

1.0 DESCRIPTION OF PROPOSED ACTION

1.1 PROJECT DESCRIPTION

The Wisconsin Department of Administration (DOA) and University of Wisconsin-Madison (UW-Madison) propose to construct a new 1,285-space parking ramp on the northwest side of the UW-Madison campus, as shown on Exhibit 1. The new parking ramp will be located in the West Campus area near the UW-Madison's Clinical Science Center as shown in Exhibit 2. The proposed ramp will be built within the footprint of the existing 449-space Lot 76 just east of Nielsen Tennis Stadium, as shown in Exhibit 2.

The proposed ramp will provide parking for UW Hospital and West Campus faculty and staff. Access to the ramp will be on University Bay Drive as shown in Exhibit 3. The ramp will consist of four levels, including one ground level plus three levels constructed above grade. The fourth upper level of the ramp will be the exposed roof. Exhibit 4 shows preliminary elevations of the facility. The ramp design and construction materials used will match the architecture and exterior of existing and proposed buildings in the West Campus area. A portion of paved area of the existing Lot 76 surface will be converted to a landscaped courtyard with a new walkway which will enhance the overall design of the structure and help blend the facility into the campus environment (Exhibits 3 and 11).

Traffic calming measures will be implemented to address public concerns about current and future traffic in the West Campus area. These include improvements to three adjacent street intersections: Walnut Street and Highland Avenue, Walnut Street and University Bay Drive, and Walnut Street and Marsh Lane. These improvements will be completed as part of the Lot 76 project. The project will also include a review and recommendation of future improvements (including budget estimates and projected timelines) to the intersections of University Avenue, Farley Avenue and University Bay Drive, and University and Highland Avenues.

The ramp will be used by the designated faculty and staff on the West Campus 24 hours a day, 7 days a week, 365 days a year, to coincide with the UW Hospital schedule of 24-hour service. No student parking and limited visitor parking will be provided in the ramp. Bicycle and moped parking will be located outside the southeast portion of the ramp to promote and support transportation demand management (TDM) initiatives (alternative modes of transportation) on campus.

1.2 PURPOSE AND NEED FOR THE FACILITY

The purpose of the project is to replace surface parking spaces lost to the West Campus development planned to be completed by 2011. The Lot 76 parking ramp is part of a UW West Campus plan which includes the UW-Madison's Health Sciences expansion plan to develop a state-of-the-art teaching and research center adjacent to the UW-Madison Clinical Care facilities (see Exhibit 5). The West Campus Plan (2003) is summarized in Table 1-1. According to a traffic and parking study commissioned by UW-Madison done by Walker Consultants (the Walker Report 2002), there will be a parking deficit of at least 1,122 to 1,161 parking spaces in 2011 upon completion of the new West Campus buildings. This parking deficit figure includes both parking spaces lost to the West Campus development and those built in association with the new buildings to be constructed. According to the UW-Madison Facilities Planning and Management, with the full build-out of the West Campus in 2011 and as currently conceived, the net gain in parking spaces in the West Campus area would be only 26 spaces.

TABLE 1-1

WEST CAMPUS PLAN DEVELOPMENT SCHEDULE

Facility/Parking Addition	Status
Waisman Center Addition	Completed Fall 2000
School of Pharmacy	Completed Fall 2001
Health Sciences Learning Center	Under Construction
UW Hospital Modules	In Planning, Est. Completion 2004
Lot 76 Parking Ramp	Est. Completion 2005
UW Hospital Children's Hospital	In Planning, Est. Completion 2007
Children's Hospital Underground Parking (200 Spaces)	Est. Completion 2007
Interdisciplinary Research Complex	Phase I - In Planning Phase II - In Planning Est. Completion 2011
School of Nursing	Est. Completion 2010
School of Nursing Underground Parking (150 spaces)	Est. Completion 2009

The Walker Report (2002) summarizes a parking and traffic study performed in 2002 on the West Campus area's existing and future conditions. As of April 2002, there were 4,807 on-site parking spaces available for use on the West Campus. The spaces are provided in one parking structure and 12 surface lots. A majority of the spaces are used by UW Hospital and Health Sciences employees, patients, visitors, and students. Some of the spaces (mainly those in Lot 60) are utilized by staff who are shuttled to other destinations on campus outside of the West Campus.

