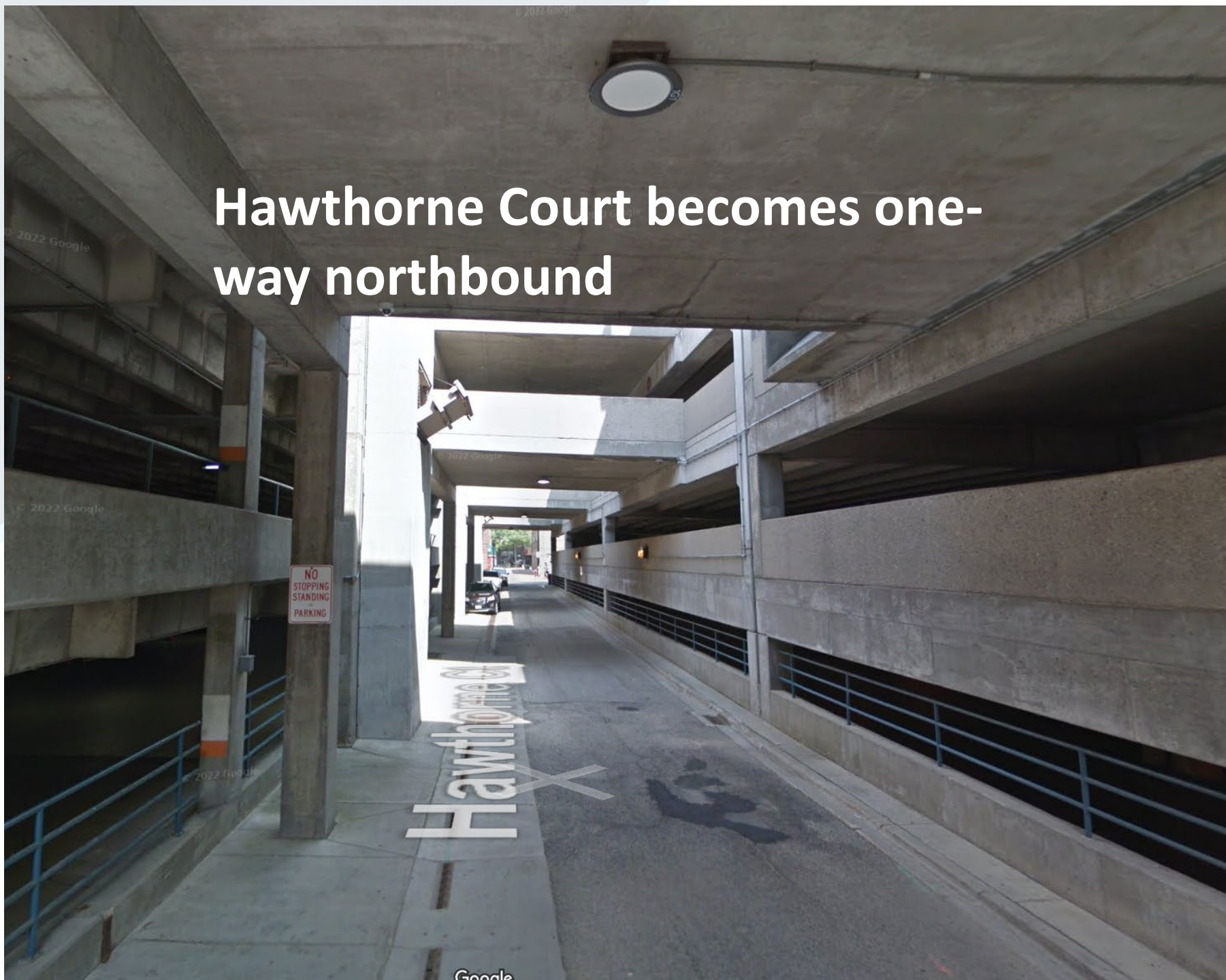




Example of why one-way operation is advantageous

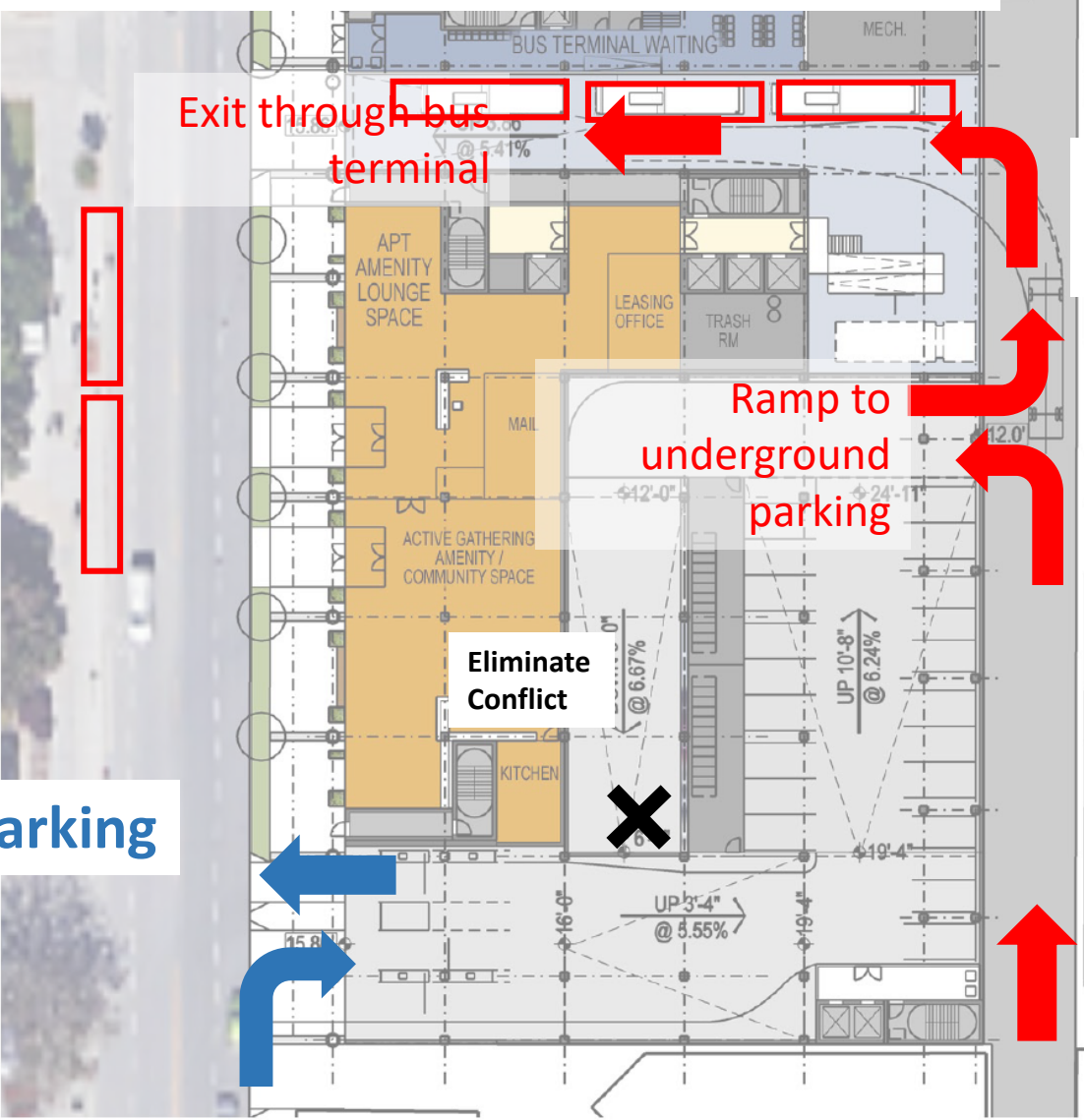
Hawthorne Court 3 10:17:56.017 PM 9/9/2022

