

Request for Proposals

State Street Campus Garage Mixed-Use Project

Madison, Wisconsin

The City of Madison issued the State Street Campus Garage Mixed-Use Project RFP to the public on April 22, 2021. The City plans to replace the Lake Street portion of the garage which is approaching the end of its useful life and include a permanent City-owned intercity bus terminal with off street loading and unloading of passengers. The private development component of the mixed-use development will include housing above the garage, including market rate, affordable, and student housing units. This development would ultimately benefit downtown through added: downtown residents, employment opportunity and improved public facilities (both parking and intercity bus).

The primary goals of the RFP issued by the City of Madison included:

- **Provide Connectivity, Transportation and Housing to Residents and Students of Downtown Madison and the University of Wisconsin Campus.**
- **Expand the City's tax base** and employment opportunities to further economic growth with the development of a City owned tax-exempt site.
- **Increase population density** to the CBD/downtown Madison area and bring energy and growth to area.
- **Activate the streets and sidewalks** of University Avenue, N Lake Street and Hawthorne Court.
- **Replace the existing parking garage** with a **new parking facility.**
- **Create a City-owned intercity bus terminal** to aid the City's public transportation system.

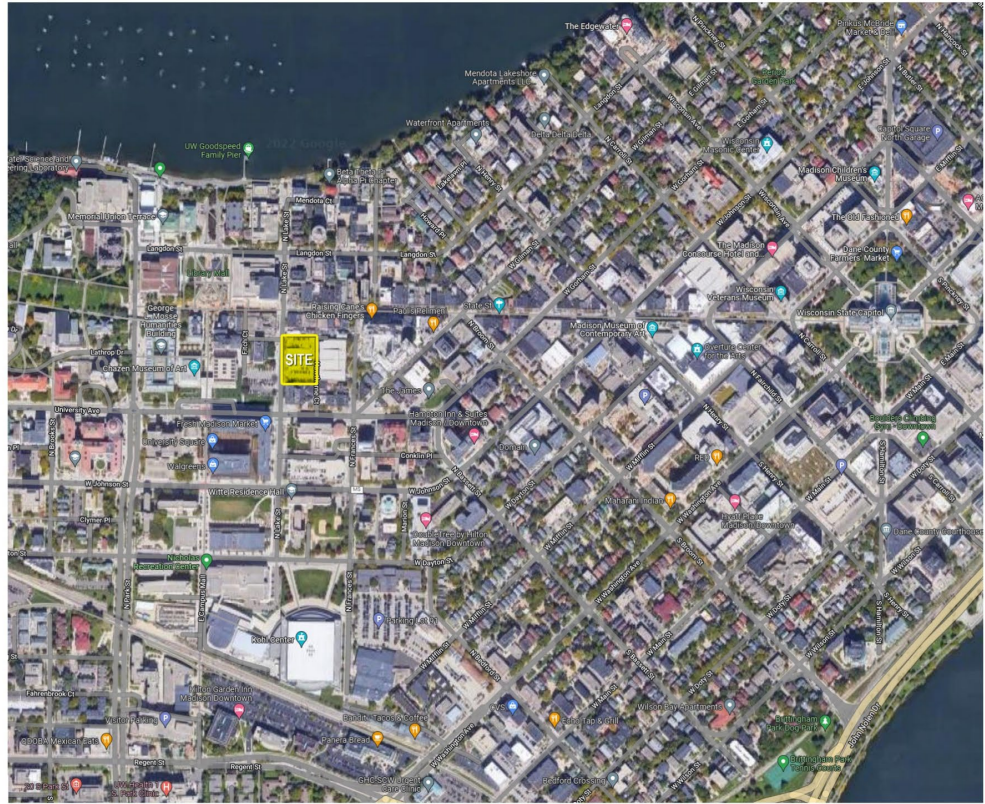
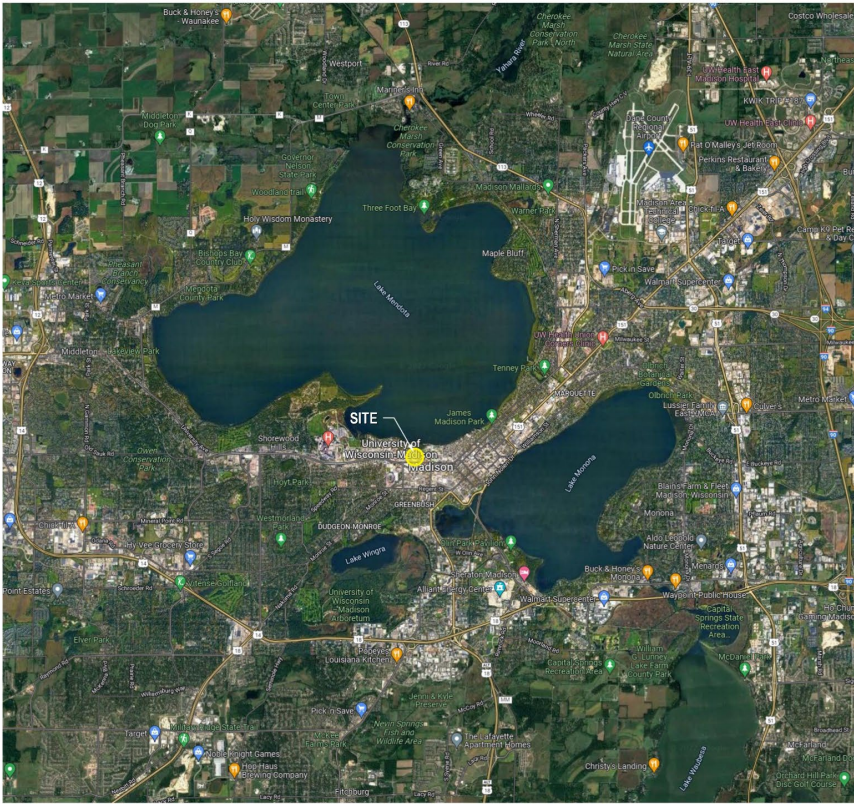
RFP #: 10000-00-2021-BP

