

From: Zellers, Ledell
Sent: March 25, 2019 9:48 AM
To: Tolley, Sabrina <STolley@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Lynch, Thomas <TLynch@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>
Cc: Rummel, Marsha <district6@cityofmadison.com>
Subject: Re: Plan Commission agenda item 13-14; 901-929 E Washington Ave

Hi Sabrina,

Thanks for getting back to me while you are on vacation.

Given that the occupancy of the Sylvee is only 2,500 and that it has resulted in some times when the garage has been full AND given that Breese Stevens occupancy is up to 9,000 and we have no experience with Breese events since the garage has opened and that many of the sites previously used by Breese for parking are no longer available, I'm still very concerned about giving over spots in the evening/night to a nonpublic use. Additionally, even more events are planned at Breese in 2019 than in the past and I expect that robust use of Breese to continue. Perhaps we could limit hotel use to Nov - April...the months when Breese would not be used? Otherwise, one of the main uses that led me to support the construction of the garage using TIF funds is being diminished and the relief of Tenney-Lapham neighborhood which has been slammed by the parking search by event attendees is lessened.

Thanks again for getting back to me.

Best,
Ledell

Alder Ledell Zellers
608 417 9521

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From: Tolley, Sabrina
Sent: Monday, March 25, 2019 9:25 AM
To: Zellers, Ledell; Stouder, Heather; Lynch, Thomas; Parks, Timothy
Cc: Rummel, Marsha
Subject: RE: Plan Commission agenda item 13-14; 901-929 E Washington Ave

Good Morning Alder Zellers,

The S. Livingston Garage is operating well below capacity at this time, and we expect that it will be at least another year before all daytime tenants have moved in for occupancies and revenues to reach projected levels. While we have only several months of operational data at this time, there have been a number of Sylvee events, including several sold-out concert events. There

have been only a couple timeframes when the garage has filled, and there has been excess evening/overnight capacity in the garage during a majority of special events.

With average permit usage of 45%-71% across all of our facilities, we would expect that usage would range from 23 to 36 spaces at any given time. Permit usage on average is expected to be on the lower side with the valet operations using their on-site valet parking first, and the South Livingston Garage permit parking available as overflow parking when the onsite parking fills. It is also likely that some of the hotel guests/vehicle demand will overlap with event-goers who would have otherwise been driving and parking in the garage to attend the event. In reviewing potential impacts vs benefits, it is my recommendation that the lease of 50 overnight spaces for a term of 2 years, while the garage is expected to have significant excess capacity a majority of the time, will provide needed additional revenue to the Parking Division (\$27,000 annually), and will have limited impact on demand and capacity for special event parking.

In response to your second question about the term of the lease, it is expected that the Hotel Indigo parking structure will be completed in about two years. The two one-year extension options are intended to allow the lease to be extended if construction takes longer than anticipated, and requires mutual agreement by the City and developer for a lease extension, so either can unilaterally terminate the contract after the two year initial term. The lease is only intended to provide a temporary parking option while the parking structure is under construction and will terminate upon completion of the parking structure.

Please let me know if you have any additional questions. I am on vacation this week, but will be checking emails periodically and will get back to you as quickly as possible.

Best,
Sabrina

Sabrina Tolley
Assistant Parking Utility Manager
City of Madison Parking Utility
215 Martin Luther King Jr Blvd., Suite 109
Madison, WI 53703
Phone: (608) 265-1147
stolley@cityofmadison.com

From: Zellers, Ledell
Sent: Sunday, March 24, 2019 9:26 AM
To: Stouder, Heather <HStouder@cityofmadison.com>; Lynch, Thomas <TLynch@cityofmadison.com>; Tolley, Sabrina <STolley@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>
Cc: Rummel, Marsha <district6@cityofmadison.com>
Subject: Re: Plan Commission agenda item 13-14; 901-929 E Washington Ave

PS Capacity of Breese is actually 9,000 and the 2019 "Fan Access Plan" notes "The new 675 [sic] spot South Livingston St Parking Garage has opened & will be included in new plans & should have a dramatic impact on parking for events at Breese."

Alder Ledell Zellers
608 417 9521

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From: Zellers, Ledell
Sent: Saturday, March 23, 2019 12:06 PM
To: Stouder, Heather; Lynch, Thomas; Tolley, Sabrina
Cc: Rummel, Marsha
Subject: Plan Commission agenda item 13-14; 901-929 E Washington Ave

I have questions and concerns re: the parking for the proposed project at 901-929 E Washington Ave.

One of my major concerns about this development proposal is the proposal to use the Livingston Street parking garage for evening/night parking. One of the express purposes of that garage and of using TIF funds for that garage was to have availability of public parking for evening use for the increasingly high demand for parking in this area. Breese Stevens is doing ever more events some of which have upwards of 5,000 attendees. The Sylvee is just getting underway and has need for evening parking. Why are we now considering turning over part of this parking which was indicated would be available to the public to private use? (I get the private daytime use.) It is not at all clear to me how this is in the best interest of the neighborhoods which have been and are increasingly so heavily impacted by those attending events who are searching for parking. I am looking for an explanation for this proposed use.

And my other question regarding the private hotel use of the Livingston St parking garage, is the proposed contract to be limited to no more than four years (i.e. until they have completed their 693-stall garage)? While that would be slightly better than an indefinite time period, it would still mean the public could not use those dedicated spaces for up to four years which would have a negative impact on the neighborhood. I'd like to see a different solution to this parking issue for the hotel than using the spaces in the public Livingston St garage.

Thanks.
Ledell

Alder Ledell Zellers
608 417 9521

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