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To: **Dale Reeves, Jamin Friedl, RDA Members**
From: **Gary Becker, CEcD Emeritus**
Date: **October 9, 2020**

Re: **East Main Street Redevelopment Plan October Update – Public Improvements**

This month we will be considering what backbone infrastructure improvements to include in the plan for this area. The basics are in fairly good shape as the road, sanitary & storm sewer and water mains were all replaced in 2009. However, several other significant improvements should be considered for this area as we look to the future.

The streetscape improvements made along the West Main corridor in 2000 were never extended along East Main Street. The recent Downtown Master Plan made some recommendations for streetscape improvements for the downtown. These can be summarized as follows:

- Plant street trees.
- Establish lighting standards for vehicles and pedestrians.
- Eliminate above-ground utilities.
- Ensure sidewalks are 8 feet wide on each side.
- Designate an outdoor dining zone.
- Install gateway markers.
- Improve crosswalks.
- Install streetlights consistent with the rest of Main Street.
- Install benches and bike racks at appropriate locations.
- Install wayfinding markers.

A bike/ped path network has been under discussion for quire sometime. With the Riverwalk plans coming along for the south end of the redevelopment area, and the County's plan for the Lower Yahara River Trail connecting Madison to Stoughton, the East Main Street area can play an important role in connecting these two important assets. Included here is a map showing a preliminary concept for connecting these paths through the East Main Street area. I would appreciate your feedback on this and whether such a trail connection should be a feature of the plan for this area.

Parks and greenspace is another item to consider. At a minimum, any bike path corridor through the area should have a greenspace buffer of some amount. On top of that, little pocket parks can do a lot to make oddly shaped or located pieces of land both attractive and functional to people living and working in the area. There are at least two places where such treatment

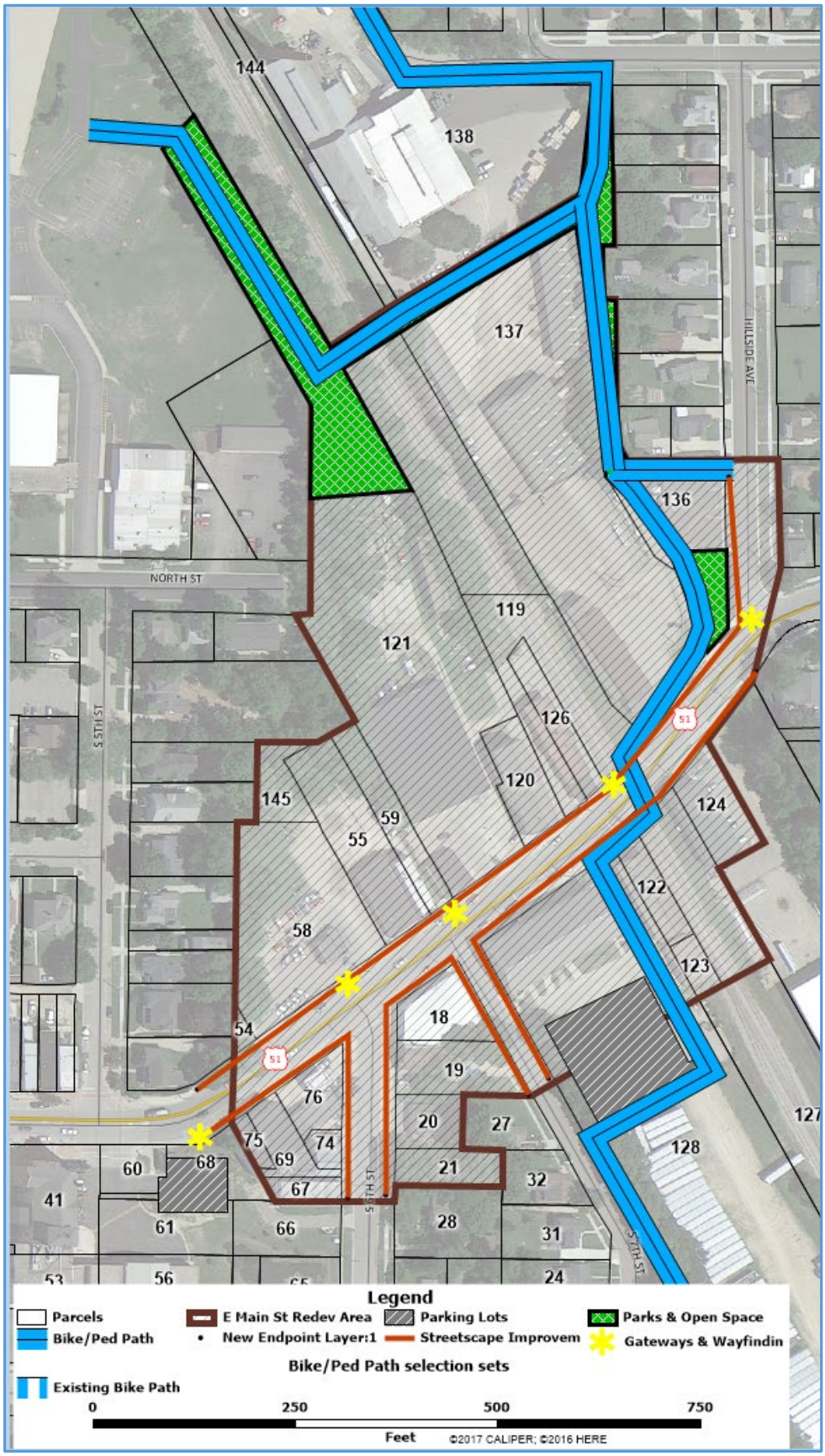

Figure 1: Preliminary map of recommended public improvements.

may be called for – the corner of Hillside and East Main Street and the northwest corner of this area. These are shown on the attached map.

