



**Department of City Development**

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

January 26, 2004

To The Honorable  
Steering and Rules Committee of  
The Milwaukee Common Council

Dear Council Members:

This is written regarding Common Council File No. 030870 being a substitute resolution approving a Redevelopment Plan for the Park East Redevelopment Project Area in the 3<sup>rd</sup>, 4<sup>th</sup> and 6<sup>th</sup> Aldermanic Districts which is scheduled for consideration at the January 29, 2004 Steering and Rules Committee meeting.

An issue was raised by Alderman Murphy at the January 21, 2004 Common Council meeting related to urban open space and green space as proposed in the Park East Redevelopment Plan. It was inferred that the Plan is deficient regarding open space. To be clear on the matter, we kindly draw your attention to Page 19 of Document Two: Master Plan for the Park East Redevelopment Plan. Specifically it states,

**“Square, Parks and Landmarks**

Unique opportunities for squares, plazas and landmark structures are common to all great downtowns. Urban open spaces, while not pastoral parks, include planted boulevards; tree-lined, wide sidewalks; riverwalks and urban squares. As part of the infrastructure improvement project, four specific sites have been designated for urban squares, sections of Riverwalk will be constructed, and new boulevards with tree-lined medians and sidewalks will be built. In addition four sites have been designated for landmark buildings. The locations of these elements have been carefully selected to maximize their impact in terms of visibility and value to surrounding developments.

In addition, there are opportunities for courtyards that open to the street and create effective public places. Unique elevation details, such as balconies, signs, and roof forms can enhance these places as landmarks.”

In the downtown, there are 6,611.10 persons per square mile (2000 census). In the downtown there are 133 acres of greenspace which includes Clas Park, Zeidler Union Square, Pere Marquette Park, Red Arrow Park, Cathedral Square, O'Donnell Park, Juneau Park, Burns Commons and Veterans Park. Using the nationwide standard of 1 acre of parkland per 1,000 population, there are 12.1 acres of parkland per 1,000 persons currently in the downtown.


Not included in this count, but equally important are quality owned urban open spaces such as the MGIC Plaza both east and west of North Broadway between East State Street and East Kilbourn Avenue, the small greenspace on the northeast corner of North Market Street and East Wells Street, the fountain and park at East Pointe Commons on the south side of East Lyon Street between North Cass Street and North Marshall Street, and the Mason Street Plaza to name a few.

In the Park East Redevelopment Plan we estimate that residential development may create housing for upwards of 1,796 persons. Likewise, we estimate that the plan will create 6.48 acres of new urban open space in new parklands, green spaces and riverwalks. On this basis, under the Park East Redevelopment Plan we will create 3.8 acres of parkland/open space per 1,000 persons. This considerably exceeds the national parkland standards.

There is no dearth of quality urban open spaces in the downtown and the Park East Redevelopment Plan provides for additional such space to be created publicly and privately.

We trust that this addresses concerns raised about urban open space in the Park East Redevelopment Plan.

Sincerely,

  
Patricia S. Algiers  
Commissioner

C: Ald. Murphy