



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 26332

File ID: 26332

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: PEDESTRIAN/BICYCLE/MOTOR VEHICLE COMMISSION

File Created Date : 05/09/2012

File Name: Report of the Judge Doyle Square Staff Team

Final Action:

Title: Accepting the Report of the Judge Doyle Square Staff Team dated March 20, 2012 and Directing Further Follow-up Actions.

Notes:

Sponsors: Paul R. Soglin, Shiva Bidar-Sielaff, Chris Schmidt and Michael E. Verveer

Effective Date:

Attachments: Judge Doyle Square Staff Team Report-050912.pdf, Marcus & ULI Report on Blocks 88 and 105.pdf, JDS-Chapter-Introduction.pdf, JDS-Chapter 1-Public Involvement.pdf, JDS-Chapter 2-Master Planning.pdf, JDS-Chapter 3-Underground Parking.pdf, JDS-Chapter 4-TIA.pdf, JDS-Chapter 5-Bicycle Center.pdf, JDS-Chapter 6-Environmental Scoping.pdf, JDS-Chapter 7-City Office Space.pdf, JDS-Chapter 8-Project Management.pdf, 2008-Hunden-Hotel-Feasibility.pdf

Enactment Number:

Author: Judge Doyle Square Staff Team

Hearing Date:

Entered by: dtrowbridge@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	05/09/2012	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Estimates, Transit and Parking Commission, Plan Commission, Economic Development Committee, Long Range Transportation Planning Committee, Monona Terrace Board, Pedestrian-Bicycle-Motor Vehicle Commission						
1	COMMON COUNCIL	05/15/2012	Referred	BOARD OF ESTIMATES			
	Action Text: This Resolution was Referred to the BOARD OF ESTIMATES						
	Notes: Additional Referrals: Transit and Parking Commission, Plan Commission, Economic Development Committee, Long Range Transportation Planning Committee, Monona Terrace Community and Convention Center Board, Pedestrian/Bicycle/Motor Vehicle Commission.						

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|---|---|------------|-------|---|------|
| 1 | BOARD OF ESTIMATES | 05/15/2012 | Refer | TRANSIT AND
PARKING
COMMISSION | |
| | Action Text: This Resolution was Refer to the TRANSIT AND PARKING COMMISSION | | | | |
| 1 | BOARD OF ESTIMATES | 05/15/2012 | Refer | PLAN
COMMISSION | |
| | Action Text: This Resolution was Refer to the PLAN COMMISSION | | | | |
| 1 | BOARD OF ESTIMATES | 05/15/2012 | Refer | ECONOMIC
DEVELOPMENT
COMMITTEE | |
| | Action Text: This Resolution was Refer to the ECONOMIC DEVELOPMENT COMMITTEE | | | | |
| 1 | BOARD OF ESTIMATES | 05/15/2012 | Refer | LONG RANGE
TRANSPORTATI
ON PLANNING
COMMITTEE | |
| | Action Text: This Resolution was Refer to the LONG RANGE TRANSPORTATION PLANNING COMMITTEE | | | | |
| 1 | BOARD OF ESTIMATES | 05/15/2012 | Refer | MONONA
TERRACE
COMMUNITY
AND
CONVENTION
CENTER BOARD | |
| | Action Text: This Resolution was Refer to the MONONA TERRACE COMMUNITY AND CONVENTION CENTER BOARD | | | | |
| 1 | BOARD OF ESTIMATES | 05/15/2012 | Refer | PEDESTRIAN/BIC
YCLE/MOTOR
VEHICLE
COMMISSION | |
| | Action Text: This Resolution was Refer to the PEDESTRIAN/BICYCLE/MOTOR VEHICLE COMMISSION | | | | |
| 1 | LONG RANGE
TRANSPORTATION
PLANNING COMMITTEE | 05/17/2012 | | | |
| 1 | PEDESTRIAN/BICYCLE/
MOTOR VEHICLE
COMMISSION | 05/22/2012 | Refer | PEDESTRIAN/BIC
YCLE/MOTOR
VEHICLE
COMMISSION | Pass |
| | Action Text: A motion was made by Maniaci, seconded by Crandall, to Refer item to the next meeting. The motion passed by voice vote/other. | | | | |
| 1 | PLAN COMMISSION | 06/04/2012 | | | |
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Text of Legislative File 26332

Fiscal Note

Total funding of \$1,750,000 (including \$950,000 in Federal TIGER II grant funds) for this project has been included in the 2012 Adopted Capital Budget of the Department of Planning & Community & Economic Development (DPCED), Project No. 11, "Judge Doyle Square (Block 105)," Account No. 810707. About \$400,000 (\$312K from Federal grant funds) of this amount has been committed already in support of the first phase of the planning process.