Due: July 19, 2021 - 2 pm CST





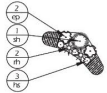
Exterior Rendering





LANDSCAPE AND RESTORATION NOTES

1. FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES.
2. PLANT MATERIAL SHALL BE REVIEWED BY OWNER OR A/E PRIOR TO INSTALLATION FOR QUALITY AND UNIFORMITY.
3. ALL LANDSCAPE BEDS AND TREE RINGS SHALL HAVE A MINIMUM OF 6" DEPTH SHREDDED HARDWOOD MULCH.
4. TREES AND SHRUBS SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
5. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
6. ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED & MULCH PER SPECIFICATIONS.
7. SEED/SOIL PLACEMENT SHALL EXTEND TO THE LIMITS OF CONSTRUCTION DISTURBANCE.
8. RESTORE ALL DISTURBED AREAS WITH A MINIMUM 6" TOPSOIL DEPTH. SEED MIXES SHALL BE AS SHOWN. CONTRACTOR MAY NEED TO WATER RESTORED AREAS TO ENSURE A SUBSTANTIAL CATCH OF TURF GRASS. WATERING SHALL BE INCIDENTAL.
9. ALL SLOPES GREATER THAN 1:3 TO RECEIVE EROSION CONTROL MATTING PER DETAILS.



5 PLANTER TYPE B MATERIAL
L 1.0 NTS



4 PLANTER TYPE A MATERIAL
L 1.0 NTS

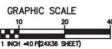
City of Madison Landscape Worksheet		Project Name: State Street Campus Garage Addition		Address: 415 Lake Street		Date: 9/21/2022		Drawing: LIMP	
Location Area	415-417	Landscape Units Requested	27	Landscape Plants Requested	33				
Building	415-417								
State District	415-417								
City Department	Public Works	Site	Planting	City	Height				
1. Planting Location	415 Lake St	415 Lake St	2	21	42'				
2. Planting Location	415 Lake St	415 Lake St	2	10	40'				
3. Planting Location	415 Lake St	415 Lake St	2	16	30'				
Landscape Function	Bench Type A	Seating	Person	City	Height				
1. Seating	2	2	0	7	40'				
2. Seating	0	0	0	0	30'				
TOTAL SEATING	2	2	0	7	40'				
TOTAL PLANTS	33								

3 LANDSCAPE WORKSHEET
L 1.0 NTS

Species	Botanical Name	Common Name	Size	City
AKB	Prunella virginiana	STATE STREET II Virginia Sycamore	2' x Cal. 800	1
AKB	Prunella virginiana	PRUNELLA VIRGINIANA Sycamore	2' x Cal. 800	1
AKB	Prunella virginiana	PRUNELLA VIRGINIANA Sycamore	2' x Cal. 800	1
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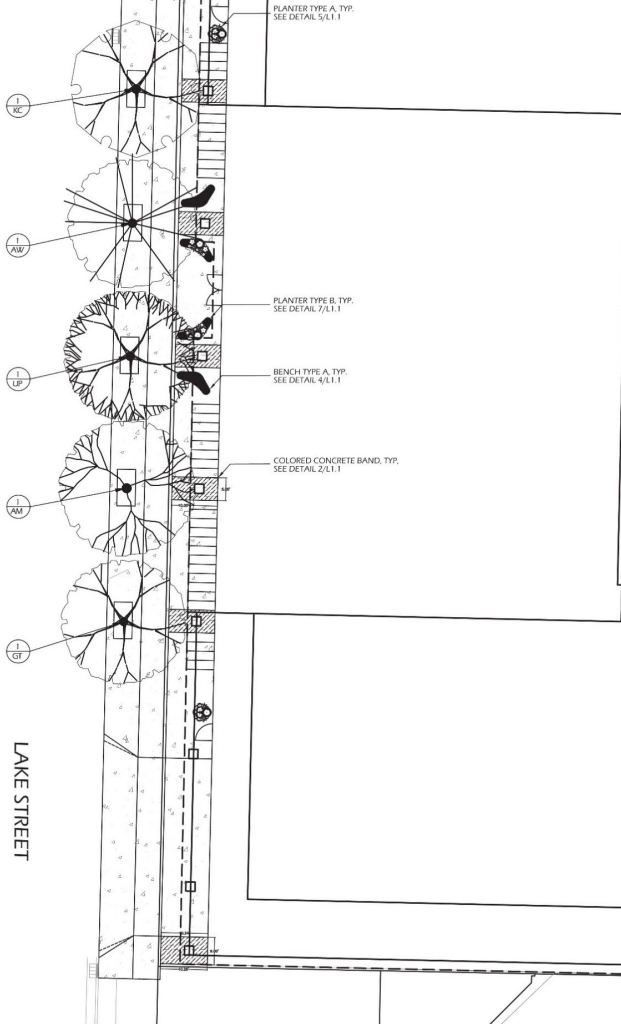
2 SUGGESTED STREET TREES
L 1.0 NTS

