

High Point-Raymond Neighborhood Development Plan Update

Plan Commission

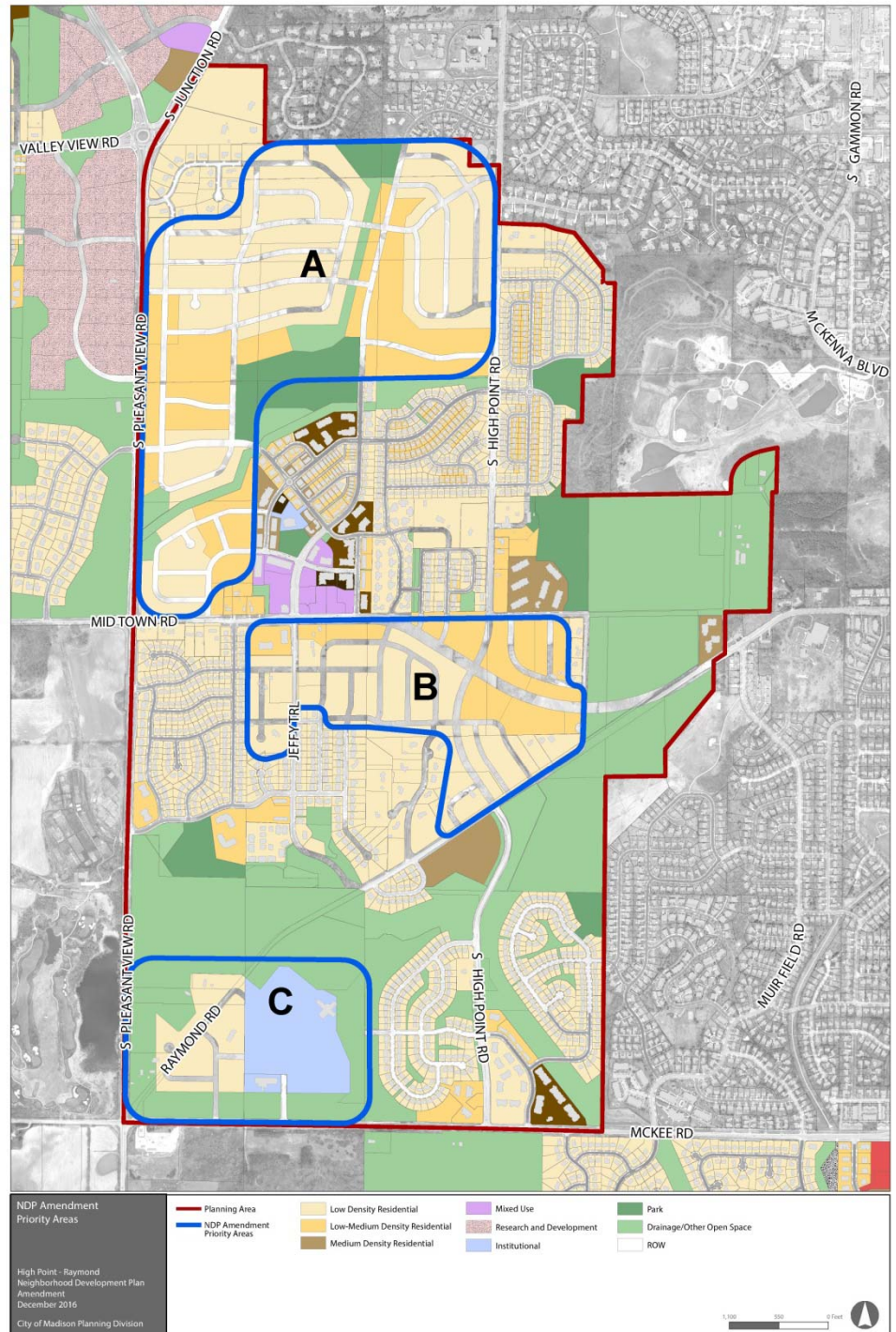
July 24, 2017



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Update Focus Areas

- Evaluate and recommend changes to the areas:
 - Uses/housing mix
 - Street layout
 - Parks
 - Identify potential stormwater management, drainage locations
 - Transit and bike facilities



