

July 31, 2018

Re: Environmental Impact Statement (EIS)
Linden Drive Parking Garage
University of Wisconsin – Madison
DFDM Project Number 17I1F

Potentially Interested Party,

The University of Wisconsin – Madison (UW-Madison) Facilities Planning and Management has retained Ayres Associates on behalf of the University of Wisconsin System Administration (UWSA) to prepare an Environmental Impact Statement (EIS) for the proposed Linden Drive Parking Garage project. The EIS will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and UWSA guidelines (Board of Regents' Resolution 2508, November 6, 1981). An initial requirement of the EIS is the scoping process. The intent of the scoping process is to identify at an early stage potential beneficial or adverse impacts of the project on the physical, biological, social, and economic environments. Because you or your agency or group may have an interest in the project, we are inviting you to participate in the scoping process.

Project Background

The intent of this project is to provide replacement parking for stalls that will be lost due to the expansion of the proposed School of Veterinary Medicine (SVM) facility addition and construction of the new Meat Science Building. Lot 62 currently provides 410 parking stalls on the west side of campus and is one of the last large surface lots on campus (the other being Lot 60). A majority of these stalls would be lost with the construction of the new School of Veterinary Medicine Building Addition on the west side of the existing surface parking lot. The campus will also lose 58 surface spaces from the removal of Lot 43 with construction of the Meat Science Building project (which is currently under construction) and an additional 11 stalls will be lost in Lot 59 west of Willow Creek when the 1960s era Walnut Street Greenhouses are replaced and expanded.

UW-Madison has a current headcount population of 65,000, consisting of approximately 21,600 faculty/staff, 3,400 students, and an average of 10,000 visitors daily. The campus parking system is comprised of approximately 13,000 parking spaces to accommodate permit, visitor, short-term, and departmental vehicle parking needs. The university continues its policy that allows parking for only a small percentage (300 parking permits) of students who commute and have few transportation alternatives.

The 2015 Campus Master Plan Update for UW-Madison establishes goals and guiding principles for the consideration and development of proposed campus growth and updates to existing facilities and infrastructure. The established principles include the mandate to "provide the minimal amount of parking needed to meet the needs of the campus and its visitors." In addition, parking projects are to support the broad principle of "make travel easy" by providing for convenient

bicycle/pedestrian facilities and including improvements to campus streetscapes to make a more comfortable and safe campus environment.

The Campus Master Plan also establishes height limitations for all proposed future development. The established height limit for this proposed parking garage is six (6) parking levels, which has a maximum elevation (above mean sea level) of 919.00 feet. Other influences of the Campus Master Plan speak to the importance of the view shed of Linden Drive looking west toward the proposed SVM expansion. While a minimum setback for the parking facility is established to match that of the Meat Science Laboratory, the university prefers that parking ramp building elements be held as far to the north as possible to maximize the open view shed to the new Vet School building and its new open space to the west.

In 2016, UW-Madison commissioned a pre-design study to establish conceptual design for the Linden Drive Parking Garage. This study developed and evaluated concept options for a parking garage with a minimum of 600 parking stalls (including ADA compliant parking), motorcycle/moped parking, and bicycle parking. Concept garage layouts were analyzed, developed, and documented in the pre-design report along with essential information needed to initiate the design process.

If the construction of this parking garage is not completed before the construction of the addition to the School of Veterinary Medicine, parking availability on this area of campus will be greatly reduced. Inadequate campus parking will increase the demand on surrounding city of Madison streets and university parking lots and garages that are already at capacity, making this alternative highly undesirable.

UW-Madison Transportation Services will provide the program revenue funding for this entire project. The current preliminary estimated project cost is \$23,647,000.

Proposed Project Action

This project shall select one of the concept design options presented in the 2016 Planning Study (as directed by FP&M leadership), and conform to UW-Madison, DOA-Division of Facilities Development and Management (DFDM), and the applicable city standards and conform to building code requirements for parking garages. The 600+ total spaces in the garage shall include the required ADA spaces, permit spaces, and visitor spaces. The proposed garage shall be a pre-cast or cast in place structure and must be architecturally integrated into the surrounding neighborhood based on the UW-Madison Campus Design Guidelines and approved Campus Master Plan. The garage shall have the required exit stairs and elevators as outlined in the concept design study.

