

Below is a PDF image of a revised site plan for the Union Corners redevelopment that may be distributed electronically. This is still a work in progress – three architectural firms have been hired to prepare architectural concepts / perspectives for the building lots on the site plan. The main goal is to break up the massing of buildings through good architectural expression. This, we hope, will help engage the neighborhood and City commissions throughout the municipal approvals.

This plan is based on terminating and vacating Winnebago at Fifth Street instead of Sixth Street. This creates a larger block between Fifth and Sixth that may be potential redevelopment. It also provides for a more substantial block between Sixth and Seventh Street that shows the possibility of residential condominium redevelopment above commercial / parking. Sixth Street continues as a public street (shaded grey) through to Milwaukee Street.

The draft plan also shows the vacation (elimination) of Division between Lafollette and Winnebago – and vacation (elimination) of the former Sullivan and Florence Streets as public streets. The new streets shown (shaded white) are proposed as private streets to provide more flexibility especially around the proposed town square that may be used for festivals, weekly markets, ice rink in the winter, concession, etc. We have had several good meetings with City Transportation and Engineering staff to make sure the proposed street alignment will work properly.

The reconstruction of the French Battery based on original construction drawings by a Chicago architectural firm in 1920 would face the new private street.

Both the French Battery and the companion loft building C will have street level commercial with 2-4 residential condominium levels above. Building G is proposed as commercial use on the street level and 3-4 levels of residential condominiums above. It should have distinctive architecture to frame the Town Square. Buildings A and B propose commercial at street level with 4-6 levels of residential condominiums above.

The dark shading on the buildings suggests residential development and the light brown shading a two-story scale for commercial and structured parking to serve retail.

Large green roof terraces above structured parking serving commercial are proposed for Buildings A,B, D, and E as community open space for residents. A green roof is also proposed on the French Battery building and will serve as residential open space. All residential units will be served by underground parking.

We are currently talking to potential grocers who may have an interest in our site. Possible grocery sites being considered are Building G, B and A. Landing a quality grocer for this project is our primary objective at this point.

Single-family affordable homes by a non-profit are being considered where the property abuts Farwell St.

Since this concept plan is only "plan view" without any architectural character, we are anxious to present more information that will suggest how the massing of these buildings will be broken up by excellent architecture.

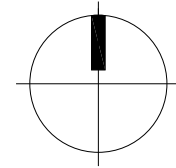
I look forward to continue my conversation with your neighborhood so we may end up with a better project. I believe our revised plan has many advantages – i.e., less pavement, more open / green space, better street configuration, a Town Square, better storm water management, less surface parking lots, more economies of scale, aka affordability.

Regards,

Todd

Plan Date: 28 July 2005

0 30 60 120



LEGEND

PUBLIC STREET

Emerson East Neighborhood

Schenk Atwood-Starkweather-Yahara Neighborhood



To Downtown/State Capitol

DRAFT