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NDP Draft

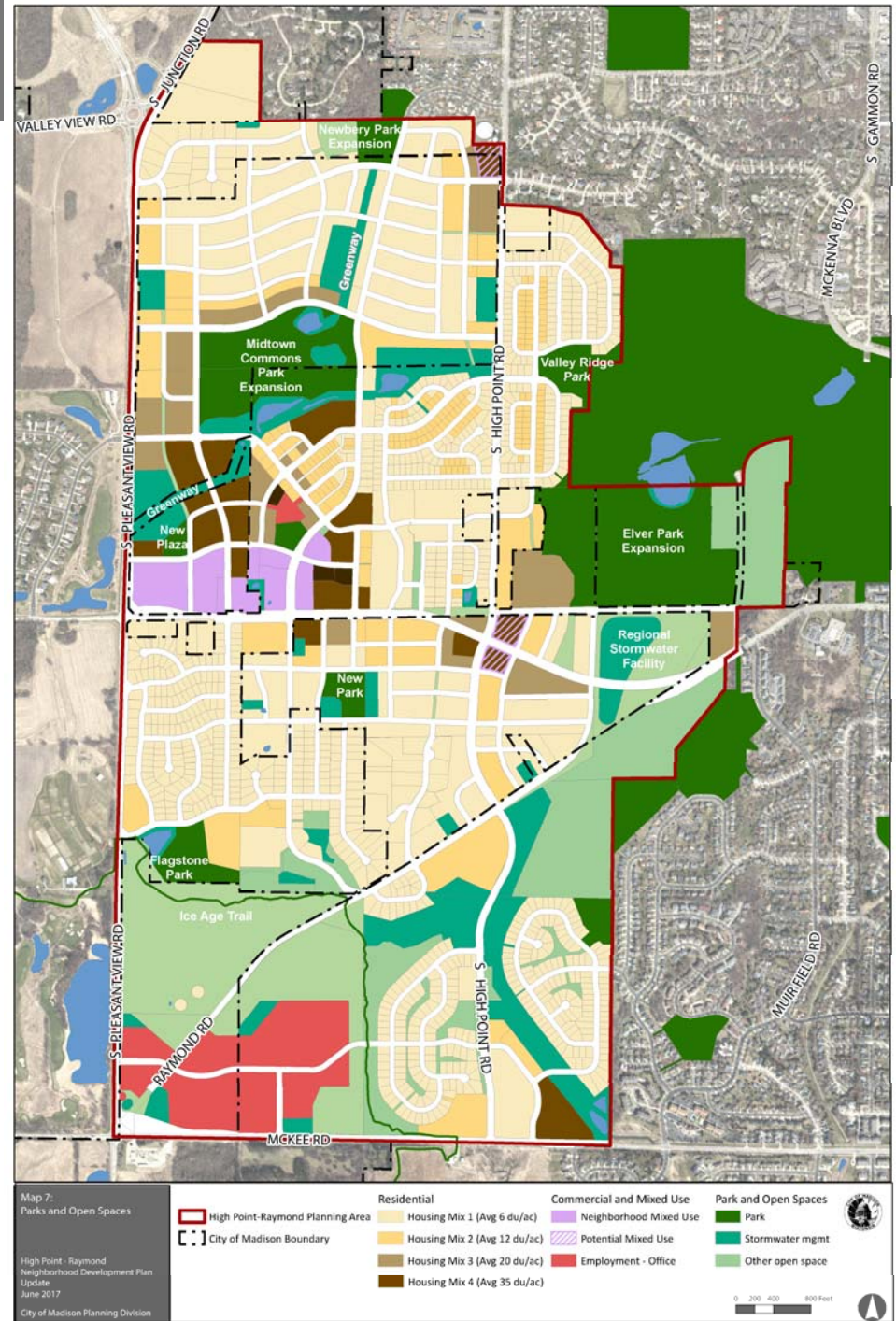
Neighborhood Design Principles

Land Use

- Range of housing options
- Have some place to walk to
- Parks as a neighborhood focal point
- More people closer to amenities