The proposed project contains, but is not limited to, the following design elements for the proposed new construction:

- Construct a six-story parking garage structure as outlined in previous the pre-design study.
- Meet the setback requirements outlined in the pre-design study.
- Include a small storage and office area within the structure.
- Modify the roadway to Linden Drive and construct a new adjacent access drive perpendicular to Observatory Drive.
- Relocate underground electric lines along the east boundary of the site.
- Construct storm water management facilities on-site to meet requirements of the near west campus storm water study.
- Provide accommodations for bicycle and motorcycle parking.
- Include snow removal chutes from the upper floor.
- Provide new signage along adjacent streets to aid in wayfinding.
- Provide new landscaping around the garage, especially along the Linden Drive and Observatory Drive frontage, and for the new storm water facility.
- Install AE designed and specified, owner-purchased, contractor-installed, access control and revenue control equipment prior to Owner occupancy.
- Maintain MG&E’s permanent access to their transformer in the southeast corner of the site.

UW-Madison Campus Technical Guidelines and DFDM Design Guidelines for parking garages, lighting, landscape, and streetscape are to be incorporated into the project; the recommendation is that there be a combination of brick and architectural pre-cast for the exterior finishes on the parking garage. The project as currently described, is not eligible for LEED certification because of the requirement for 1,000 square feet of occupied, conditioned space.

Below is a summary of the targeted project schedule.

Architect / Engineer Selection	March 2017
Design Report	September 2018
BOR/SBC Approval	October 2018 or December 2018
Project Bid	December 2018
Begin Construction	March 2019
Substantial Completion	July 2020
Final Completion	October 2020

A project location map and aerial photo of the project site are provided as Figures 1 and 2, respectively.

EIS Schedule

The draft and final EIS will evaluate potential environmental impacts in accordance with WEPA and UWSA guidelines and address any issues identified during the scoping process and draft and final EIS comment periods. As part of our standard EIS process, Ayres Associates will perform research using available databases and resources to collect information pertaining to environmental, social, economic, cultural, or historic aspects of the project. The preliminary schedule for the EIS process is as follows (all dates, except the Scoping Meeting, are tentative):

Scoping Meeting	August 15, 2018
Draft EIS public comment period	August 30, 2018 to October 14, 2018 (45 days)
Draft EIS Public Meeting	October 4, 2018
Final EIS public comment period	October 31, 2018 to November 30, 2018 (30 days)
Final EIS Public Hearing	November 29, 2018
Record of Decision	December 12, 2018

The Record of Decision represents the conclusion of EIS process and includes the final recommendation by the University of Wisconsin System that the FEIS meets the requirements of WEPA.

If you are interested in this project, we welcome any comments, suggestions, or other input you feel are important. Please submit your comments related to this project in writing by August 15, 2018, for consideration in the Draft EIS report. Send your comments to:

Ben Peotter, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718
PeotterB@AyresAssociates.com

If no comments are received from you or your group, we will assume that there are no project issues that negatively impact you, or that you would like to comment on.

Ayres Associates Inc



Ben Peotter, PE
Project Manager

BP:sm

Enclosure

RESPONSE FORM

Environmental Impact Statement Scoping Process
Linden Drive Parking Garage
University of Wisconsin – Madison
DFDM Project #1711F
Madison, Wisconsin

I have the following comments regarding this project and items to be considered as part of the scoping process:

[Please write comment here. Attach additional pages if necessary.]

