



UNION

CORNERS

**Community Input Session 9 Apr 11**

Design Coalition, Inc. Architects

Union Corners

Transitional Uses & CNU



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Bird's Eye Looking Easterly

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Bird's Eye Looking Southerly

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Temporary Use: Brick Storage

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Temporary Use: Pavement Crushing

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Temporary Use: Pavement Crushing

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# CONCEPT SITE PLAN



- Building A**  
Apartments over grocery/retail with enclosed parking
- Building B**  
Residential over retail with enclosed parking
- Building C**  
Apartments over commercial with enclosed parking
- Building D**  
Condominiums over commercial with enclosed parking
- Building E**  
Condominiums with enclosed parking
- Building F**  
Loft Condominiums with enclosed parking
- Building G**  
Community center and/or residential with enclosed parking
- Building H**  
French Battery Building restoration
- Building I**  
Artist Lofts
- Building J**  
Carriage house condominiums



Concept Site Plan

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**SIP SUBMITTAL**

**UNION CORNERS**

**McGRATH**  
*Collaborative*  
 REAL ESTATE INVESTMENTS

URBAN DESIGN COMMISSION

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DATE: 08/30/2008

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **L-C000**

McGrath Plan

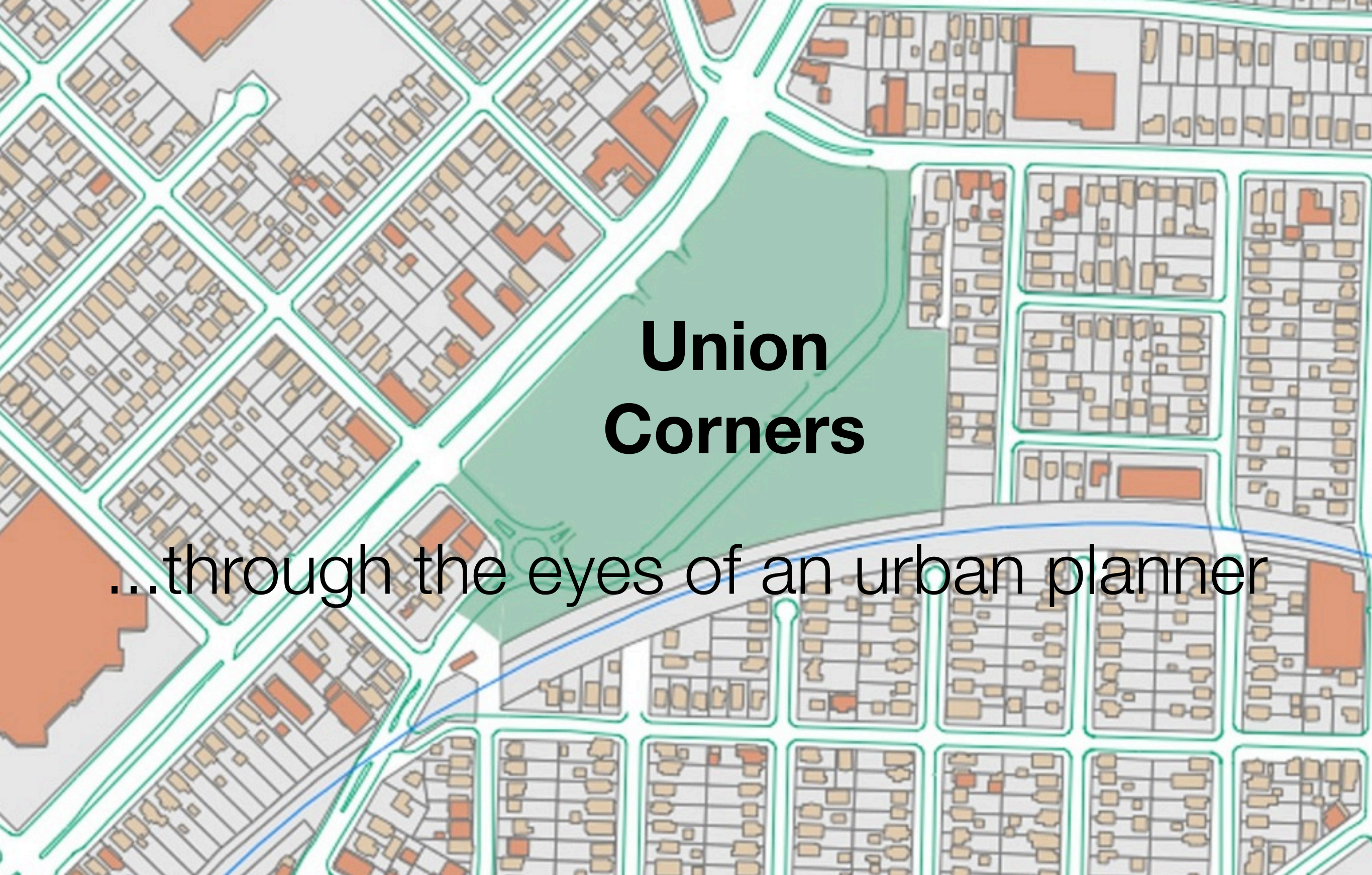
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# Union Corners

