

EINPC Union Corners Neighborhood Meeting Notes

The following notes are compiled from two neighborhood meeting recently organized by the East Isthmus Neighborhoods Planning Council regarding the proposals for Union Corners.

Gorman

- How will the parking that is specifically for UW Health going to be managed? Commercial parking is underneath the grocery store and the townhouses.
- Number of parking spaces is the same but the parking in this proposal visually looks better.
- Would like to see the parking be accessible from the arterial streets to keep cars out from the middle.
- Concern of parking minimums and not maximums because there are so many good opportunities for alternative transportation.
- Who/how would community gardens be managed?
- The community garden plots are positioned to have the best southern exposure.
- Concerns with getting the TIF approved.
- How taxable is this development? The library not taxable, proposal says UW Health will pay taxes.
- Wish they would use the crossing from the rail corridor as more of an inviting entrance from the neighborhood on the other side of the tracks.
- This proposal has the geometry correct – it is a sense of place and compliments the surrounding neighborhood.
- Would like to see the public market somehow incorporated into Gorman's proposal.
- Would be nice to have someone else besides Food Fight, as we already have a few on the Eastside.
- Would encourage the developer not to bulldoze the sales office – it was redone recently (maybe consider using what has already been rehabbed).
- If there is a senior housing project, would like to see co-housing and have a more sensitive plan for co-housing that isn't a large apartment (applies to any of these proposals).
- Pleasantly surprised that the Gorman proposal is not taller.
- Would like to see one of the townhouses in the Gorman proposal be a B&B.

CD Smith / Epstein:

- Traffic light at 6th Ave – this feature needs to be in every proposal to manage traffic.
- Disappointed there's no provision for a library.
- Residential units are apartment rental units.
- Looks like a large parking lot.
- Concern for a lot of retail space when there is so much empty space in the city.
- Seems kind of like Hilldale – not sure if that design is right for this community.
- The idea of a health clinic in the area is great.

Livesey / Stonehouse:

- Integration of transit good.
- Keeping the greenspace open for future rail line stop – optimistic?
- Huge support for the Jackson street bike/pedestrian path connection – should be in every proposal.
- McGrath determined this plan was not cost effective – how is this one different?
- Does not have live deals for Grocery, Library, etc.

Community by Design:

- Concern that new extension of Winnebago will be used as a throughway to get from John Nolen to East Wash – same problem as prior to the roundabout.
- Like the idea of a public market – if it's done right, could substitute for a grocery and promote small business development but the public market looks unsightly in this proposal.
- Public market could be designed with stalls in the middle and surrounded by smaller shops to promote business development (something like Cincinnati) and regenerate the neighborhood.
- Land banking on Winnebago allows them to drive additional development as opposed to proposing the residential portion – is this specifically something the community was trying to avoid?
- Really like the single family small lots – hard to find those on the Eastside.
- Safe streets – need to make sure there are wide sidewalks, even more narrow than in this proposal.
- Incorporate courtyards, as in the Dutch Woonerf-style developments from the New Urbanism conference.
- Site plan doesn't indicate familiarity with the neighborhood or any connectivity with the surrounding neighborhood.
- No green roofs in this proposal.
- Like that the library would be interested in this proposal.

Radiance proposal:

- Need to consider affordability.
- Developers could have spaces that are not built up for people to finish themselves.
- Need to consider storm water and infiltration in all proposals – like the design of this one.

Overall Responses

- Problem with all of the proposals – the demographic of the populations that will be served.
- City could use job training and local employment for construction positions but it doesn't address a long term investment in diverse, local hiring practices.
- Maintain a pedestrian path to Jackson – need to create a safe path and connected neighborhood with this pedestrian path.
- Worried about union corners “mixed use” development becoming an isolated island and encouraging segmentation of low income community into this

“triangle” – need foot/bike/transportation traffic flow to surrounding neighborhoods.

- Suggestion for near west Madison style development (not Hilldale, but Monroe).
- Is there a demand for affordable office space for small businesses?
- New library siting great.
- Understands why the library would want the library to move, but then two blocks away will look like garbage (Madison East Shopping Center).
- What will happen to East Madison Shopping Center?
- What is the demand for a grocery store? People seem to want it. Interest in Willy Street Coop moving to this site or attracting something like Trader Joe's.
- All of the grocery store proposals – if the neighborhood grocery DOESN'T work, then you can't have the real estate re-purposed. What do we do then?
- Public market as more of a complimentary provider, plus it has the potential to be subdivided into many vendors
- Public market concept – love the idea but can we scaled it down?
- Could the public market go in the East Madison Shopping Center? Would be a good community connector.
- Is it possible to rezone to have taller buildings with less parking? Good to consider parking minimums and options for this.
- Less demand in this neighborhood to drive and it will take a little time for our policies to catch up.
- Two of the proposals have senior housing – anything we put there should have senior housing in it.
- Need to consider the walking experience along East Wash and Milwaukee Street – make sure that the walking experience here is considered.
- Disability access was not addressed.
- Need to address speeding cars coming through the area.
- Want all of the proposals to be sensitive to the immediate neighbors where all we see are bright lights all night.
- Current dead end streets are active with residents – need to take this into consideration.