Hawthorne Court becomes one-way northbound



Private Parking Circulation

Public Parking



Exit through bus terminal

Private Parking
Familiar users

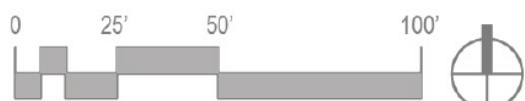
Ramp to
underground
parking

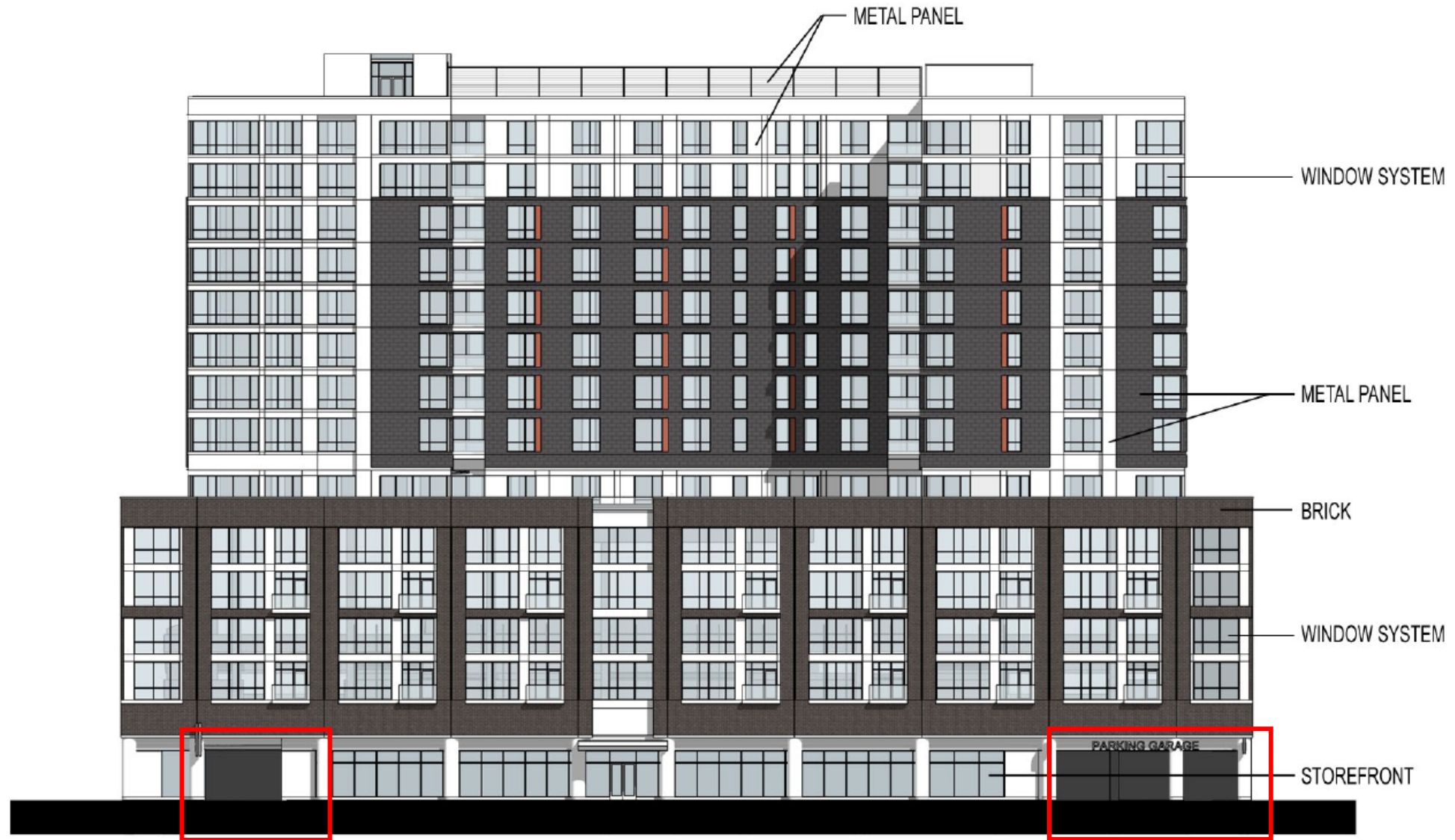
Eliminate
Conflict

Private Parking and
Public Parking Fully
Separated

GROUND FLOOR + LANDSCAPE PLAN

±12.0' DENOTES EXISTING ELEVATION FROM AS-BUILTS





Bus Exit

Parking Entrance/Exit

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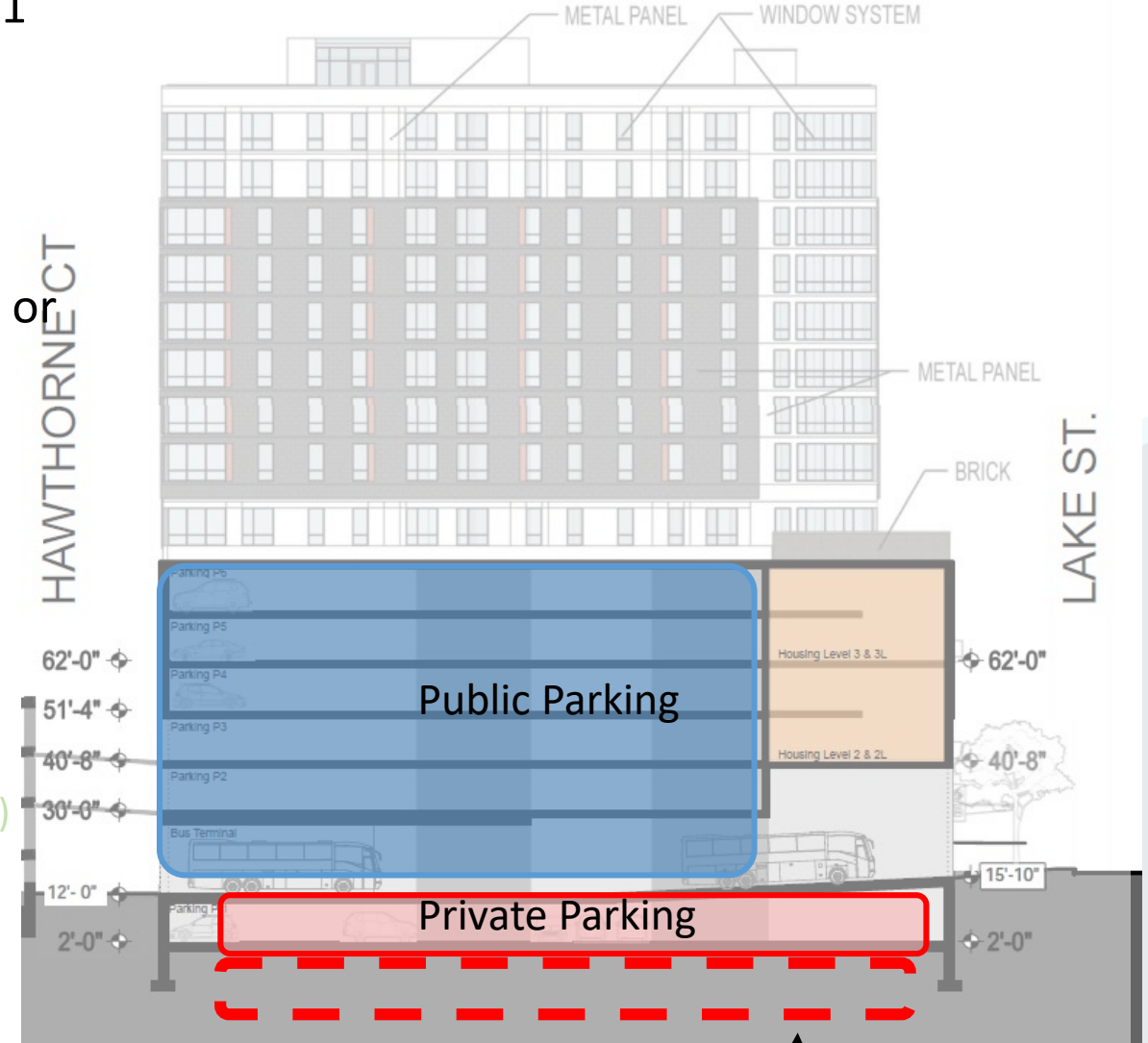
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Concerns/Considerations

1. Reduction of Parking Stalls
2. Hawthorne Court
 - Pedestrian queues for University Ave Businesses
 - Security
 - Change in direction
3. Bus Frequency