Transportation

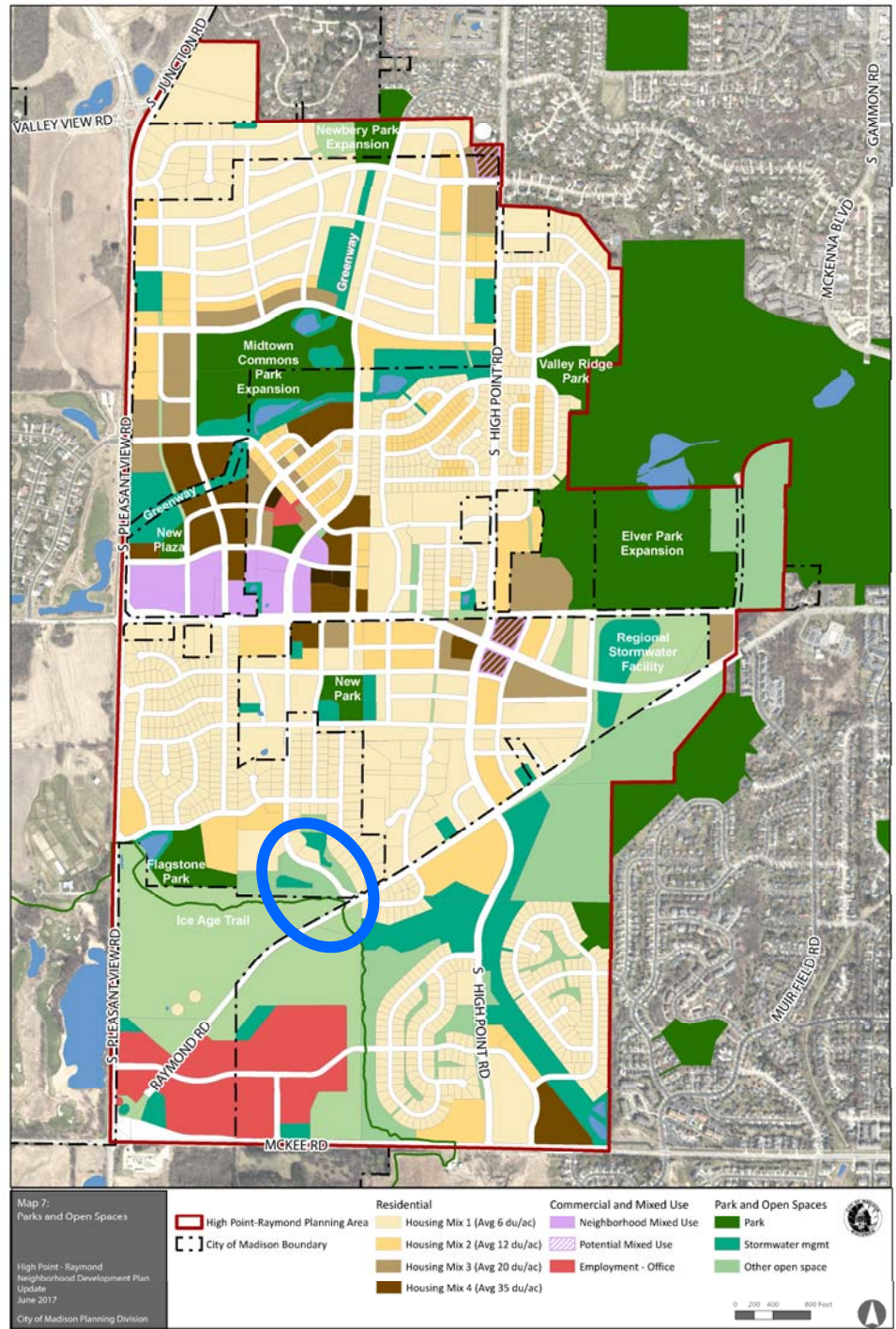
- Connectivity is the building block of neighborhoods
- Create direct routes to amenities
- Encourage transit, biking and walking
- Create streets – not roads
- Minimize internal traffic by creating multiple options