1 LANDSCAPE PLAN
L 1.0 1" = 10'-0"



LAKE STREET

LAKE STREET



PLANTER TYPE A, TYP.
SEE DETAIL 5/L1.1

PLANTER TYPE B, TYP.
SEE DETAIL 7/L1.1

BENCH TYPE A, TYP.
SEE DETAIL 9/L1.1

COLORLED CONCRETE BAND, TYP.
SEE DETAIL 2/L1.1



PROJECT INFORMATION
**STATE STREET
CAMPUS GARAGE
MIXED-USE**

415 N. LAKE STREET
MADISON, WI 53715

ISSUANCE AND REVISIONS

NO.	DESCRIPTION
1	ISSUE FOR SUBMITTAL

KEY PLAN



vierbicher
architects | engineers | interior

SHEET INFORMATION

LANDSCAPE PLAN
**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
These documents represent progress and final cost only. They are subject to change, including additional detail. These are not for construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER: BT
PROJECT NUMBER: 720448-01
DATE: 9-29-22

L1.0

PROJECT INFORMATION

STATE STREET
CAMPUS GARAGE
MIXED-USE

415 N. LAKE STREET
MADISON, WI 53715

ISSUANCE AND REVISIONS

NO.	DESCRIPTION
1	ISSUANCE
2	LOC. CIP SUBMITTAL

KEY PLAN



PARKITECTURE + PLANNING
101 University Drive, Suite 102
Madison, WI 53713
608.261.0882



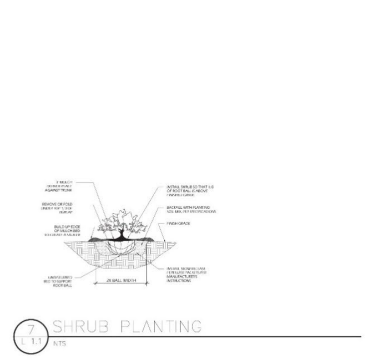
SHEET INFORMATION

LANDSCAPE PLAN

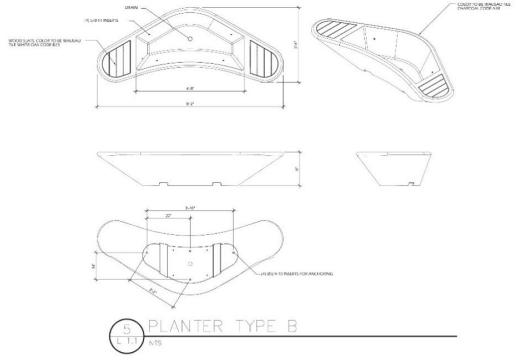
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PROJECT MANAGER: BT
PROJECT NUMBER: 720448-01
DATE: 9-28-22

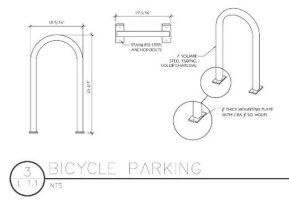
L1.1



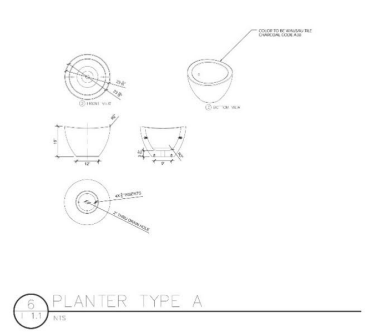
7
1.1
SHRUB PLANTING
N/T/S



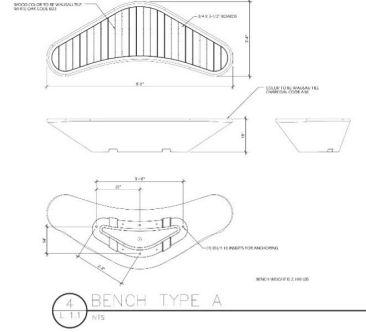
5
1.1
PLANTER TYPE B
N/T/S



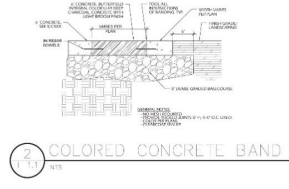
3
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BICYCLE PARKING
N/T/S