4. Garbage Collection

1. Reduces Public Parking by about **78 stalls*** (7.5%) to keep it separate

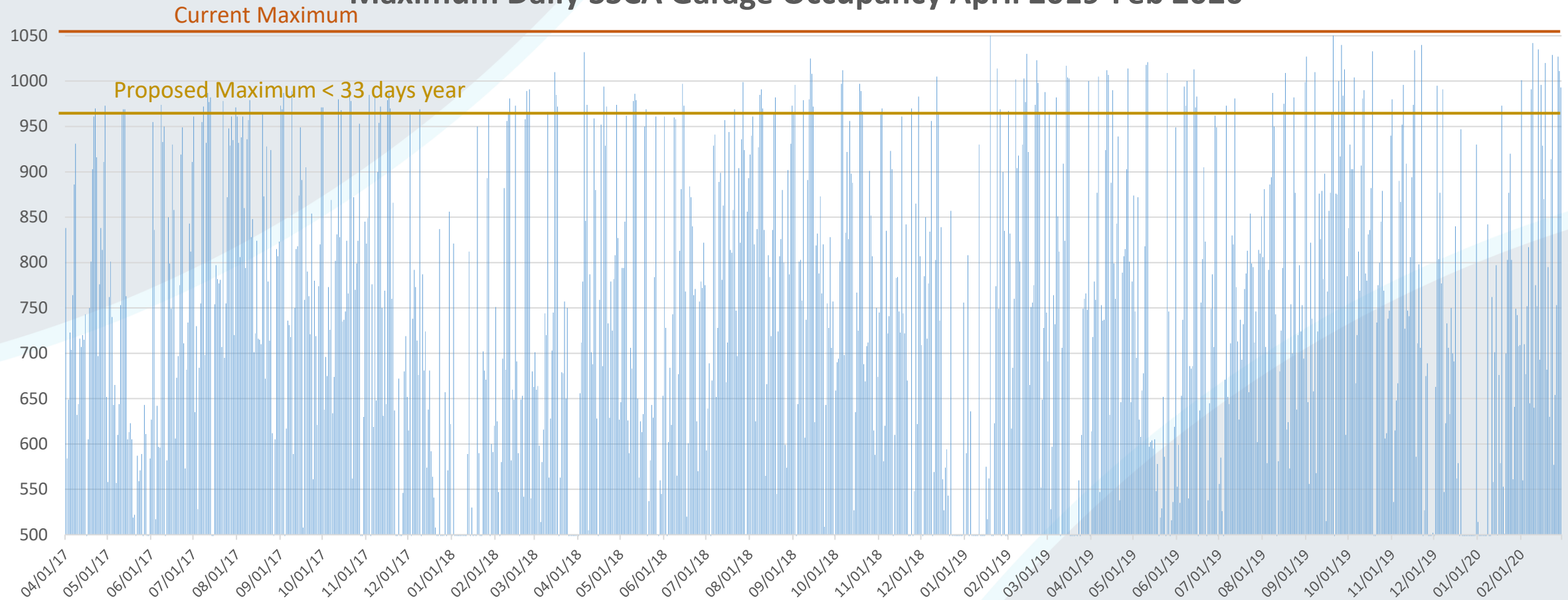
- Instead of 1.5 underground floors, there is only 1 underground floor devoted to private parking
- How often are/were the removed stalls used?
 - Less than 33 days/year (*based on 2017-2020*)
 - 60-70% were for events at Memorial Union or UW sporting events
- How much would constructing these ~78 stalls cost?
 - **~\$6,900,000 (about \$88,800/stall)***
- How much revenue would all of the ~78 stalls generate in a year?
 - **~\$10,000 per year (hrly) or ~\$200,000 (monthly)**
- How much cost to operate the ~78 stalls/year?
 - **~\$500,000 average bond payment (20 yr)**
 - **~\$180,000 operations***
- >500 yr payback