Over the past decade, UW-Madison has studied the parking supply on the West Campus and methods of reducing parking demand across the campus. New and highly popular TDM initiatives have helped reduce the need for additional parking across campus. Those initiatives include free annual Madison Metro bus passes for all faculty and staff; Madison Metro bus passes for all students through a cooperative venture with the Associated Students of Madison; park-and-ride lots utilizing Madison Metro transfer points and locally available parking lots; Flex Parking that allows users to pay for only the time they park on campus with an in-car meter system; van and car pools; telecommuting opportunities; and bike and moped roads, trails, and parking. The UW Hospital has also been active in relocating many of their administrative offices off campus to help alleviate demands for parking near the hospital.

According to UW medical administration and staff, nearly all basic medical science research is currently conducted in old buildings inadequate for modern research. Additionally, these facilities are approximately 1 mile distant from clinical research and care. The existing facilities and their separation impede rapid movement from discovery to application, which are essential for modern medical research. Furthermore, development of the West Campus will bring together faculty and students of the three health sciences schools to integrate and promote faculty and staff interaction.

The Lot 76 parking ramp will be an almost "1 to 1" replacement for the parking spaces lost as the surface lots near the Clinical Science Center are lost to West Campus development. As previously indicated, even with the construction of the Lot 76 parking structure, there will only be a net gain of 26 parking spaces by the year 2011. The increased demand for additional parking as a result of the UW-Madison's Health Sciences expansion and other West Campus development will be addressed by the campus' continued promotion of TDM initiatives.

The construction of the new ramp to at least meet existing levels of demand is essential for the hospital to hire and retain employees. Lack of adequate parking is the biggest complaint among hospital employees,

according to a recent UW hospital employee satisfaction survey. According to the UW Hospital, lack of parking on the West Campus causes high employee turnover and hinders the hospital's ability to attract and retain quality employees in a competitive employment market. The new ramp will replace existing parking that will be lost with a safe parking location in close proximity to the hospital. The hospital administration will continue to promote TDM initiatives such as free bus passes for employees and shuttle bus service to off-site parking areas.

1.3 PROJECT BUDGET

This project will be funded by program revenues generated by the overall UW-Madison Campus Parking Utility. The budget of the proposed parking ramp is shown in Table 1-2.

TABLE 1-2

ESTIMATED PROJECT COST

Task	Cost
Design/Management/EIS	\$2,000,000
Construction	\$15,000,000
Contingency	\$1,000,000
Total Cost Estimate	\$18,000,000

1.4 PROJECT SCHEDULE

The Lot 76 parking ramp is scheduled to be completed in 2005. Tasks and estimated completion dates are shown in Table 1-3.

TABLE 1-3

LOT 76 PARKING RAMP PROJECT SCHEDULE

Task	Date
Design Development	October 2003
Construction Documents	April 2004
Bidding and Start Construction	April 2004 - July 2005

1.5 MEETINGS

The Joint West Campus Area Committee (JWCAC) is a group made up of representatives from UW-Madison, the City of Madison, the Village of Shorewood Hills, and local neighborhood associations adjacent to the campus. The goal of the JWCAC is to identify issues on the West Campus and develop solutions to promote UW-Madison initiatives that fit the goals of the community. The topic of a proposed parking ramp in the West Campus has been discussed at JWCAC meetings over the past several years. After viewing all the options, the University recommended construction at the Lot 76 site.

A Lot 76 EIS scoping meeting was held June 18, 2003. Key points of the meeting were:

- Concern over traffic patterns created by the new structure and how it may affect the Regent Neighborhood, the Village of Shorewood Hills, and Eagle Heights.

- General concern over air quality in West Campus, especially the concentration of air and water quality and traffic congestion problems in a smaller area, compared to the current more dispersed pattern.
- Pedestrian and bicycle safety.
- Desire to make TDM initiatives a priority for UW administration.
- Expressed concerns about the quality of stormwater and lighting from the new structure.

A more complete summary of issues is presented at the beginning of this document on page ii.

A meeting was held between the Regent Neighborhood Association and the Village of Shorewood Hills on July 13, 2003, to discuss traffic flow into and out of the proposed ramp. Several issues brought up at the scoping meeting were discussed at this meeting in more detail. In particular:

- Both groups believe there are alternatives for employees driving to commute to work.
- Each adjacent area/community must share equally in the burden of the previous item.
- The groups question if the Madison Plan Commission would approve a plan that directs all traffic into and out of the ramp in one direction.
- Both groups would be open to discussion of limiting entrance and egress patterns at certain hours.

The content of the Draft EIS for the Lot 76 parking garage was discussed during the public informational meeting on the Draft EIS held on November 5, 2003.

Other opportunities for public involvement are:

- Draft Final EIS document review and public comment – document availability will be published at least 30 days prior to the Final EIS public hearing, and
- Draft Final EIS public hearing April 28, 2004.