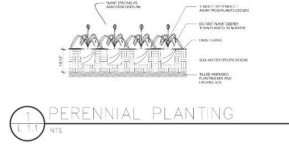
6
1.1
PLANTER TYPE A
N/T/S



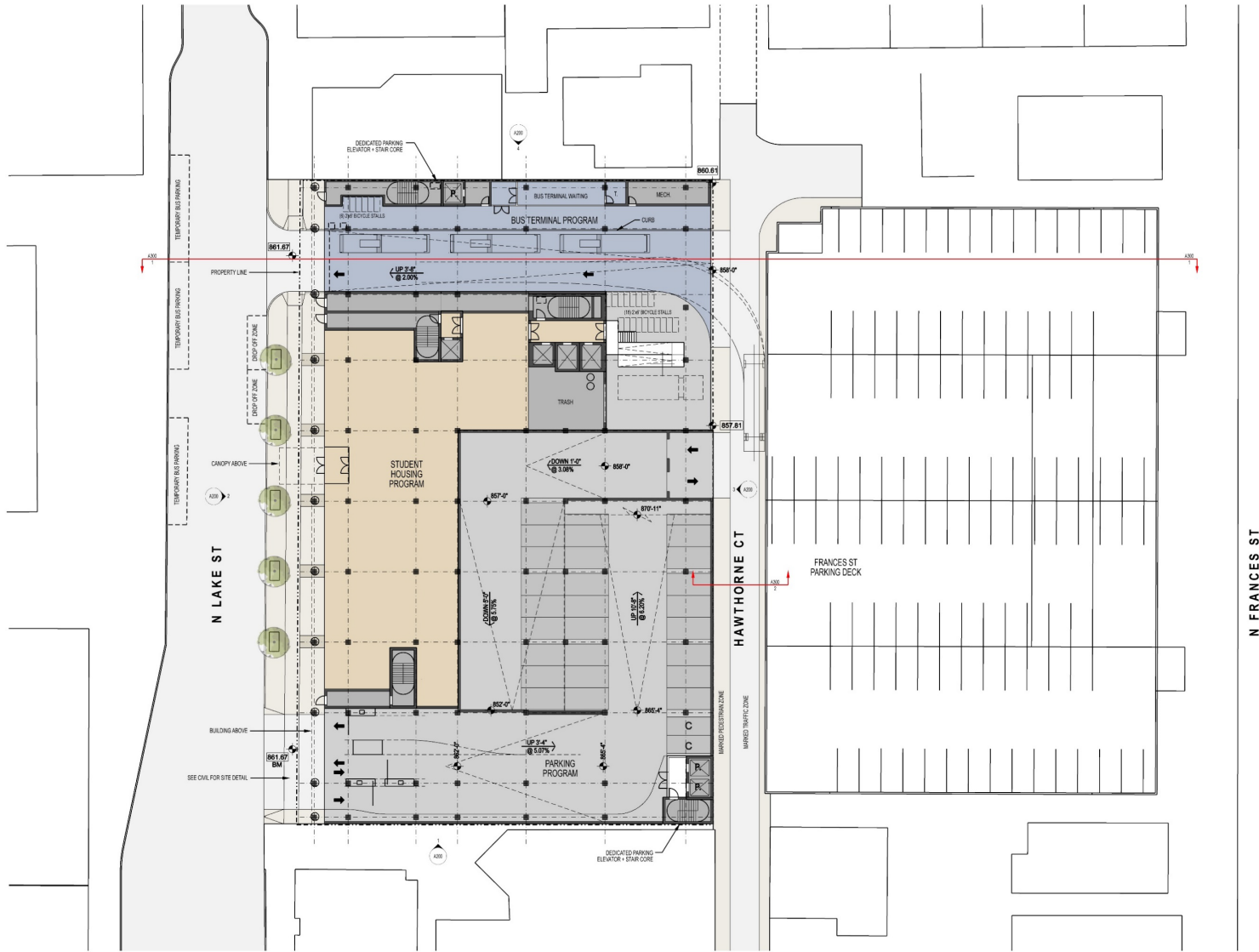
4
1.1
BENCH TYPE A
N/T/S



2
1.1
COLORED CONCRETE BAND
N/T/S



1
1.1
PERENNIAL PLANTING
N/T/S



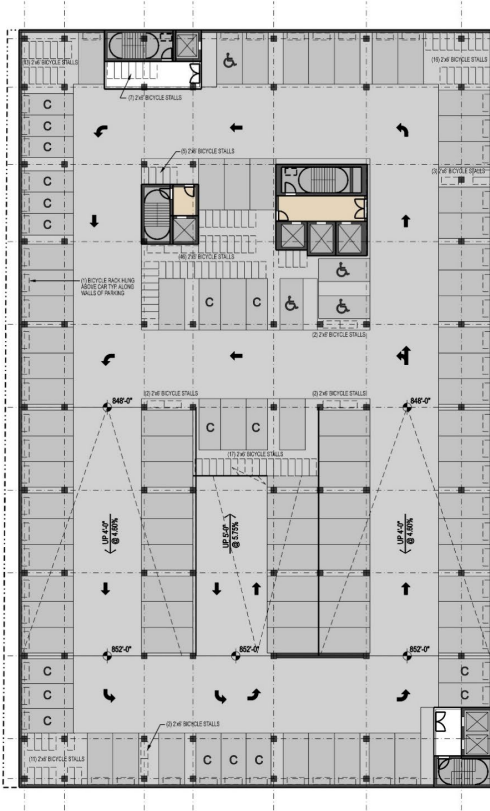
1 GROUND FLOOR
1/8" = 1'-0"

- KEY**
- BUS TERMINAL PROGRAM
 - STUDENT HOUSING PROGRAM
 - PARKING PROGRAM

NOTE:
PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.
ALL PARKING STALLS ARE 8' x 18' UNLESS DESIGNATED OTHERWISE.
ALL BIKE STALLS ARE 2' x 4' HORIZONTALLY ORIENTED & FLOOR MOUNTED.
EXCEPT FOR HUNG BIKE RACKS INDICATED ON THE LOWER LEVEL PLAN (PLAN 1) ON SHEET A109 & SEE TALL BIKE RACK DIMENSIONS TO COMPLY WITH CITY ZONING.