Please complete the following information and sign if submitting comments:

Name: _____

Title/Representing: _____

Address: _____

Telephone Number: _____

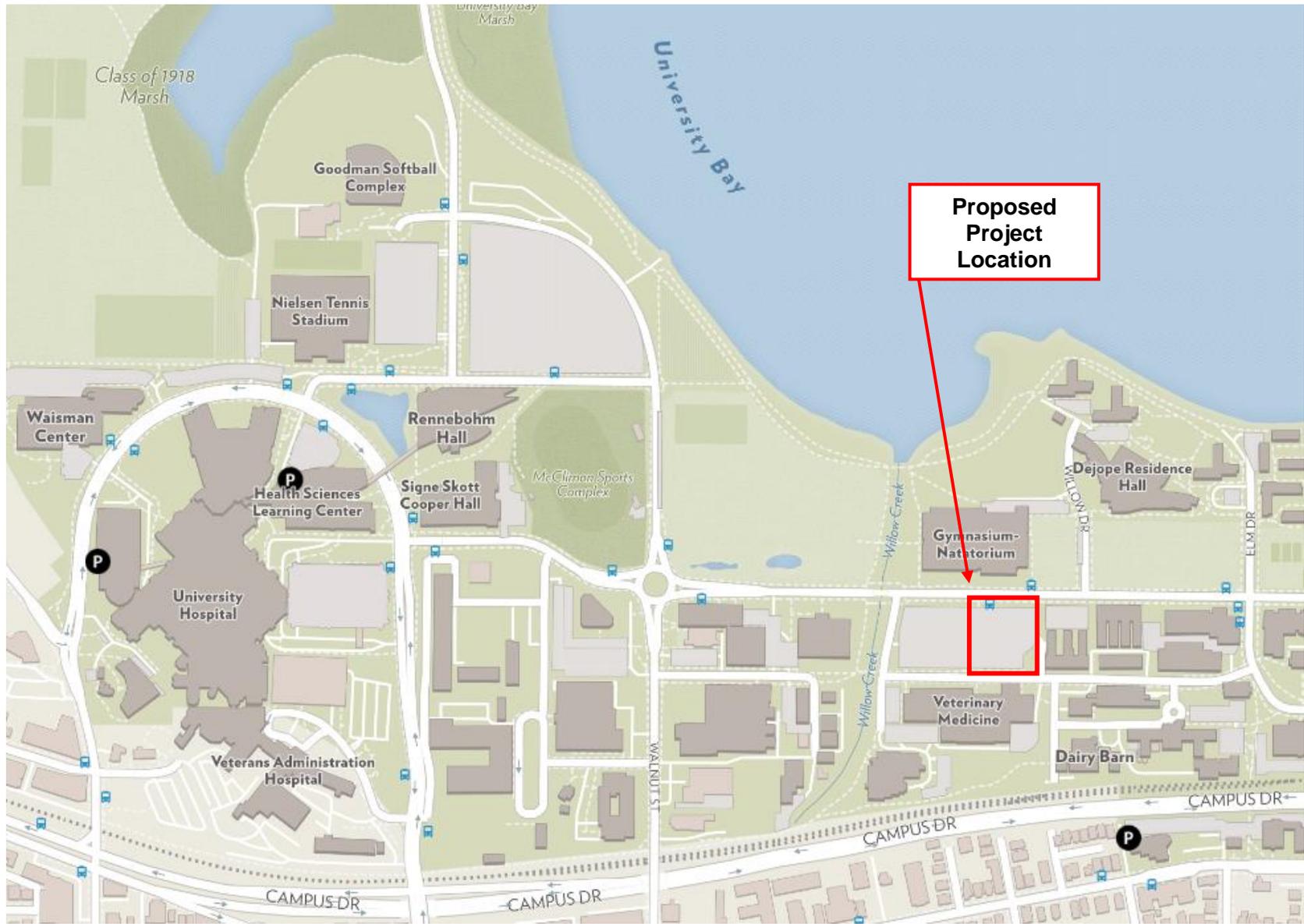
E-mail Address (optional): _____

Signature: _____

- I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.
- I am NOT interested in continuing my involvement in the public participation of this project. Please do NOT continue to send me project notices.