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Underground Parking not constructed

Maximum Daily SSCA Garage Occupancy April 2019-Feb 2020



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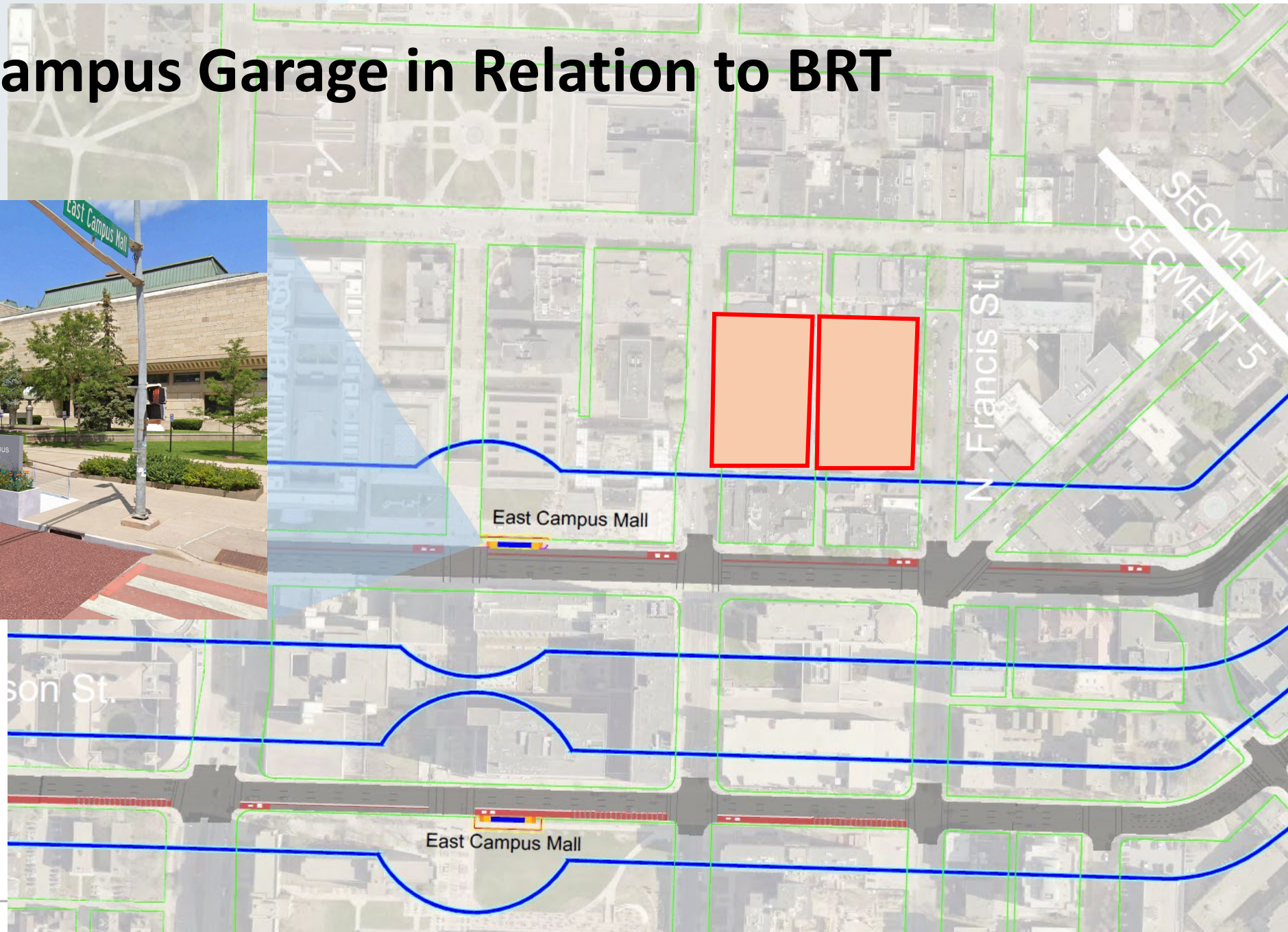