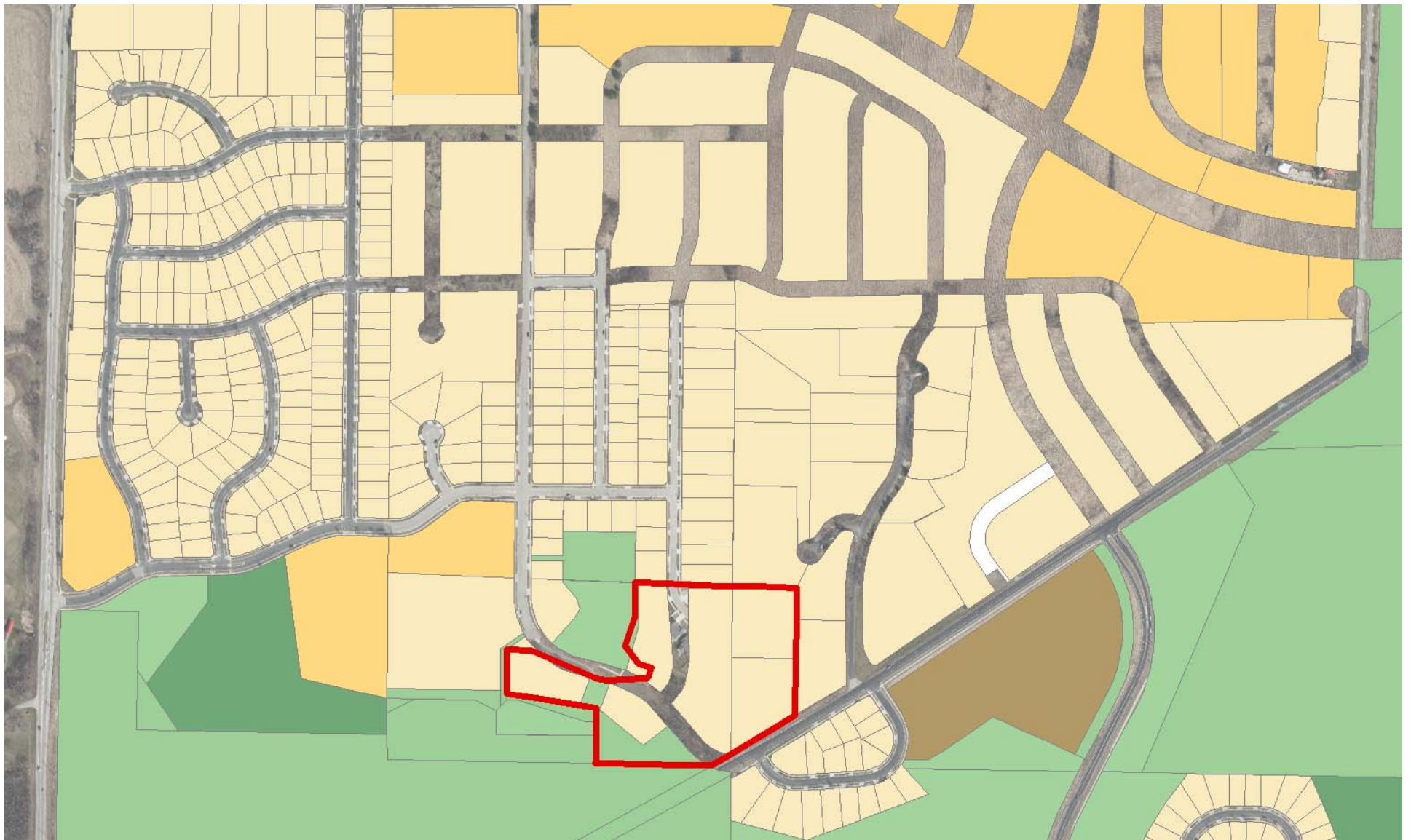
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Jeffy Trail

- Jeffy Extended to Pleasant View in 1997 NDP
- Ammended to connect to Raymond Rd in 2005
- Hawks Creek 2nd Addition plat approval in 2007
- City purchased land in 2012 for street and utility improvements
- City approved subdivision extending Jeffy Trail ROW to Raymond Rd in 2013