This Resolution authorizes initiation of the next phase of planning for Judge Doyle Square - a master planning document for a 12-Block transit-oriented development (TOD) district. A planning team led by Kimley-Horn and Associates, Inc. was selected in 2011 to complete this planning work, after the evaluation of several proposals through a competitive request for proposal (RFP) process. A cost estimate for completion of the master planning document has not yet been developed; funds will come from those already authorized in the capital project and will be subject to additional Council approval via a separate Resolution after cost estimates

have been derived.

The estimated cost for a "hotel expert" as proposed in this Resolution to update hotel market data and related activities may range to \$60,000, depending on the scope of services, and will be funded from funds approved in the Judge Doyle Square capital project, subject to approval by the Common Council.

City planning staff estimates that this 12-Block TOD Master Planning process will require up to 9 months to complete. Staff resources from the Department of Planning & Community & Economic Development, Traffic Engineering, Parking Utility and City Engineering will be reallocated to provide support for the Consultant Team and Advisory Committee(s) without the need for additional expenditure.

A City Staff Team report (attached to Legistar #25693, 3/15/2012) outlines the potential project scope, challenges, costs and implications. All future expenditures associated with the project will require further Council approval.

Title

Accepting the Report of the Judge Doyle Square Staff Team dated March 20, 2012 and Directing Further Follow-up Actions.

Body

WHEREAS, on February 22, 2011, the Common Council authorized a path forward for the planning in Block 88 (Municipal Building block) and Block 105 (Government East Garage), which was then called Public Market Square, to engage a joint planning process with Marcus Hotels and their partner in this effort, Urban Land Interests, to more thoroughly understand how a hotel to support Monona Terrace could be developed on Block 88; and

WHEREAS, on July 19, 2011, the Common Council approved the Staff Team's recommendation to engage a team of planners, architects and engineers formed by the firm Kimley-Horn Associates to undertake the Block 105 planning to include conceptual land use, density and massing recommendations for Block 105 including conceptual floor plans for the underground parking garage and a feasibility analysis for a potential bicycle center; and

WHEREAS, Phase I of the planning for the Judge Doyle Square project is complete and the Judge Doyle Square Staff Team has prepared a Report including Findings and Recommendations for the project to help identify for decision makers the issues and choices and to suggest potential next steps to unlock the significant development potential of Blocks 88 and 105; and

WHEREAS, the development of the project will require multiple phases to build the underground parking and above grade uses in a way that doesn't disrupt the parking supply in the central business district and will likely require a six plus year effort once the necessary public private partnerships have been established;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council does hereby accept the work product of the Kimley-Horn Associates planning study, receive the work product of the Marcus/ULI planning study, and accept the Report of the Judge Doyle Square Staff Team to conclude Phase I of the project, including the Findings and Recommendations from the Staff Team, dated March 20, 2012 (Updated May 9, 2012).

BE IT FURTHER RESOLVED, that the Common Council does hereby direct the following actions:

1. As the next step in the development process, the Judge Doyle Square Staff Team is directed to draft a Request for Qualifications (RFQ)/Request for Proposals (RFP) for development teams for Blocks 88 and 105 using the Findings and Recommendations of the Judge Doyle Square Staff Team Report and the Blocks 88 and 105 studies as the basis of the RFQ/RFP and to present the recommended RFQ/RFP to the Common Council for approval prior to its issuance.
2. To guide the Staff Team's work, the Mayor is authorized to appoint an ad-hoc committee, the Judge Doyle Square Committee, to oversee the development and implementation of the RFQ/RFP process and to follow up with the City Staff Team on the recommendations adopted by the Common Council in this Resolution. The Committee, to be staffed by the Judge Doyle Square City Staff Team, would consist of nine members comprised of two alderpersons, one member of the Plan Commission, one member of the Transit and Parking Commission, one member of the Economic Development Committee, two neighborhood residents and two members of the downtown business community.
3. To ensure up-to-date data and expertise regarding the hotel component of the project, the Staff Team is authorized to select a hotel expert to (1) update the hotel market data, (2) assist with the RFQ/RFP process and (3) study the relationship between available and committable hotel rooms and Monona Terrace Community and Convention Center revenues.
4. To gather further input from property owners, residents and businesses, the Director of Planning and Community and Economic Development and Traffic Engineer are directed to further study the potential for a west-to-east (counter-flow) bicycle route in the Wilson Street travel corridor on the south side of Wilson Street as a component of the Transportation Master Plan planning process.
5. To complete the next phase of the TIGER II grant from the Federal Transit Administration, the Mayor and Clerk are authorized to enter into an agreement with Kimley-Horn Associates to complete the master planning on the 12-block transit-oriented development (TOD) district identified in the Grant Agreement in accordance with the Fiscal Note.