



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 64254**

**File ID:** 64254

**File Type:** Resolution

**Status:** Items Referred

**Version:** 1

**Reference:**

**Controlling Body:** FINANCE  
COMMITTEE

**File Created Date :** 02/16/2021

**File Name:** Request for Proposals (RFP) for the redevelopment of  
415 N. Lake St., the State Street Campus Garage

**Final Action:**

**Title:** Approving the issuance of a Request for Proposals (RFP) for the redevelopment of  
415 N. Lake St., the State Street Campus Garage, (the "Property") and  
establishing a process for the review of responses to the RFP and selection of a  
development team for the Property

### Notes:

**Sponsors:** Michael E. Verveer and Max Prestigiacomo

**Effective Date:**

**Attachments:** Draft\_State\_Street\_Campus\_Garage\_RFP.pdf, State  
St Campus Inter City Memo.pdf, Public Comment  
ITEM 3 the redevelopment of the State Street Campus  
Garage\_Redacted.pdf,  
State\_Street\_Campus\_Garage\_Finance\_Staff\_memo.  
pdf, DCC\_3-18-21\_presentation.pdf

**Enactment Number:**

**Author:** Tom Otto, Economic Development Specialist & Jeff Greger,

**Hearing Date:**

**Entered by:** jgreger@cityofmadison.com

**Published Date:**

### Approval History

| Version | Date | Approver    | Action  |
|---------|------|-------------|---------|
| 1       |      | Brent Sloat | Approve |

### History of Legislative File

| Ver-<br>sion: | Acting Body:  | Date:      | Action:                      | Sent To:             | Due Date: | Return<br>Date: | Result: |
|---------------|---|------------|------------------------------|----------------------|-----------|-----------------|---------|
| 1             | Department of Planning<br>and Community and<br>Economic Development | 02/16/2021 | Referred for<br>Introduction |                      |           |                 |         |
| 1             | COMMON COUNCIL  | 02/23/2021 | Refer                        | FINANCE<br>COMMITTEE |           |                 | Pass    |

|   |  |            |   |  |            |            |      |
|---|--|------------|---|--|------------|------------|------|
| 1 | FINANCE COMMITTEE                        | 02/23/2021 | Referred  | TRANSPORTATION COMMISSION                |            | 03/10/2021 |      |
| 1 | FINANCE COMMITTEE                        | 02/23/2021 | Referred  | TRANSPORTATION POLICY AND PLANNING BOARD |            | 03/01/2021 |      |
| 1 | FINANCE COMMITTEE                        | 02/23/2021 | Referred  | DOWNTOWN COORDINATING COMMITTEE          |            | 03/18/2021 |      |
| 1 | TRANSPORTATION COMMISSION                | 02/24/2021 | Refer   | TRANSPORTATION COMMISSION                | 03/10/2021 | 03/10/2021 |      |
| 1 | TRANSPORTATION POLICY AND PLANNING BOARD | 03/01/2021 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE                        |            |            | Pass |
| 1 | TRANSPORTATION COMMISSION                | 03/10/2021 | Return to Lead with the Following Recommendation(s) | FINANCE COMMITTEE                        | 03/22/2021 |            |      |
| 1 | DOWNTOWN COORDINATING COMMITTEE          | 03/18/2021 | Return to Lead with the Following Recommendation(s) | FINANCE COMMITTEE                        |            |            | Pass |
| 1 | FINANCE COMMITTEE                        | 03/22/2021 | Re-refer  | FINANCE COMMITTEE                        |            |            | Pass |
| 1 | FINANCE COMMITTEE                        | 04/05/2021 |   |  |            |            |      |

**Text of Legislative File 64254**

**Fiscal Note**

The proposed resolution approves a Request for Proposals (RFP) for the redevelopment of 415 N. Lake St., the State Street Campus Garage. An estimated project timeline includes project feasibility determination and development agreement negotiations in 2022, design completion in 2024, and demolition and construction starting in 2025. These phases and dates are subject to change. This project is included on the 2021 Adopted Capital Budget Horizon List, which states that City staff will study the creation of a new Tax Increment Financing district in the greater State Street area to serve as a full or partial funding source for this project. No additional City appropriation is required with approval of the proposed resolution.

**Title**

Approving the issuance of a Request for Proposals (RFP) for the redevelopment of 415 N. Lake St., the State Street Campus Garage, (the “Property”) and establishing a process for the review of responses to the RFP and selection of a development team for the Property

**Body**

WHEREAS the 510 space State Street Campus Garage at 415 N. Lake Street is approaching the end of its useful life and has become financially challenging for the City to continue to invest in its ongoing maintenance; and

WHEREAS the site represents an important opportunity to add a tax-generating development for the benefit of the City and its other taxing jurisdictions that can also provide connectivity, transportation, housing and additional amenities to visitors, residents, and students and more effectively connect downtown Madison and the University of Wisconsin campus; and

WHEREAS the City of Madison desires to construct a mixed-use project containing an intercity bus terminal, public parking structure, ground floor retail, and housing; and

WHEREAS the City wishes to achieve the goals set forth in the attached RFP and also shown below:

- Unlock the development potential of City-owned, tax-exempt parcel to significantly expand the City's tax base and employment
- Unlock the development potential of the site through careful selection of mixed uses that includes retail and housing along with intercity bus terminal and parking
- Attract additional residents and increased density to the central business district/downtown to increase the vitality of the area
- Draw residents and visitors to a mix of retail and restaurants that engage and activate the sidewalk and street
- Enhance Lake Street as an important connection for bicyclists and pedestrians
- Replace the State Street Campus Garage at 415 N. Lake Street with a new parking facility that connects to the 430 N. Frances Street addition and that serves the public parking needs in the area and the above ground development
- Ensure the project, which has a 75+ year horizon life cycle cost, is affordable for the Parking Utility to continue its mission to provide service to the public
- Create a permanent City-owned intercity bus terminal that is off-street and integrated into the mixed-use development
- Ensure high quality pedestrian and bicycle connectivity to Metro Transit and intercity bus terminal

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison directs City Staff to issue an RFP to achieve the goals outlined above.

BE IT FURTHER RESOLVED that the Department of Planning, Community & Economic Development Director will review all responses that are received prior to the deadline and prepare a report to the Finance Committee.

BE IT STILL FURTHER RESOLVED that the Finance Committee shall make a recommendation to the Common Council regarding which response to the RFP, if any, the City should select.

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to sign any documents required to issue the RFP.