



VANDEWALLE & ASSOCIATES INC.

February 17, 2016

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Catalina Crossing
TR-P Plan

Dear Katherine,

The following document and illustrative graphics outline the TR-P Plans for the Catalina Crossing project within the Secret Places Neighborhood. This 12.84 acre project creates 113 units of apartments in 17 buildings featuring townhomes and stacked flat buildings in three different configurations.

TR-P Requirements

- Four residential housing types (Single Family Street Accessed adjoining to site, Single Family Alley Accessed adjoining to site, Townhomes, Stacked flat Multi-Family)
- All units within 1/4 acre of a combination of public parks & private open spaces
- Multi-Family dispersed throughout the TR-P area
- Project will be constructed in two phases

TR-P Site Design Standards

Open Space

The project is built around a central green which serves as a vibrant open space amenity for the neighborhood. This open space spans the site and features connected walkways, a playground in the center, and a passive gathering area to the north.

Street Layout

The neighborhood is surrounded by a strong grid of neighborhood scaled streets, sidewalks, and off street connections and is served by an internal network of sidewalks and private streets within the project.

Building Design

The building design will be per the adopted plans and will feature a variety of materials and configurations. Building shall front onto either the interior private drives or adjoining streets.

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Shaping places, shaping change

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walk able private streets and neighborhood scaled open space.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson
Principal