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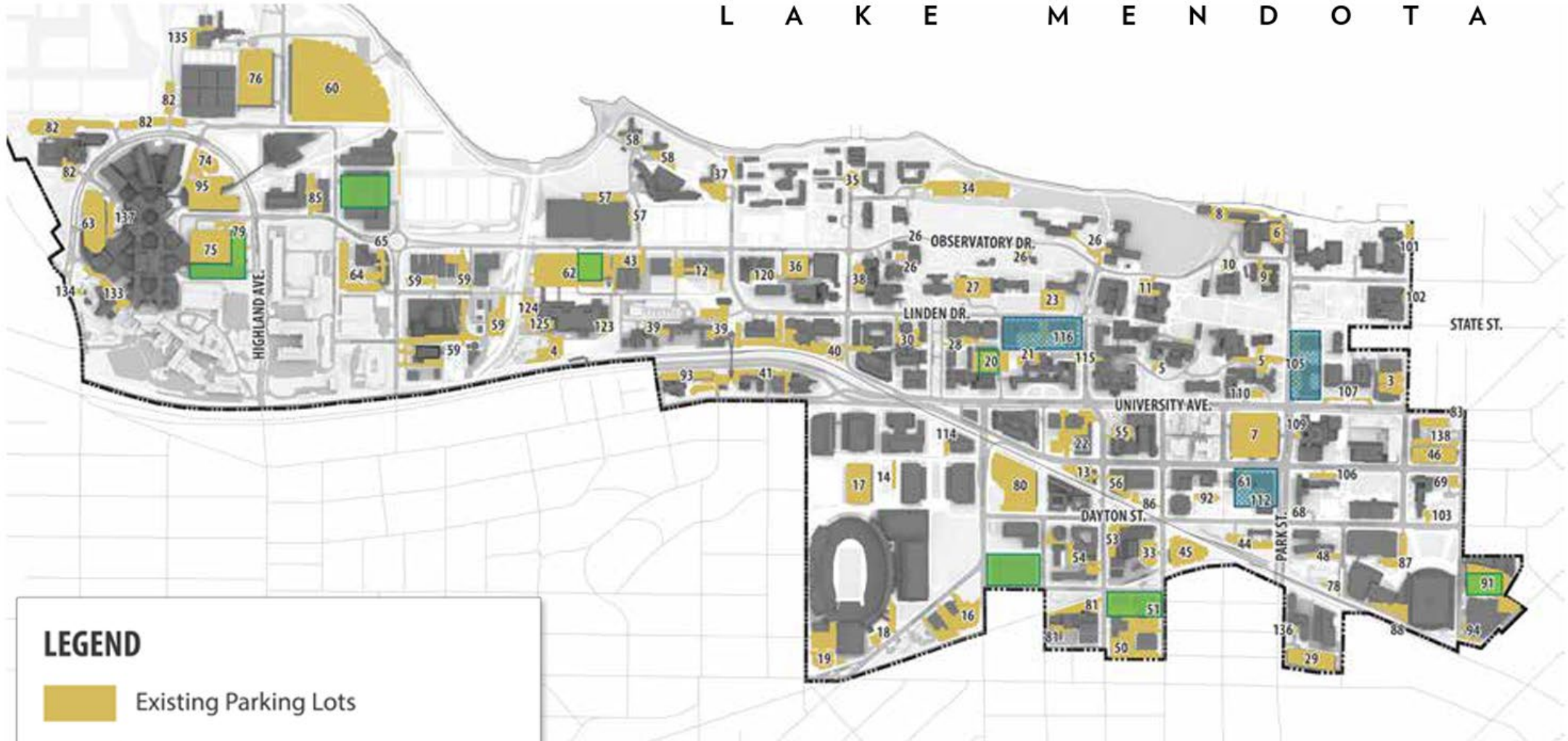
Types of Events where 95 stalls were used

Days Exceeding the 947, 970, and 1018 Parking Spaces - April 2017 to Feb 2020 - 35 months - 1042 Total Existing Stalls								
			Saturday Only	Time of Day Occupancy Occurred 1st	Time of Day Occupancy Occurred 2nd	Event	Event Likely Factor in Full Occupancy?	
Count >= 947, < 970	04/22/17	Saturday	1	11:00 AM	11:30 AM	Annual Varsity Band Concert	N	C
96 days total	04/29/17	Saturday	1	9:30 AM	10:30 AM	Crazy Legs	Y	
69 on Saturday	05/13/17	Saturday	1	11:00 AM	11:30 AM	Commencement	Y	
	07/01/17	Saturday	1	7:30 PM	N/A	4th of July at Union Terrace	Y	
33 days per year	07/08/17	Saturday	1	11:30 AM	12:00 PM	Ben Silver	N	
	07/13/17	Thursday	0	12:30 PM	1:00 PM	Maxwell St Days (?) Oak St Ramblers - Union	Y	
	07/22/17	Saturday	1	7:30 PM	8:00 PM	Pat McCurdy - Union	Y	
	08/05/17	Saturday	1	7:30 PM	8:00 PM	Natty Nation - Union, Man of La Mancha	Y	
	08/19/17	Saturday	1	9:00 AM	9:30 AM	The Reverlers - Union	N	
	09/02/17	Saturday	1	2:30 PM	3:00 PM	VO5 - Union,	N	
	09/03/17	Sunday	0	2:00 PM	2:30 PM	Sunset Slam - Union	N	
	09/09/17	Saturday	1	10:00 AM	10:30 AM	UW Football - Florida Atlantic	Y	
	09/30/17	Saturday	1	9:00 AM	9:30 AM	UW Football - Northwestern	Y	
	10/14/17	Saturday	1	10:30 AM	11:30 AM	UW Football - Purdue	Y	
	10/21/17	Saturday	1	9:00 AM	9:30 AM	UW Football - Maryland	Y	
	11/03/17	Friday	0	6:30 PM	7:00 PM	WIAA Football Championship	Y	
	11/11/17	Saturday	1	11:00 AM	11:30 AM	UW Football - Iowa	Y	
	11/18/17	Saturday	1	7:30 AM	8:30 AM	UW Football - Michigan	Y	
	12/02/17	Saturday	1	4:00 PM	5:00 PM	BB UW vs Ohio St	Y	
	12/09/17	Saturday	1	10:30 AM	11:30 AM	BB UW vs Marquette	Y	
	01/27/18	Saturday	1	7:00 PM	7:30 PM	Hockey UW vs Penn St	Y	
	02/10/18	Saturday	1	7:00 PM	7:30 PM	Winter Carnival	N	
	02/24/18	Saturday	1	7:00 PM	7:30 PM	La Bohme - Opera - Union	?	
	02/25/18	Sunday	0	12:00 PM	1:00 PM	BB UW vs Michigan State	Y	
	03/10/18	Saturday	1	12:30 PM	1:00 PM	Celtic Festival Union	?	
	03/17/18	Saturday	1	9:30 AM	10:00 AM	NCAA Tournament Game Watch	?	
	04/05/18	Thursday	0	11:30 AM	N/A	2018 Film Festival	Y	
	04/07/18	Saturday	1	10:30 AM	11:00 AM	2018 Film Festival	Y	
	04/21/18	Saturday	1	11:30 AM	12:00 PM			
	04/28/18	Saturday	1	10:00 AM	11:00 AM	Crazy Legs Classic	Y	
	05/05/18	Saturday	1	7:00 AM	8:00 AM			



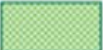
State Street Campus Garage in Relation to BRT