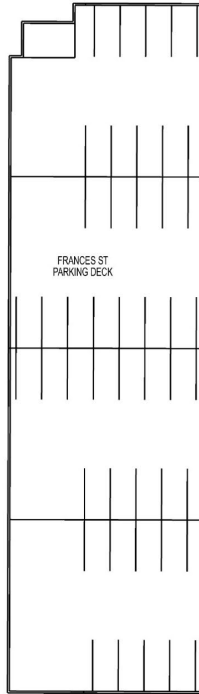
+HW/± DENOTES EXISTING ELEVATION FROM AS-BUILTS
+PROP/± DENOTES PROPOSED ELEVATION DATUM



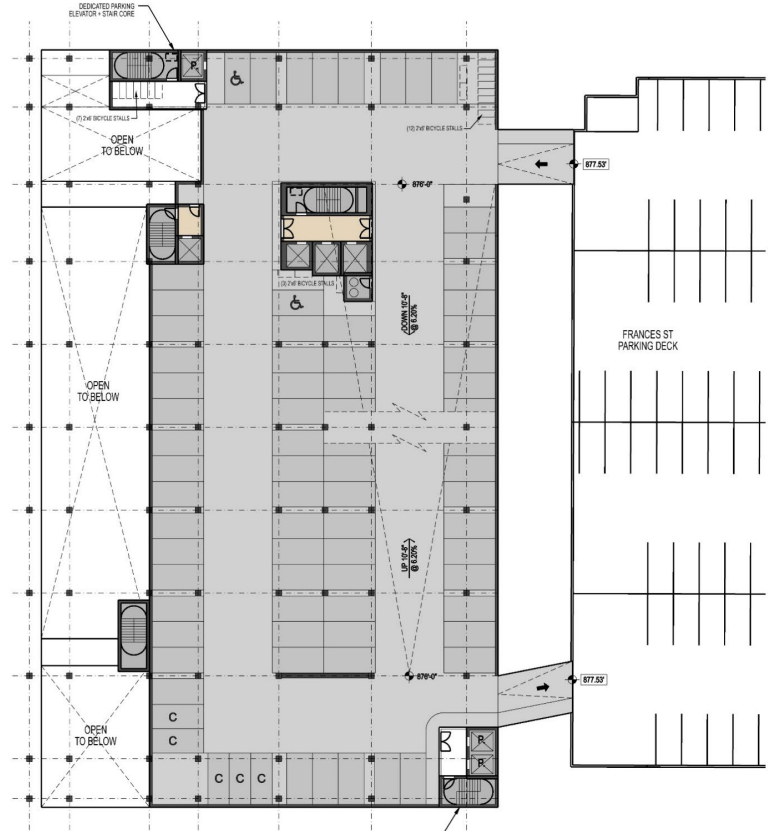


1 LOWER LEVEL
1/8" = 1'-0"

- KEY
- BUS TERMINAL PROGRAM
 - STUDENT HOUSING PROGRAM
 - PARKING PROGRAM



HANGING BIKE RACK DETAIL
66 HANGING BIKE RACKS HAVE BEEN PROPOSED.
OF THE 315 BIKES PROVIDED 17.6% ARE PROPOSED TO BE HUNG.

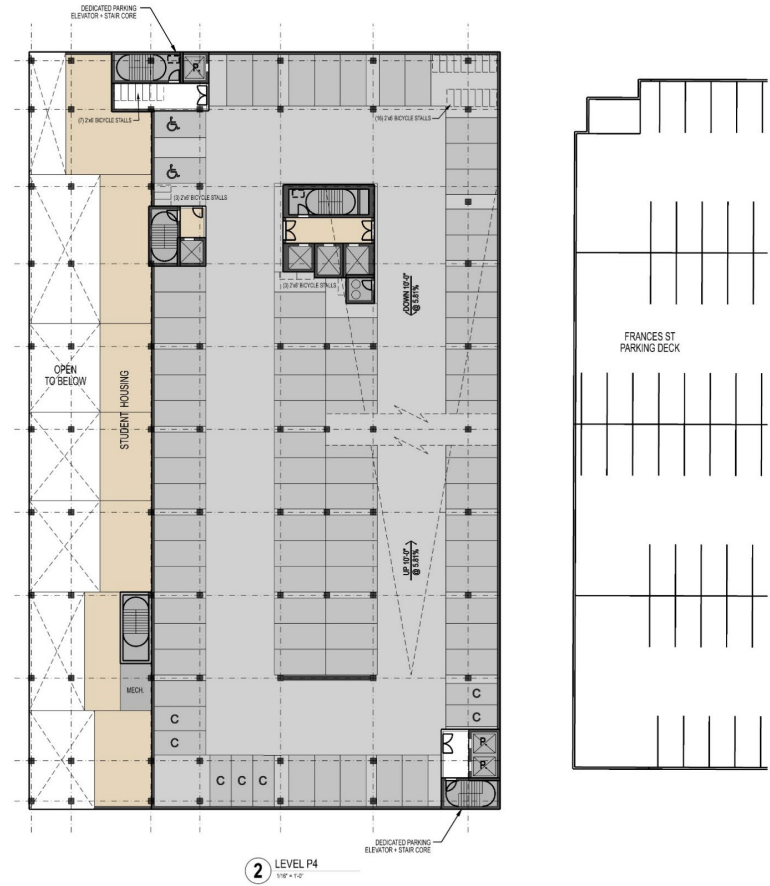


2 LEVEL 2
1/8" = 1'-0"

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ON SHEET A101 & DETAIL. BIKE RACK DIMENSIONS TO COMPLY WITH CITY ZONING.