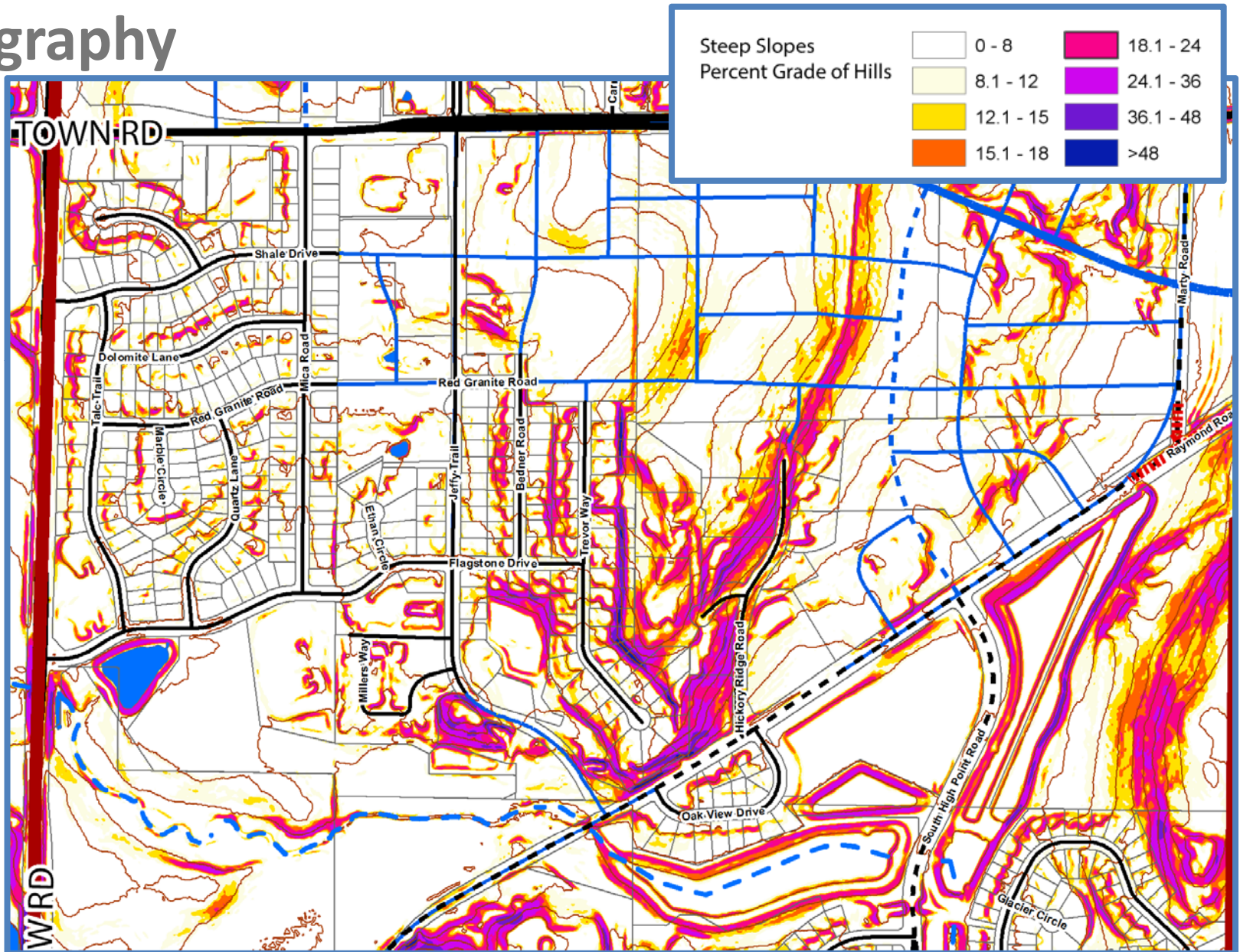
High Point Raymond NDP in 2012



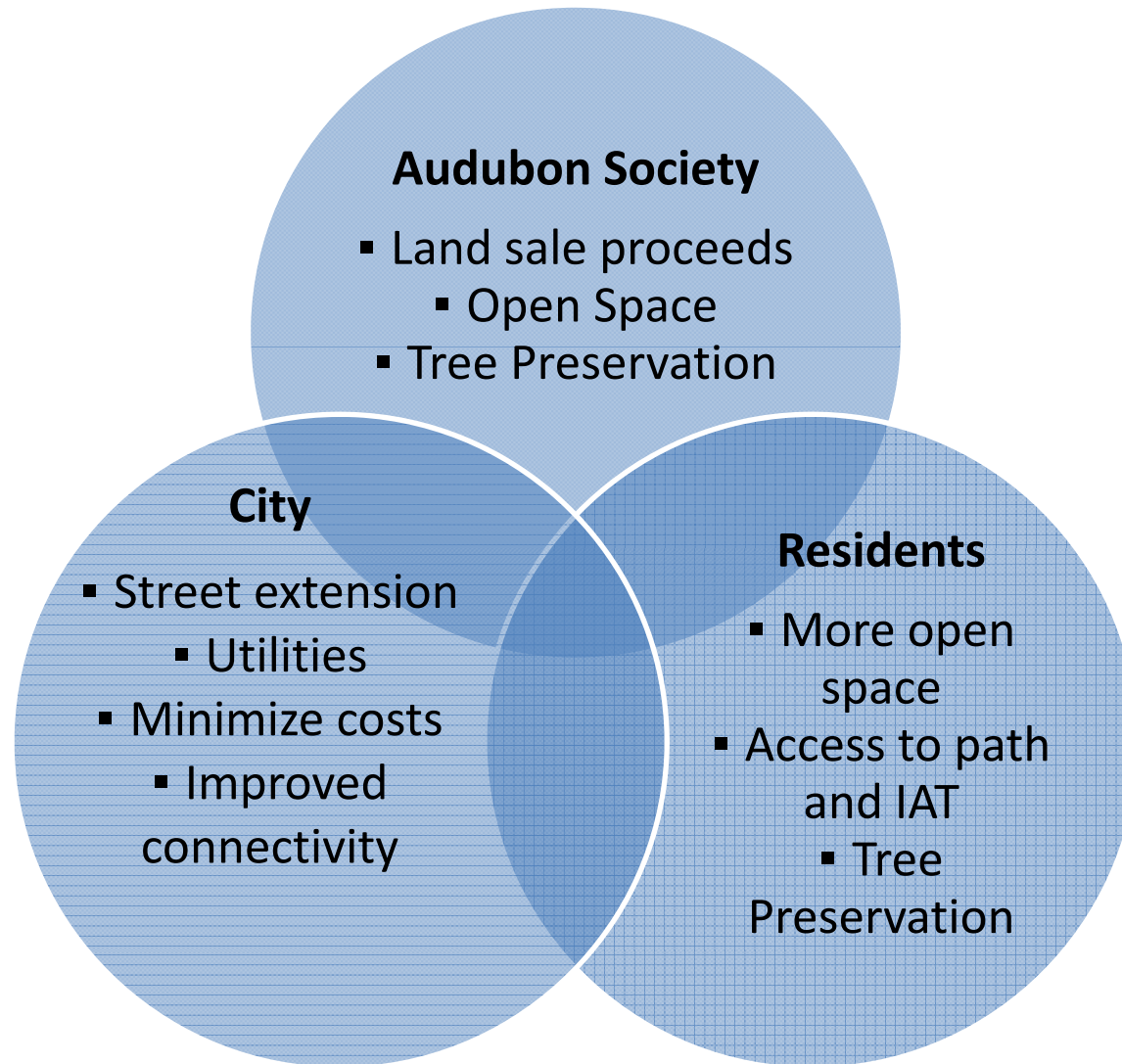
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Topography



