

Suggestions, Additions and Changes for Northeast Neighborhoods Development Plan

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1. Move Reiner Road alignment approximately 150 feet to the west, so that transmission lines and towers go through mid-block, backyard. (P.11, 32, maps)
2. Maintain existing Reiner Road right-of-way for a bike path and future light rail, street car or bus rapid transit. (maps)
3. Map route of future light rail, street car, or bus rapid transit. (maps)
4. Map and plan Transit Oriented Development (TOD) districts with the expectation that these will define the zoning overlay districts that are created in the new zoning code.
5. In the Community Mixed Use TOD, at Reiner Rd and hwy T, a suggested density of 60-100 units per acre, a minimum density of 20 units per acre, and no maximum density. (p. 31-34)
6. In the Neighborhood Mixed Use TOD, at Reiner Rd and Lien Rd, a suggested density of 40 units per acre, a minimum density of 20 units per acre, and a maximum density of 60 units per acre. (p. 31, 34-37)
7. In the Community Mixed Use TOD, no height limit, except for the approximately 100 foot limit created by the Dane County Regional Airport Height Limitation Zoning Ordinance. (p. 13, 34)
8. In the Neighborhood Mixed Use TOD, at Reiner Rd and Lien Rd, a height limit of 4-5 stories, with the fifth story allowed if stepped back and underground parking is provided. (p. 36)
9. Map and plan a housing mix 5 of high density residential for TOD district. (p. 30, map 6)
10. Build wide sidewalks in mixed-use districts, a minimum of 10 feet, with 20-30 feet encouraged. (p. 34, 37)
11. Map and plan conceptual pedestrian malls. (p. 54, maps)
12. Consider a conceptual bus route to the American Family Center. (map 11)
13. Allow and recommend uses in the Employment District that will allow for shared parking, including ground floor restaurants, retail, and entertainment, and hotels. (p. 37)
14. Promote the new neighborhood as a “green” (environmentally friendly), vibrant, fun, cool, place to live, work, shop, and play (“branding”) (p. 24-26)
15. Plan and build out a neighborhood that has a strong sense of place so that it continues to thrive and promote itself (“branding”), through pedestrian oriented design, ground floor retail and other uses that create interest and activity for pedestrians, compact development, farmer’s markets, public art, limited surface parking lots, civic uses such as libraries and schools, tourist attractions such as aquariums and museums, parks, landscaping, and outstanding design. (p. 24-26)

Questions for Staff and Plan Commission Members to Consider:

1. What is the population needed (level of density, compact development) to support retail, including a neighborhood grocery store?
2. What is the population needed (level of density, compact development) to support transit?