+HW' DENOTES EXISTING ELEVATION FROM AS-BUILTS
*PROP' DENOTES PROPOSED ELEVATION DATUM



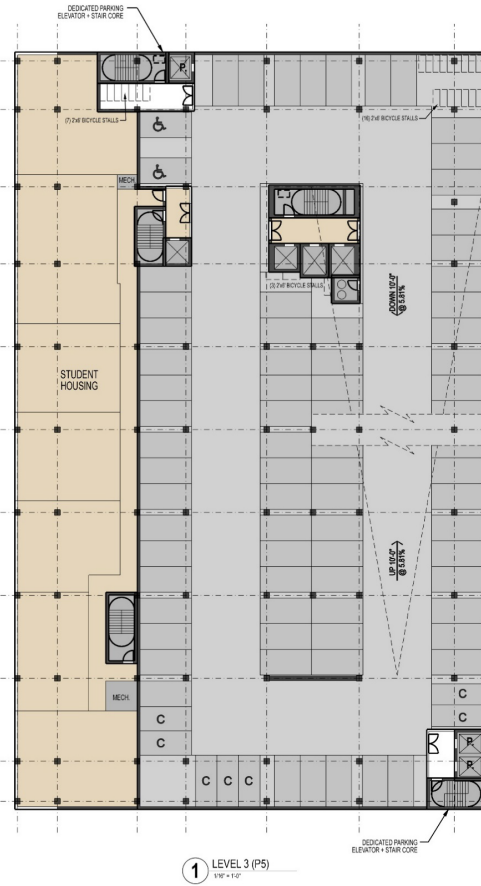


- KEY
- BUS TERMINAL PROGRAM
 - STUDENT HOUSING PROGRAM
 - PARKING PROGRAM

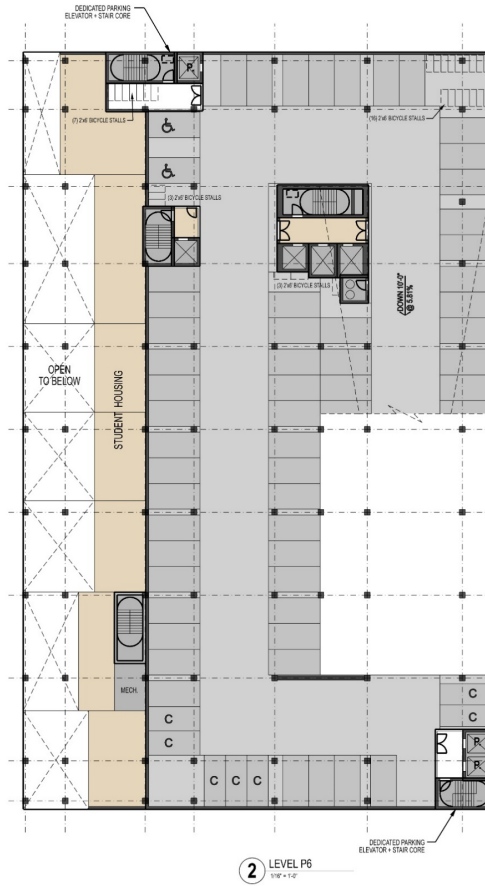
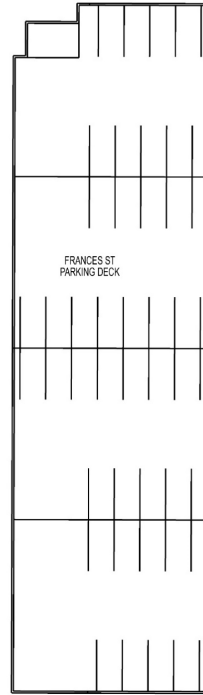
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R/W DENOTES EXISTING ELEVATION FROM AS-BUILT'S
 **E.O.* DENOTES PROPOSED ELEVATION DATUM

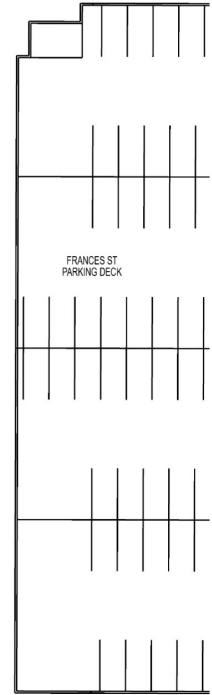




1 LEVEL 3 (P5)
1/8" = 1'-0"



2 LEVEL P6
1/8" = 1'-0"

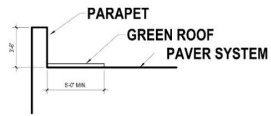


- KEY
- BUS TERMINAL PROGRAM
 - STUDENT HOUSING PROGRAM
 - PARKING PROGRAM

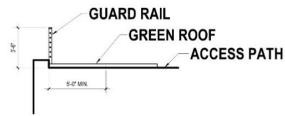
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R/W DENOTES EXISTING ELEVATION FROM AS-BUILTS
 **P* DENOTES PROPOSED ELEVATION DATUM

