

From: [Stouder, Heather](#)
To: [Andrew J Statz](#); [Brad Cantrell](#); [Eric Sundquist](#); [Heck, Patrick](#); [Jason Hagenow](#); [Kathleen Spencer](#); [Ledell Zellers](#); [Lemmer, Lindsay](#); [Nicole Solheim](#); [Rummel, Marsha](#)
Cc: [Evers, Tag](#); ["Alexis London"](#); [Wachter, Matthew](#); [Horvath, Linda](#); [Petykowski, Christopher](#); [Tao, Yang](#); [Winter, Mark](#); [Malloy, Sean](#)
Subject: Triangle Monona Bay Plan Amendment - proposed new clause
Date: Monday, February 22, 2021 2:45:53 PM
Importance: High

Good afternoon, Plan Commissioners-

As we approach this evening's Plan Commission meeting, I'd like to offer a proposed new clause to the resolution related to Item #2 on your agenda, Legislative File [63041](#), the amendment proposed by Alder Evers to the [Triangle Monona Bay Neighborhood Plan](#) (2019).

As stated in the final clause of the [resolution](#), the amendment seeks to reflect a new intent for a short stretch of a new north/south street between Braxton Place and Regent Street, such that it will be designed to support *only* pedestrians, bicycles, and emergency vehicles rather than being designed as a bike/ped friendly multi-modal street.

Following significant input by area residents, which you'll likely hear again this evening, a unanimous vote by TPPB, and a 4-2 vote by the CDA Board in support of the amendment, staff is generally able to support this amendment, but concerns do remain that it may have negative long-term impacts on the redevelopment options for property immediately to the west, owned and operated by Madison's Community Development Authority (CDA).

Due to mobility limitations and other needs, many CDA residents rely on automobiles for transportation, including pick-up, drop-off, and delivery of goods and services. As the CDA prepares to redevelop its property in this area over the next five or more years, adding more housing units in new high-quality buildings while dedicating space for the East Campus Mall Extension and for this new north/south street, it is unclear whether the complete prohibition of automobiles on this stretch of the new street will impact redevelopment options, and ultimately convenience for CDA residents.

Given this remaining concern, and with the keen understanding of concerns of area residents about the potential impacts of automobiles being driven through the Triangle between Regent Street and West Washington Avenue, staff recommends the following new clause be added to the end of the resolution:

"Be it further resolved, that in conjunction with the design for future redevelopment of CDA property, very limited automobile access on this portion of the street may need to be allowed in order to meet the mobility and service delivery needs of CDA residents. If that limited access is needed, the street will be designed to prohibit use as a "through street" for automobile use."

While it is the case that a future Common Council could seek to amend the TMB Neighborhood Plan again in the future to reflect this change, staff believes that this would be the most transparent way to move forward at this time, while allowing the CDA a little more flexibility to create more much-needed housing on less land in the near future.

Thank you for your time and consideration of this recommendation. Staff from Planning and the CDA will provide a brief presentation this evening, and staff from Engineering and Traffic Engineering will

be present for questions.

Heather Stouder

Heather Stouder, AICP (*she, her, hers*)

Director, Planning Division

City of Madison Department of Planning &

Community & Economic Development

215 Martin Luther King Jr. Blvd., Ste. 017

Madison, Wisconsin 53703

P: 608-266-5974 **F:** 608-267-8739

Email: hstouder@cityofmadison.com

Web: <http://www.cityofmadison.com/dpced/planning/>

****Currently working remotely – E-mail is best****

Due to the City of Madison's participation in the Workshare program, I will be working a reduced schedule to assist with City budget constraints until March 12, 2021. As a result, responses to communications may take longer than normal during this time. Thank you for your patience.