

To: Members of the Madison Plan Commission

From: Mary Berryman Agard, President, Bayview Foundation

Re: Bayview Foundation Objections to Plan Department Staff

Recommendation Concerning Public Pathways Bifurcating Bayview's  
Greenspace

Date: June 24, 2019

## Background

The Bayview Foundation is a nonprofit organization that owns 6,7 acres of the Triangle at the corner of Regent and West Washington Ave. Today, the foundation operates 102 units of affordable housing and a community center on that site. By every measure, Bayview is a highly successful, safe, and stable affordable housing community.

We are in the midst of a \$35 million dollar renovation of that property based on a rigorous, comprehensive program of resident input. Both the housing stock and the community center will be replaced with new buildings. The site plan that has emerged from the resident input process organizes apartments and townhouses around a central green.

We are concerned that the Plan Department Staff recommendation to impose an 8-foot pathway across the core of that greenspace directly defies the interest of our residents in preserving a shared front yard, a beloved feature of Bayview's current configuration.

## Points Regarding Preservation of a Safe Play Space

1. Bayview has a reasonable interest in preserving its exceptional success in creating a low crime, low turn over, high cohesion

- affordable housing community that serves significant numbers of persons of color, refugees, children and elders including frail elders.
2. Bayview's residents rate safety as an extremely important element of the neighborhood in terms of their quality of life.
  3. A part of what creates that safety is the sense of shared front yards that, while open to passersby, are largely populated with familiar faces. Children play together in confidence; parents peek out windows and doors for occasional check-ins.
  4. While the public has always been welcome to cross through Bayview, the ability to monitor public passersby and remove persons who might pose a threat to that harmony is critical. In particular, boisterous after-game drunkenness from both Kohl Center and Camp Randall sporting events is a regular occurrence in the Triangle area.

### **Points Regarding Bayview's Redevelopment Process**

5. Bayview has already agreed to offer up a significant amount of its land to accommodate the proposed north – south connector road proposed in this plan.
6. The costs to Bayview of making that part of their land a public roadway is high: new parking will have to be created underground at an added expense of an estimated \$1 million.
7. That proposed roadway includes both a 12-foot and an 8-foot sidewalk/bikepath, and provides a publicly accessible pathway that is not materially different in the access it creates than the duplicative, staff-proposed, pathway that bifurcates Bayview's

property. It also increases the amount of paved property at the expense of greenspace in a flood prone zone.

Bifurcation of Bayview's property along the route proposed in the staff recommendation as shown on page 42 of the draft plan encroaches on the central green our residents have asked for. That green is the organizing feature of the site plan Bayview's residents, staff, board and architects have developed with great care (and through considerable investment) over the last two years.

### Bayview Recommendation

We urge The Plan Commission and the Common Council to adopt the Steering Committee Language as shown in Table 1 of the Plan Department memo of June 20 [titled ID 55528 – Adopting the Triangle Monona Bay Neighborhood Plan as a Supplement to the City of Madison Comprehensive Plan and dissolving the Triangle and Monona Bay Ad-Hoc Neighborhood Plan Steering Committee.](#)

Adoption of the Steering Committee's adopted language will

- Avoid duplication of access available via the recommended north – south connector;
- Increase available greenspace;
- Preserve Bayview's ability to remove disruptive persons from the property;
- Honor residents' stated need for neighborhood intimacy and safety, the hallmark of their directives for how the property should be redeveloped; and

- Preserve an important locational option for the expansion of our neighborhood center in the future.

In contrast, adopting the Plan Department proposed language imposes negative consequences that are unacceptable, unnecessary, and destructive to neighborhood harmony.