Today

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# Union Corners

...through the eyes of an urban planner

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Bike Path

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Bike Path

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Grove of Trees

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Grove of Trees

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Residential

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Residential

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Railroad Corridor

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Railroad Corridor

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Ped-Bike Connection

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Major Traffic on East Wash

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Major Traffic on East Wash

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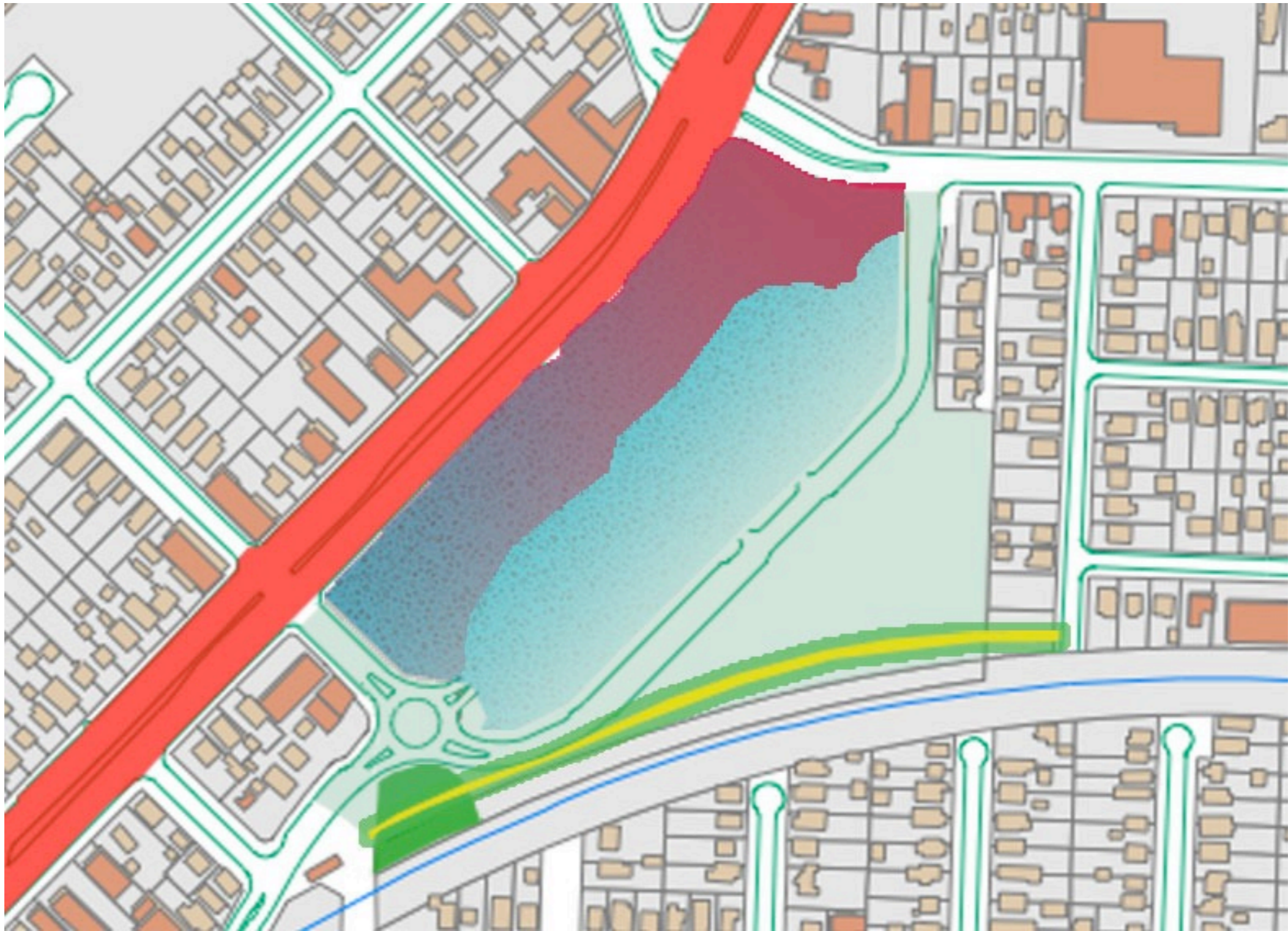
Mix of Uses