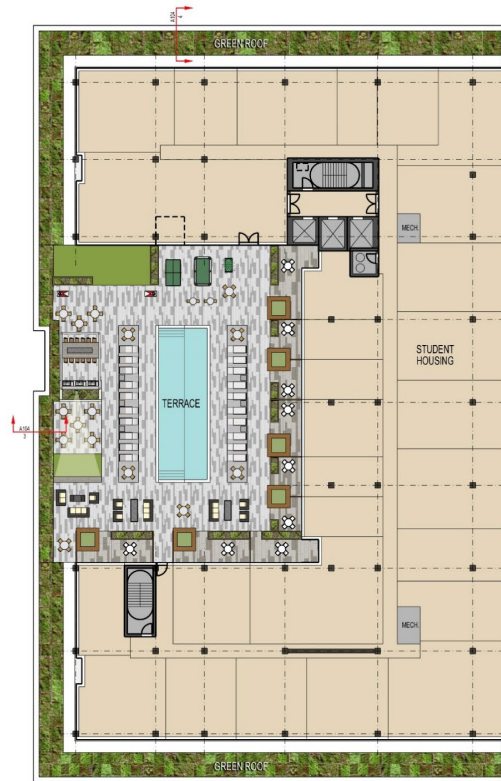




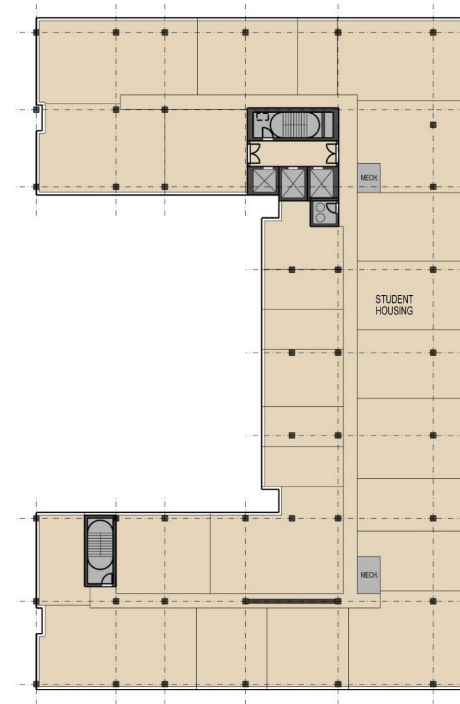
3 SECTION 1
1/8" = 1'-0"




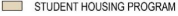

4 SECTION 2
1/8" = 1'-0"



1 LEVEL 4
1/8" = 1'-0"

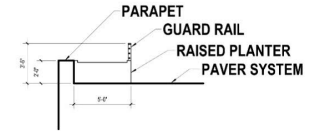


2 LEVELS 5 - 11
1/8" = 1'-0"

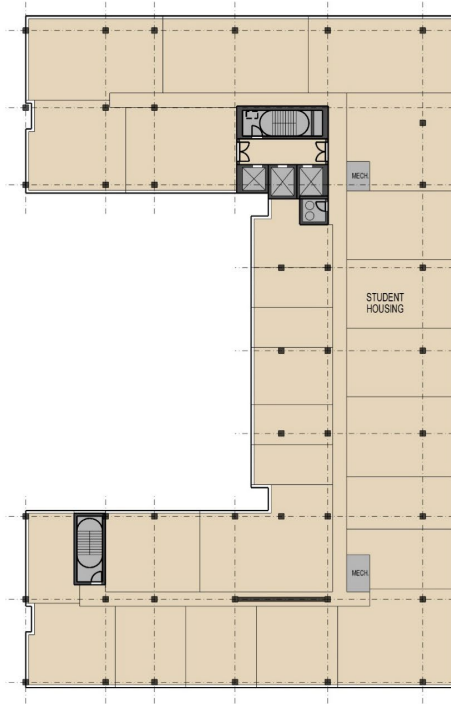
- KEY**
-  BUS TERMINAL PROGRAM
 -  STUDENT HOUSING PROGRAM
 -  PARKING PROGRAM

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3 SECTION 1
1/4" = 1'-0"



