The Anchorage

A Traditional Neighborhood with Alternative Housing Options

DEVELOPMENT URBAN REDEVELOPMENT AREA (DURA)
W. WASHINGTON ST. GATEWAY
CHARACTER AREAS 3 & 6

2011

by
Sandy Sanford of Blount-Sanford Construction Co.
Downtown Development Authority of Madison

The Anchorage Neighborhood

Existing Conditions

This proposal relates to the 5.8-acre site formally known as "Heritage Park," a mobile home park rezoned in 2006 as a Planned Unit Development for high-density, single-family development – Town Walk Circle. Of this 33-unit development, construction included the installation of most of the infrastructure and three single-family homes before failure.

Redevelopment Proposal

In accordance with the Urban Redevelopment Plan: Overall Area Development and Buildout plan (p58), development proposals for Character Area 3 are to aim for increased connectivity and alternative housing options. The new property owner worked with the R&D / URP Committee to devise a new plan – The Anchorage, a residential neighborhood with a variety of housing types attractive to the retirement market.

To incentivize development, cooperative efforts, and creative solutions in an area of slum and blight conditions, proposals within the URP may utilize alternatives standards which may not comply with one or more regulations in the community. However, all proposals are evaluated utilizing a shared benefits approach, similar to our planned development districts.

	Developer	Community
Item 1 Property Exchange	Receives 1 additional residential unit and relocates the 5 residential units	Receives a donation of 5 residential lots beyond the street parallel to the railroad
Item 2 Future Land Use	Agrees to utilize the remaining land for a mixture of housing units having a historic-inspired, single-family appearance	Agrees to use donated land commercially
Item 3 Street Connectivity	Donates an additional 18' ROW and agrees to the relocation of the greenspace lot	Agrees to widen and extend the existing portion of the street parallel to the railroad to W. Jefferson to improve connectivity

If the Mayor and City Council find the proposed development to be acceptable, a Planned Development Agreement will be executed outlining details, expectations, and responsibilities tied to the presented site plan. Then, the City will initiate zoning proceeding that will concur with the Planned Development Agreement in order to update zoning maps.