L A K E M E N D O T A

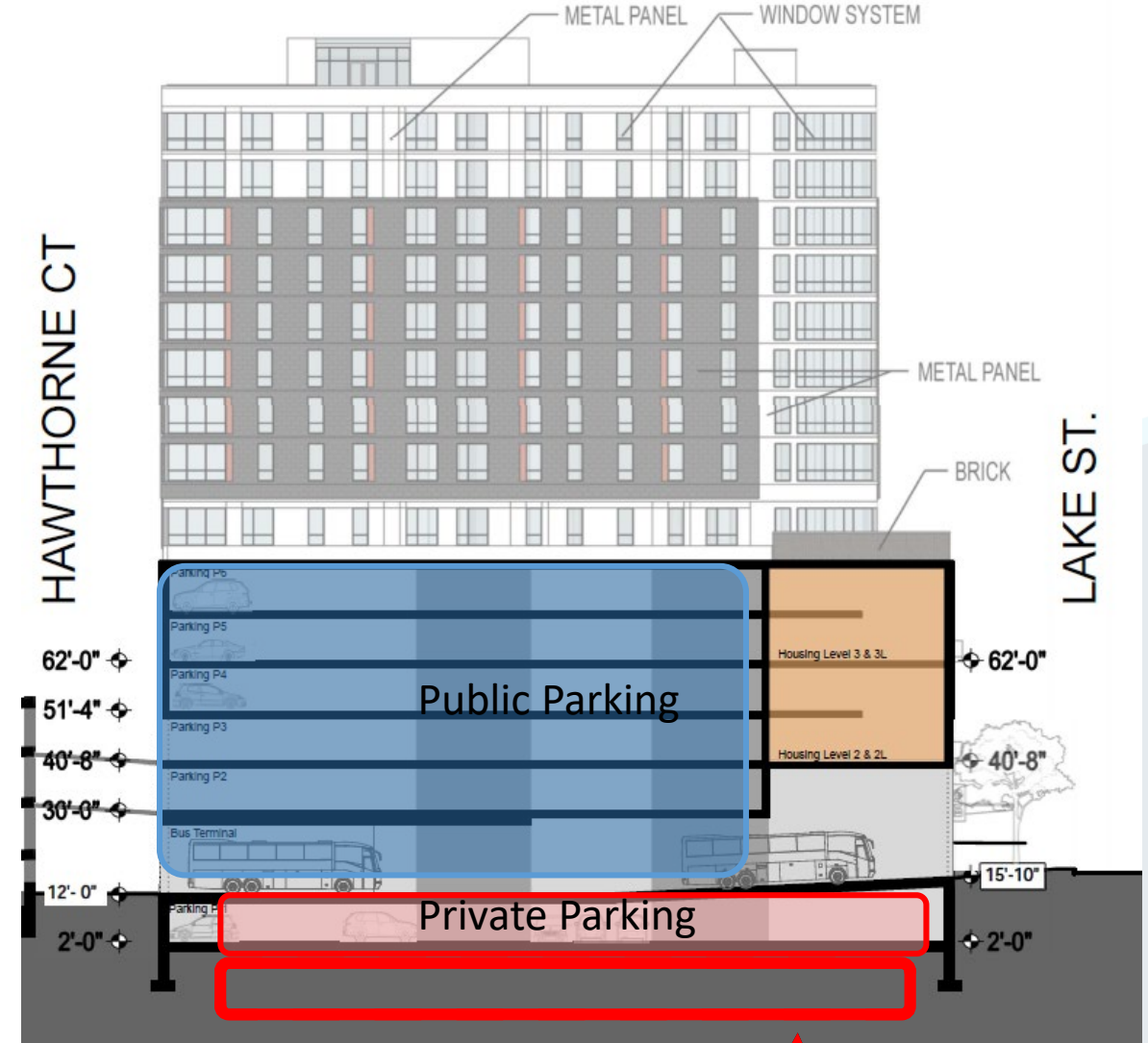


LEGEND

-  Existing Parking Lots
-  Parking Additions (Underground)
-  Parking Additions (Above Grade)

What would it take to keep the ~78 stalls?

- Pay the ~\$6,900,000 in construction costs.
- Acknowledge that those stalls would probably only be able to be accessed from Hawthorne Court
 - Difficult for unfamiliar drivers to enter and then exit through bus terminal (use for monthly parkers?)
 - Subsidizes monthly and event parking to a large extent.
- **OR** – could reduce or eliminate 24/7 monthly parkers to make room for transient parkers (Currently at 358 permits)



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Underground Parking Constructed

