



VANDEWALLE & ASSOCIATES INC.

To: Plan Commission
From: Brian Munson
CC: Jeff Rosenberg
Date: November 5, 2013
Re: Birchwood Point: Park Request

Key Components in developing well balanced neighborhoods requires diversity of housing, transportation, and open space. Clearly, with the current discussion coming before the Common Council at the November 19, 2013 meeting, it is the desire of the City to encourage their workforce to live in Madison, and high quality and desirable neighborhoods are a key to that goal. The presence of a multi-use neighborhood park located within the medium density housing is a key component of supporting the short term and long term desirability of the neighborhood. Developing this park as part of the first phase of development, by partnering with local developers, will also add public infrastructure to the project's initial phases, rather than delaying until the last phase for a multi-property regional facility without adding any additional cost to the City.

We request that the Plan Commission amend the Staff recommendation for the following items:

1.) Approve the proposed parks as a publicly owned and maintained parks

- a. This park will serve multiple purposes within the neighborhood and should not be designed for single program use such as structured soccer fields. The eventual design should offer passive and active recreation opportunities along with neighborhood gathering spaces. Initial concept plans should include a shelter, walkways, playground facilities serving differing age groups, vegetative plantings, and multi-use active areas. Veridian Homes will work with City Parks Staff to develop the concept further, including exploration of opportunities

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax

www.vandewalle.com

for neighborhood partnership for maintaining facilities that may be additive to the typical neighborhood park.

2.) Allow Public/Private Partnership for early installation of the neighborhood park improvements

- a. Veridian Homes requests that they be allowed to install the park as part of the initial phase of development utilizing between \$75,000-\$150,000 of the overall park improvement fees generated by this project projected to be close to \$300,000. This up front cost will be paid by Veridian Homes and recaptured as a credit against the initial park improvement fees that are collected at time of building permit. This approach has been successfully used in other locations within the City and allows the City to leverage an upfront investment in the neighborhood benefiting both the residents and surrounding area.
- b. Veridian Homes will work with City Parks Staff on the concept plan, estimating, and construction to determine the level of participation and credit that is appropriate for the final facilities installed. Long term maintenance of the publicly dedicated park will be the responsibility of the City as usual but the maintenance of non-traditional improvements would be maintained by the Home Owner's Association.

3.) Maintain proposed lots along G Street without the loss of any lots.

- a. The park street frontage within the project has been expanded from the previously approved plat and can be further expanded when the adjoining three parcels are developed.

4.) Revise requirement for fencing adjacent to the regional park to match the previous approval

- a. The previous approval for the Tormey Ridge Plat called for the installation of a chain link fence along the park frontage at the rear of the adjoining single family lots. This cost was to be offset by a credit against the park improvement fees.