Another public improvement consideration is a public parking lot in this area. The attached map shows a public parking lot behind The Lagaret as well as the existing one in front of the Fire Station. Other than this logical location and existing street parking, adequate public parking will need to be considered in any redevelopment plans that move forward. Designating locations for parking without knowing future building configurations is not recommended.

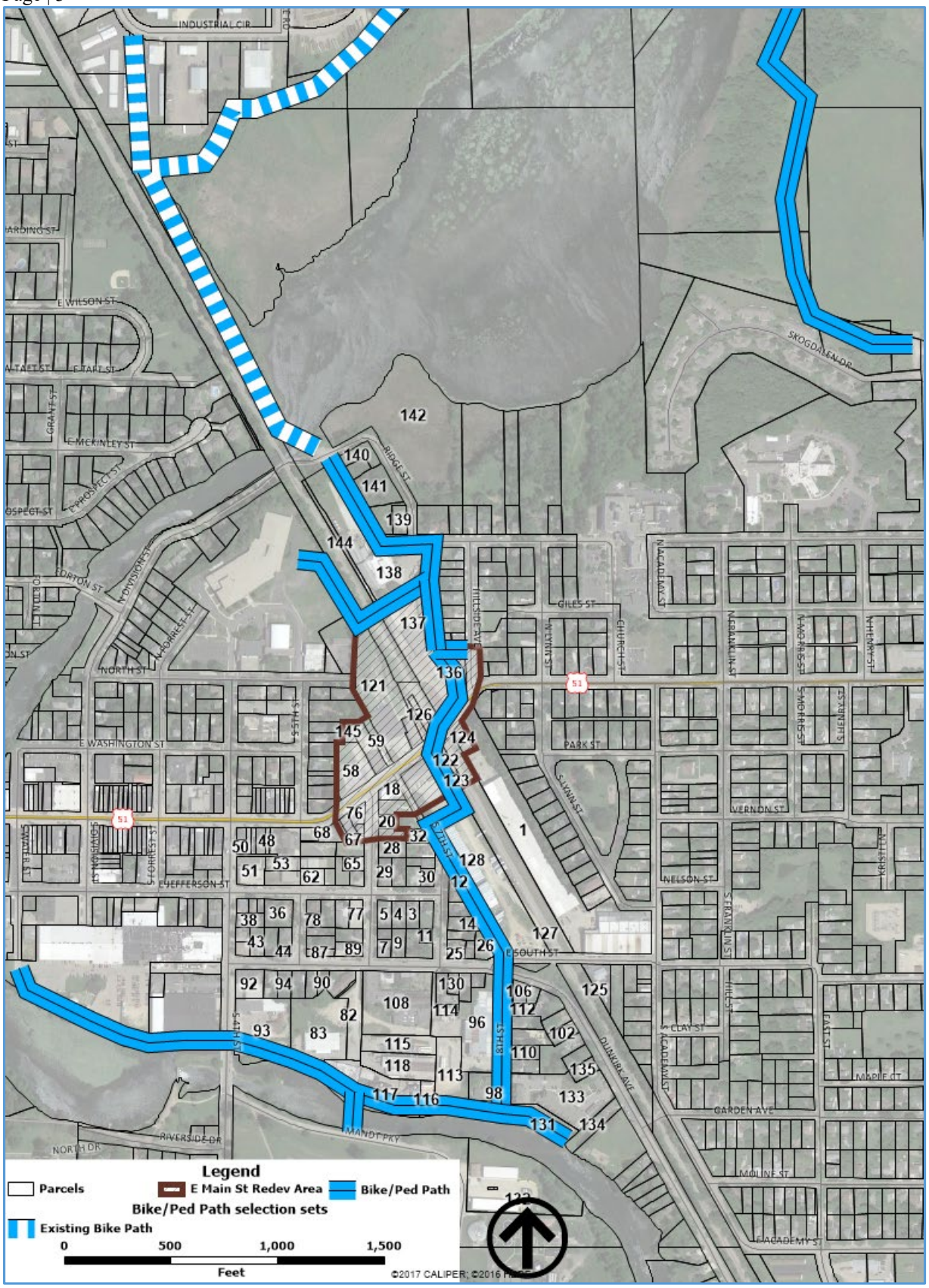

Figure 2: Concept plan of bike trail connecting south Riverfront to Lower Yahara Trail.