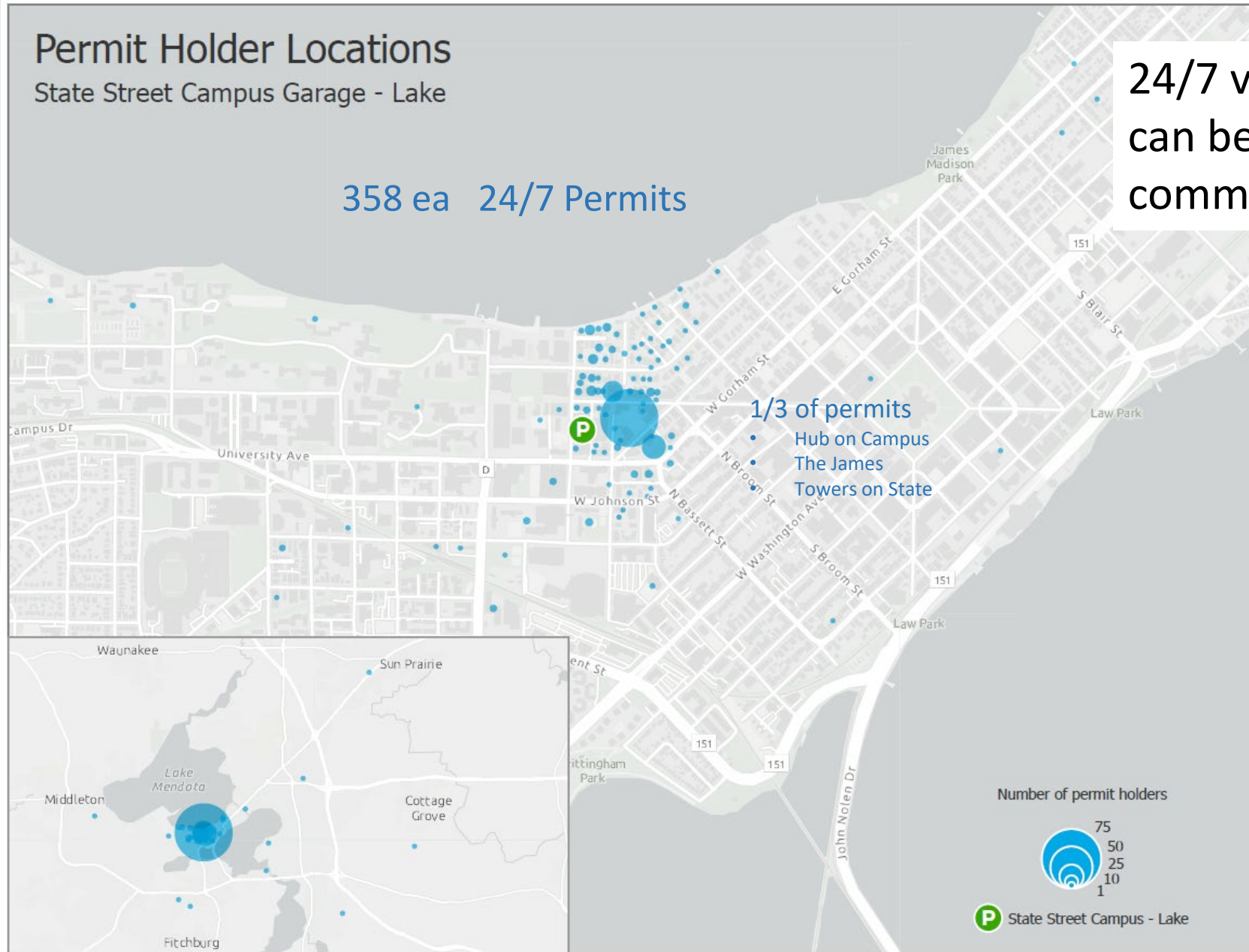
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Permit Holder Locations

State Street Campus Garage - Lake

358 ea 24/7 Permits

24/7 vs monthly vs hourly
can be modified to meet
community objectives

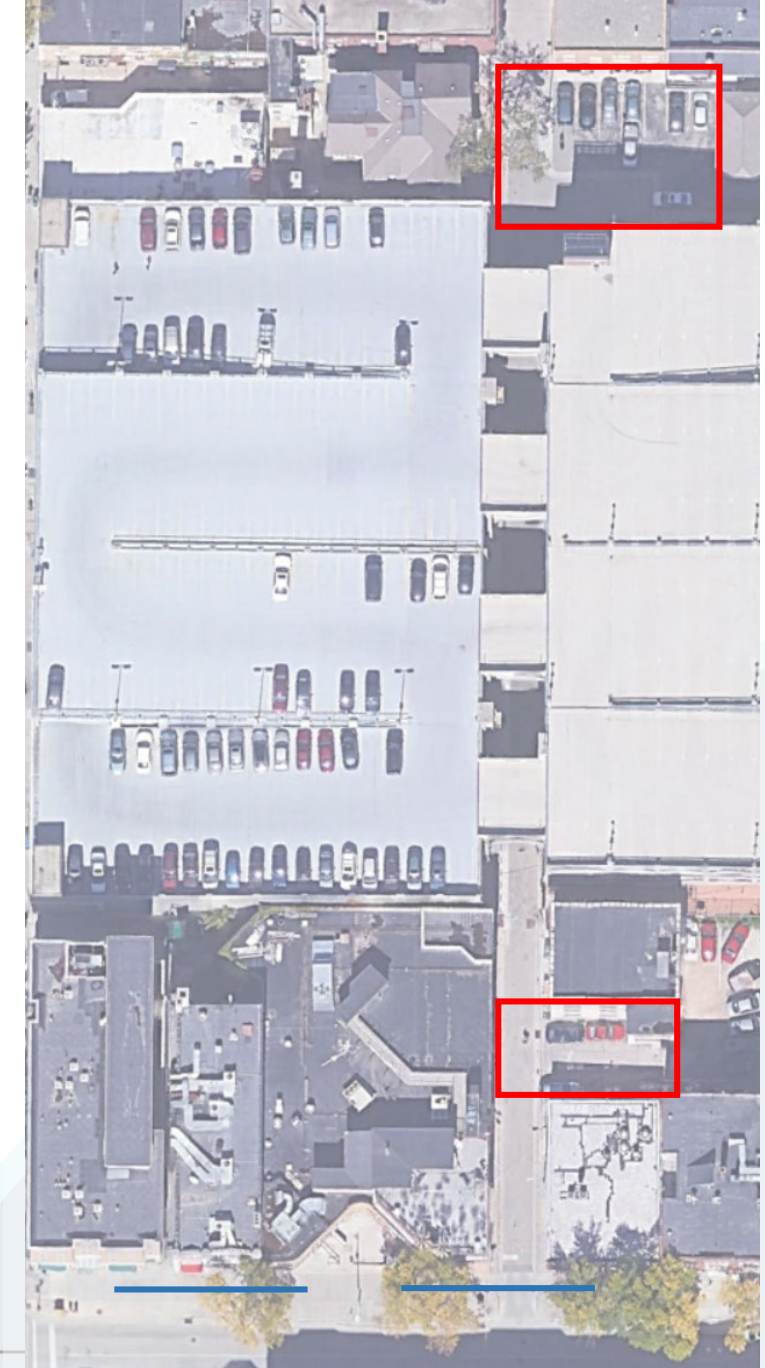


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2. Hawthorne Ct

Pedestrian queuing

- Hawthorne Court serves private parking and must provide access (remain open) 24/7
- Hawthorne Court is a fire access and must remain open 24/7
- Believe that pedestrian queuing and Hawthorne access can co-exist