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Mix of Uses

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Retail Zone

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Gateways

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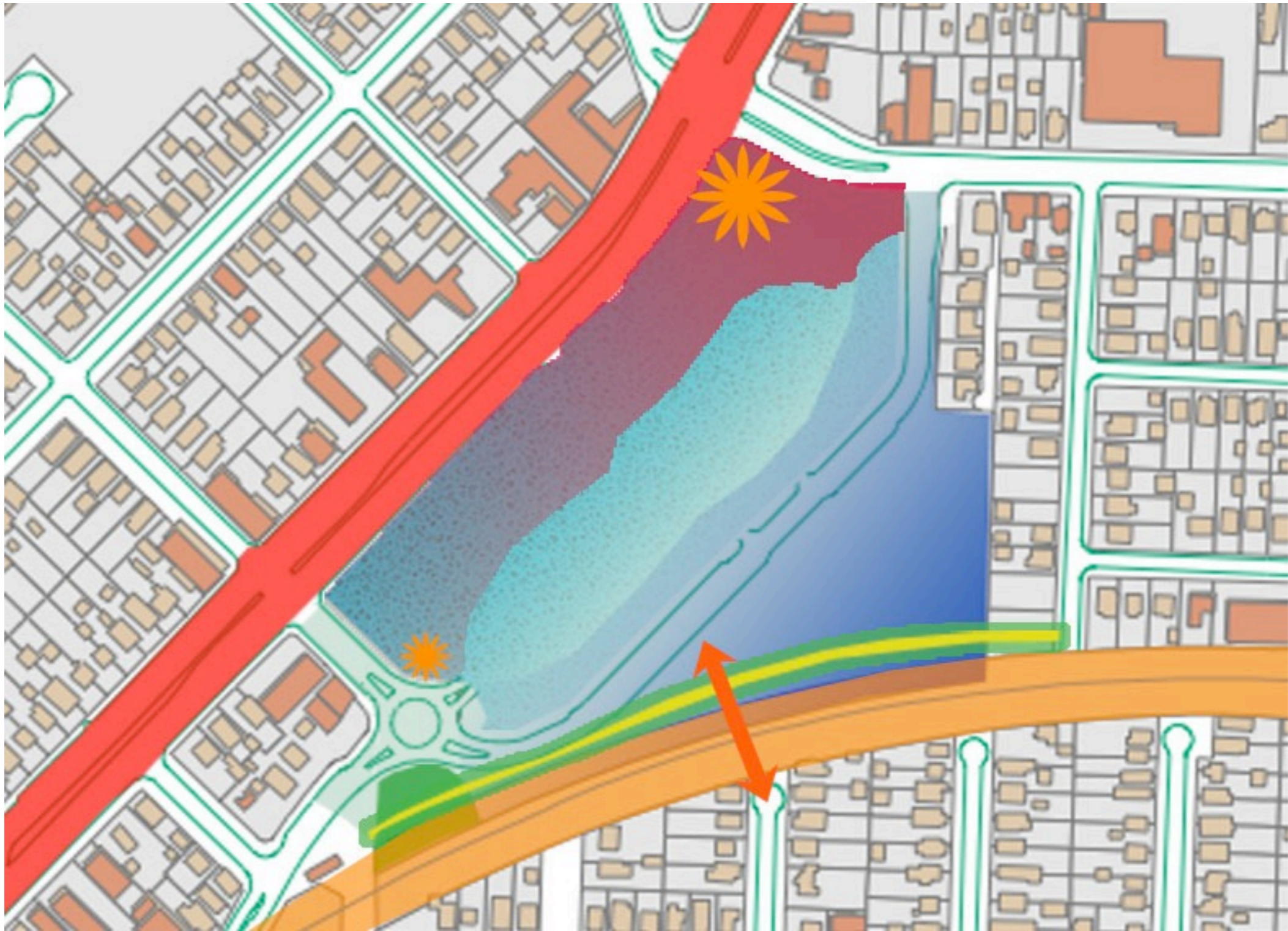
East Washington Gateway

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Winnebago Gateway

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Zones, Nodes & Corridors

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# Consensus Principles...

- From the public input process, 2003+
- From the McGrath P.U.D. package
- From the City's landbanking criteria
- Friends of Union Corners CBA



- ☑ Sustainability
- ☑ Economically Viable
- ☑ Walkable, Bikeable
- ☑ Mix of Uses
- ☑ On tax rolls
- ☑ Mix of housing types
- ☑ Some Green Space
- ☑ A Gathering Place
- ☑ Good Fit with Adjacent
- ☑ More than 1 story
- ☑ No parking at fronts of buildings
- ☑ Transit oriented development
- ☑ Rebuild French Battery
- ☑ Don't break up site
- ☑ Gateway corner at Milwaukee St
- ☑ Roundabout as existing

# Congress of New Urbanism

- Conference in Madison, June 1-4
- Urban Design Competition

- Transitional vs. Temporary
- “Stickiness” & “Trajectory”
- Management ongoing
- City-making vs. Development

# SASYNA.org

- input session process & worksheets
- neighborhood context
- photo tour
- list of transitional uses

Additional Information

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# [CityOfMadison.com/planning/UnionCorners](http://CityOfMadison.com/planning/UnionCorners)

- base maps
- meeting notes & history
- concept plans
- neighborhood plans

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