1 LEVEL 12
1/4" = 1'-0"

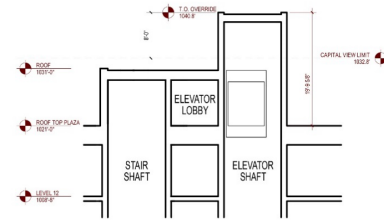
- KEY
- BUS TERMINAL PROGRAM
 - STUDENT HOUSING PROGRAM
 - PARKING PROGRAM



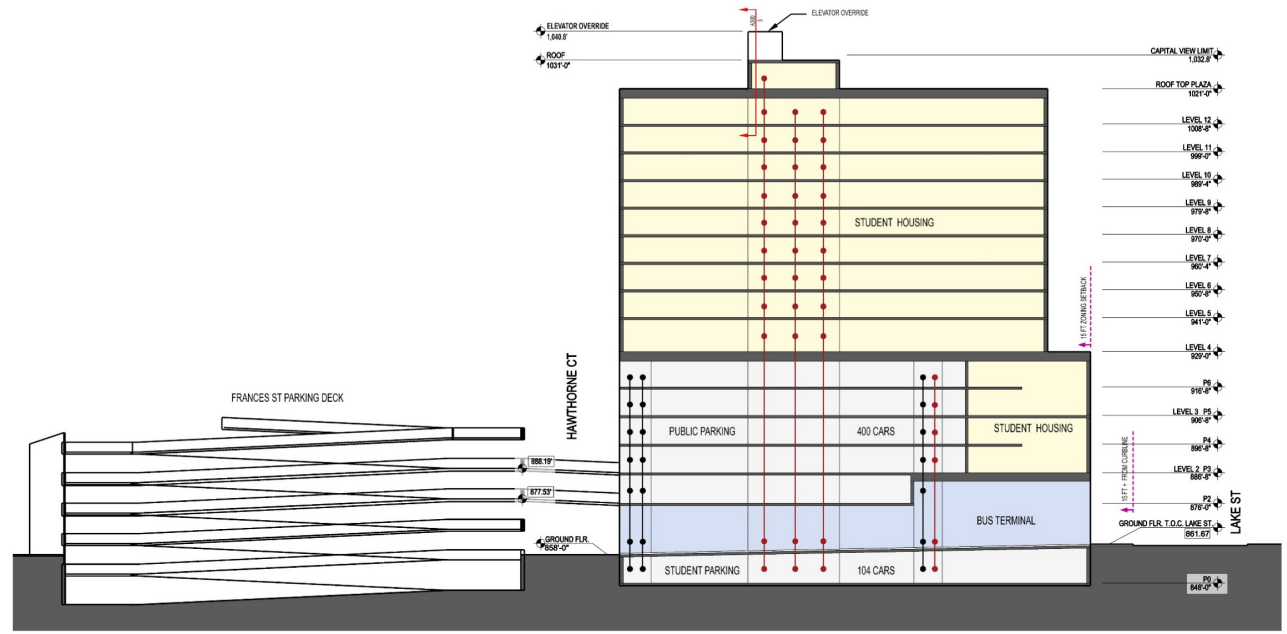
2 ROOF TOP TERRACE
1/4" = 1'-0"

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3 ELEVATOR OVERRIDE
1/8" = 1'-0"



1 SITE SECTION
1/8" = 1'-0"

- LEGEND**
- APARTMENT ELEVATOR STOP
 - PARKING GARAGE ELEVATOR STOP

NOTE: SECTION IS CONCEPTUAL AND SITE WORK AND ELEVATIONS NEED TO BE VERIFIED.

COMPLYING WITH THE CITY'S ZONING CODE OF A 12 STORY MAXIMUM BUILDING HEIGHT ON THE SITE, THE MASSING STRATEGY FOR THE NEW THEORY MANSION DEVELOPMENT UTILIZES 3 FLOORS OF LOFT APARTMENT UNITS IN FRONT OF THE NEW PARKING STRUCTURE TO CREATE A MORE ACTIVE STREET SCAPE ENVIRONMENT ON LAKE STREET.

IN ADDITION TO THE REQUIRED FRONTAGE SETBACK AND BUILDING STEP-BACK AT LAKE STREET, THE TEAM IS ALSO PROPOSING A COLONADE TO FURTHER IMPROVE THE PEDESTRIAN SIDEWALK CONDITION.

CONSISTENT WITH THE ADJACENT HUB AND JAMES DEVELOPMENTS TO THE EAST, AN OUTDOOR ROOF TERRACE IS PROPOSED FOR THE BUILDING TO TAKE ADVANTAGE OF THE GREAT VIEWS OF OUR CITY AND TO LAKE MENDOTA THAT THE SITE OFFERS.



Exterior Rendering



Exterior Rendering



Exterior Rendering

MATERIAL PHOTOS



BRICK

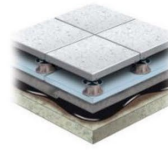
METAL PANEL

DECORATIVE CONCRETE BLOCK

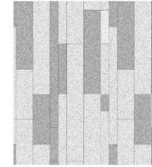
PAVER 1

PAVER 2

PAVER SYSTEM



PAVERS ON PEDESTALS

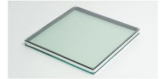


PAVERS PATTERN INSPIRATION



4" FULLY VEGETATED SEDUM MODULE (ON TOP OF PAVER SYSTEM)

GLASS



VISION GLASS (SOLORBAN 60 OR SIM.)



BIRD SAFE GLASS AS REQUIRED BY LOCAL CODE

METAL PANEL

Color: White



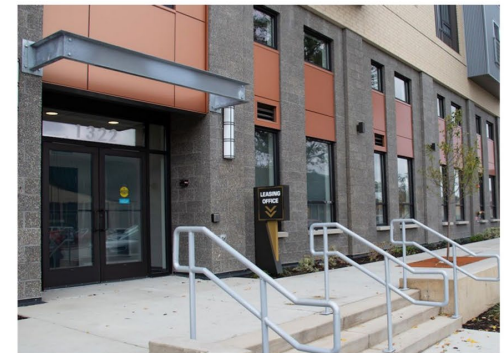
ALUMINUM WINDOW SYSTEM

Color #1: White
Color #2: Bronze



DECORATIVE CONCRETE BLOCK

Color: Grey
Size: 8x16



BRICK

Color: Grey
Size: Utility



FIBER CEMENT PANEL

Color #1: Pearl Gray
Color #2: Red Accent



MATERIAL INSPIRATION





Exterior Rendering