

## Union Corners: Redefining the Core

*Madison, WI*

Residing between two glacial lakes, Madison, Wisconsin is a city defined by its water resources. Early inhabitants were attracted to the region for the bountiful food sources and transportation options that the lakes provided. This setting presented an optimal site for the City of Madison and has forged its identity as a place where the lake system is enmeshed in the fabric of the community. Sitting on an isthmus at the nexus of three distinct neighborhoods, the Union Corners site offers a unique opportunity to bridge these neighborhoods while building on their inherent strengths- friendly neighborhood streets, a regional open space system, and a burgeoning art community.

The Union Corners plan reflects the Schenk-Atwood-Starkweather-Yahara neighborhood's small town atmosphere while providing gathering places, commercial, recreational and employment opportunities that takes advantage of the site's strategic location along the rail corridor. The central organizing element of the site is a 2 acre park that will serve as the town square, providing opportunities for performances, gatherings, farmers markets and other community sustaining functions. The park is designed to be a part of a green infrastructure system with native prairie rain gardens, connecting to green streets, courtyards and intimate public spaces. From the park, a network of pedestrian and bike paths links residents to public transit, shared open spaces, community facilities and to the regional trail system. The plan offers a variety of housing options- from live work spaces that support a creative art and culinary economy to apartments, townhomes, and a cluster of multi-family residences with a common house and gardens that can support a Cohousing community. While the architectural character is contemporary, the design references the form and materials common to the neighborhood. It is a place that truly embraces the spirit and vitality of Madison's creative and diverse eastside neighborhoods.

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The public spaces were designed to maximize flexibility for temporary and permanent uses. The diagrams above show glimpses of how the site can accommodate varying needs.

and to increase the availability of housing to the surrounding vulnerable neighbourhoods, making advantage of the site's strategic location along major transportation corridors to create a dense mixed-use neighbourhood centre. A 2.5-acre park serves as the focal point providing opportunities for a wide range of community functions. The park is designed to be a part of a green infrastructure system with native prairie rain gardens, connecting to green streets, courtyards and intermix public spaces. From the park, a network of pedestrian and bicycle paths links residents to public transit, shared use trails, and greenways. The park also provides a green corridor and a visual link to the building connecting the gateway while capitalising on the high visibility for shared use commercial. The plan offers a variety of building options: from low walk spaces that support technology and creativity to apartments, townhouses, and collaborative housing. While the architectural character is contemporary, the building typology references the low and materials chosen throughout the neighbourhood.



- Create Access and Conditions to existing neighborhood amenities
- Plan for **Transitional Uses**
- Provide easy access to a range of **Alternative Transportation** (bus, rail, bike, pedestrian, ridesharing)
- Design **Flexible Spaces** that promote a variety of activities
- Develop an **Urban Framework** that supports dense mixed-use development
- Provide **Diverse Housing Typologies** to accommodate a variety of households (affordability, unit size)
- Design **Energy Efficient Buildings and Landscapes** (edible landscapes; native plant material)
- Develop **Art and Technology Incubator** space to foster new businesses and job creation

The site was designed with the goal of improving the watershed by decreasing the amount of impervious surfaces using best management practices to define and filter stormwater on the site and re-fill the riparian

- Site Summary**  
Residential Density = 34 units/acre  
Open Space = 50% of site area  
Development = 33% of site area  
Roads and Parking = 17% of site area



Schenk-Atwood-  
Starkweather-Yohara  
Neighborhood





