

Key Area #5

Description

An active yet peaceful neighborhood with a beautiful natural setting. The neighborhood was formed over 70 years ago and home owners have always made and continue to make major and long-lasting investments in their properties.

The Challenge

How can we both make productive use of the site AND contribute to the neighborhood's harmony and stability?

Criteria and Possibilities for Viable Solutions

1. Retain and project all of the park (including the existing trees on the east side of Warner Drive) for future generations.
2. Mix single and two story buildings (there is nothing higher anywhere around this site).
3. At least 50% of the residential units should be owner-occupied to ensure the ongoing stability of the neighborhood.
4. Put the retail that is being considered for Area 5 in the shopping center at Commercial & N. Sherman, and the condos planned for the shopping center in Area 5. OR include a mix of small retail shops, office space, perhaps a restaurant, that encourage pedestrians, not a large store that draws lots of vehicle traffic.
5. Provide access to any retail/commercial space from Fordem Avenue only.
6. Limit surface parking to 30 stalls total.
7. On the park side of the property, consider a row of affordable single-family homes to attract young families. Look at the financial model for Middleton's redevelopment of Amherst Road.
8. Keep it simple! Instead of closing Warner Drive and adding parking to two quiet residential streets, simply put a barrier in the middle of Warner Drive to prevent through traffic.