Please return this form by August 15, 2018, to:

Ben Peotter, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718



Base Map Source: University of Wisconsin, Campus Map - <http://map.wisc.edu/>

Figure 1
Campus Map

Environmental Impact Statement
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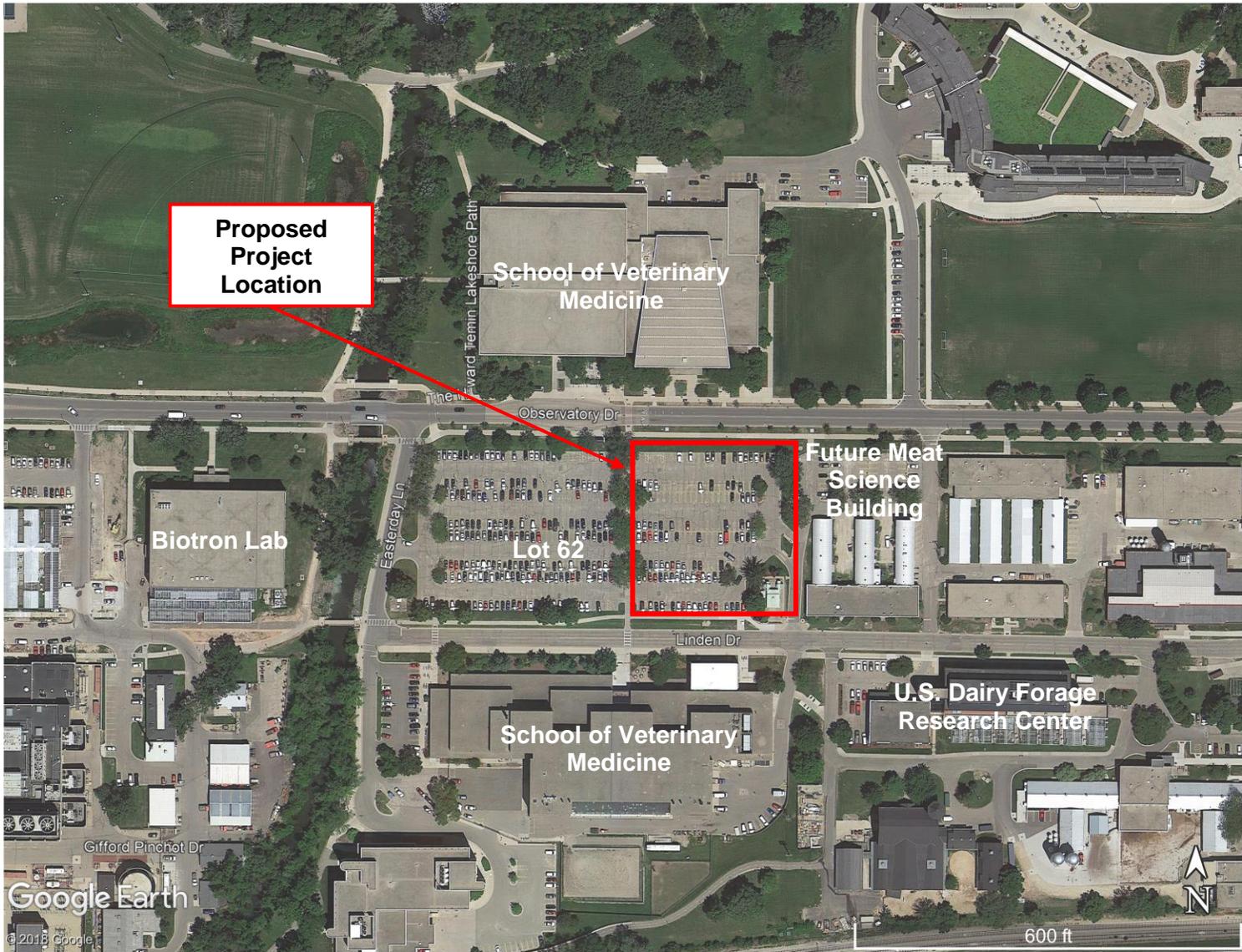


Figure 2
Aerial Map of the Project Site

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