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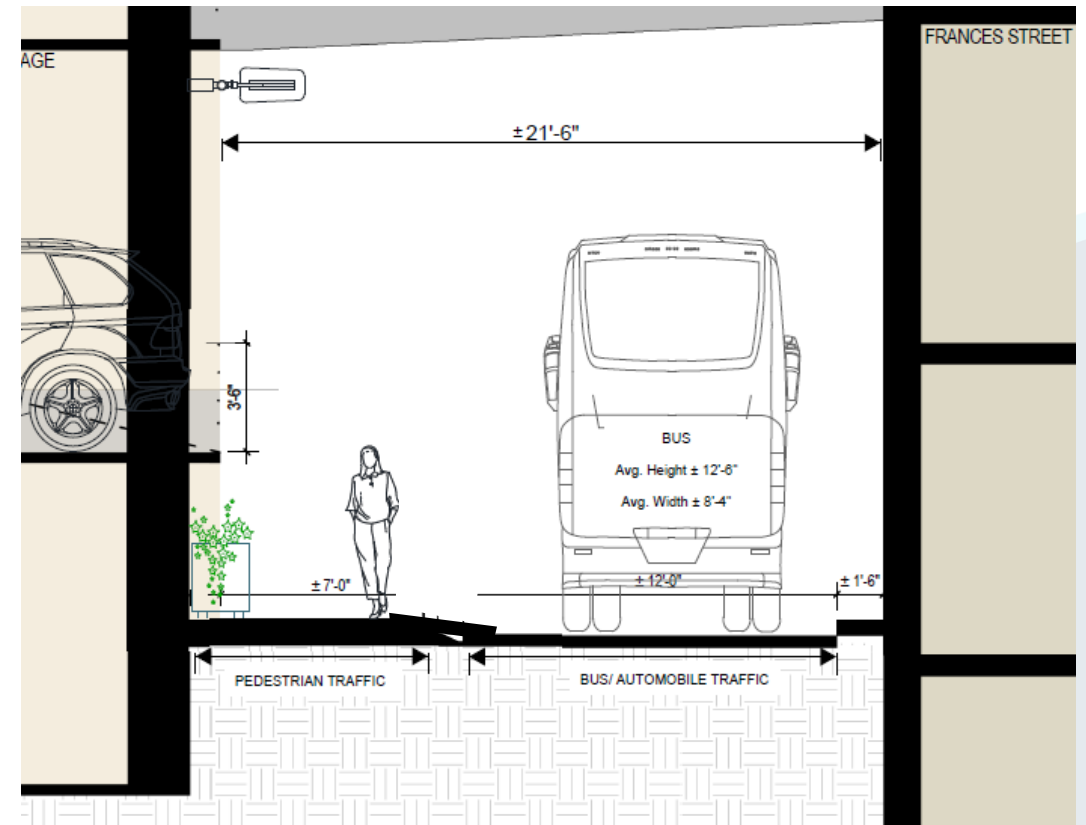
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2. Hawthorne Ct

Security



Woonerf Concept



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3. Bus Frequency

Van Galder ~ roughly 17 trips per day

To Chicago							
READ ACROSS							
Madison Lake St.	Dutch Mill Park & Ride	Janesville Terminal	South Beloit Fas Mart	Rockford Terminal	O'Hare Terminal 1/2/3	O'Hare Terminal 5	Downtown Amtrak
1:30 AM	1:45 AM	2:30 AM	2:55 AM	3:20 AM	4:40 AM	4:45 AM	5:20 AM
2:30 AM	2:45 AM	3:30 AM	3:55 AM	4:20 AM	5:40 AM	5:50 AM	6:30 AM
				4:45 AM	6:00 AM	6:15 AM	
				5:45 AM	7:00 AM	7:15 AM	
4:00 AM	4:15 AM	5:00 AM	5:25 AM	5:50 AM	7:10 AM	7:15 AM	8:05 AM
4:00 AM	4:15 AM	5:00 AM	5:25 AM	6:45 AM	8:00 AM	8:15 AM	8:05 AM
		5:45 AM	6:05 AM	7:20 AM	8:45 AM	8:55 AM	
5:30 AM	5:45 AM	6:30 AM	6:55 AM	7:45 AM	9:00 AM	9:15 AM	9:35 AM
5:30 AM	5:45 AM	6:30 AM	6:55 AM	8:45 AM	10:00 AM	10:15 AM	9:35 AM
				9:45 AM	11:00 AM	11:15 AM	
7:00 AM	7:20 AM	8:00 AM	8:25 AM	10:20 AM	11:45 AM	11:55 AM	11:00 AM
7:00 AM	7:20 AM	8:00 AM	8:25 AM	11:50 AM	12:00 NOON	12:15 PM	11:00 AM
				12:45 PM	1:00 PM	1:15 PM	
8:30 AM	8:50 AM	9:30 AM	9:55 AM	1:20 PM	2:00 PM	2:15 PM	12:25 PM
8:30 AM	8:50 AM	9:30 AM	9:55 AM	2:45 PM	2:45 PM	2:50 PM	12:25 PM
				3:45 PM	3:00 PM	3:15 PM	
10:00 AM	10:20 AM	11:00 AM	11:25 AM	4:00 PM	4:00 PM	4:15 PM	1:50 PM
10:00 AM	10:20 AM	11:00 AM	11:25 AM	4:45 PM	4:15 PM	4:20 PM	1:50 PM
				5:45 PM	5:00 PM	5:15 PM	
11:30 AM	11:50 AM	12:30 PM	12:55 PM	6:00 PM	5:45 PM	5:50 PM	3:45 PM
11:30 AM	11:50 AM	12:30 PM	12:55 PM	6:45 PM	6:00 PM	6:15 PM	3:45 PM
				7:20 PM	7:15 PM	7:20 PM	
1:00 PM	1:20 PM	2:00 PM	2:25 PM	7:50 PM	8:00 PM	8:15 PM	5:20 PM
1:00 PM	1:20 PM	2:00 PM	2:25 PM	8:45 PM	8:45 PM	8:50 PM	5:20 PM
				9:20 PM			
2:30 PM	2:50 PM	3:30 PM	3:55 PM				6:30 PM
2:30 PM	2:50 PM	3:30 PM	3:55 PM				6:30 PM
4:00 PM	4:20 PM	5:00 PM	5:25 PM				7:50 PM
4:00 PM	4:20 PM	5:00 PM	5:25 PM				7:50 PM
5:30 PM	5:50 PM	6:30 PM	6:55 PM				9:20 PM
6:00 PM		6:45 PM					
7:00 PM		7:45 PM					
8:00 PM		8:45 PM					
9:00 PM		9:45 PM					
10:00 PM		10:45 PM					

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4. Garbage Collection – to be resolved



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Questions and Comments

Tom Lynch – tlynch@cityofmadison.com

David Wills – Dwills@cityofmadison.com



State Street Campus Garage Mixed Use Development