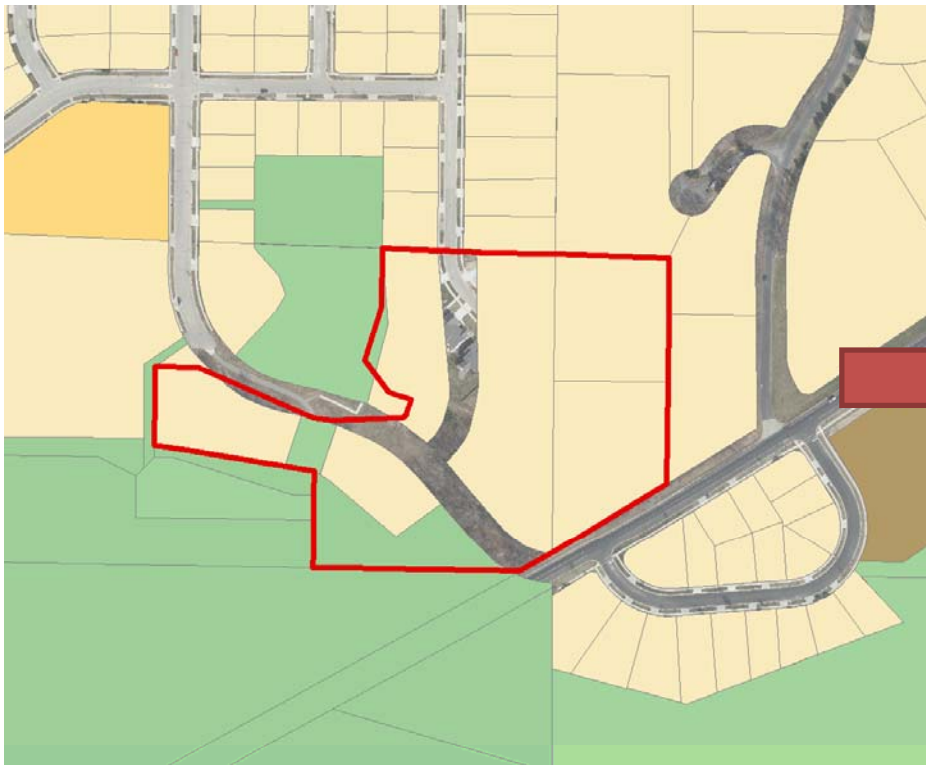
Design Process → *Win Win Win*



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Neighborhood Development Plan Update

Design Process → *Win Win Win*



2012 NDP



Approved Subdivision

Jeffy Trail Connection
+5 acres open space

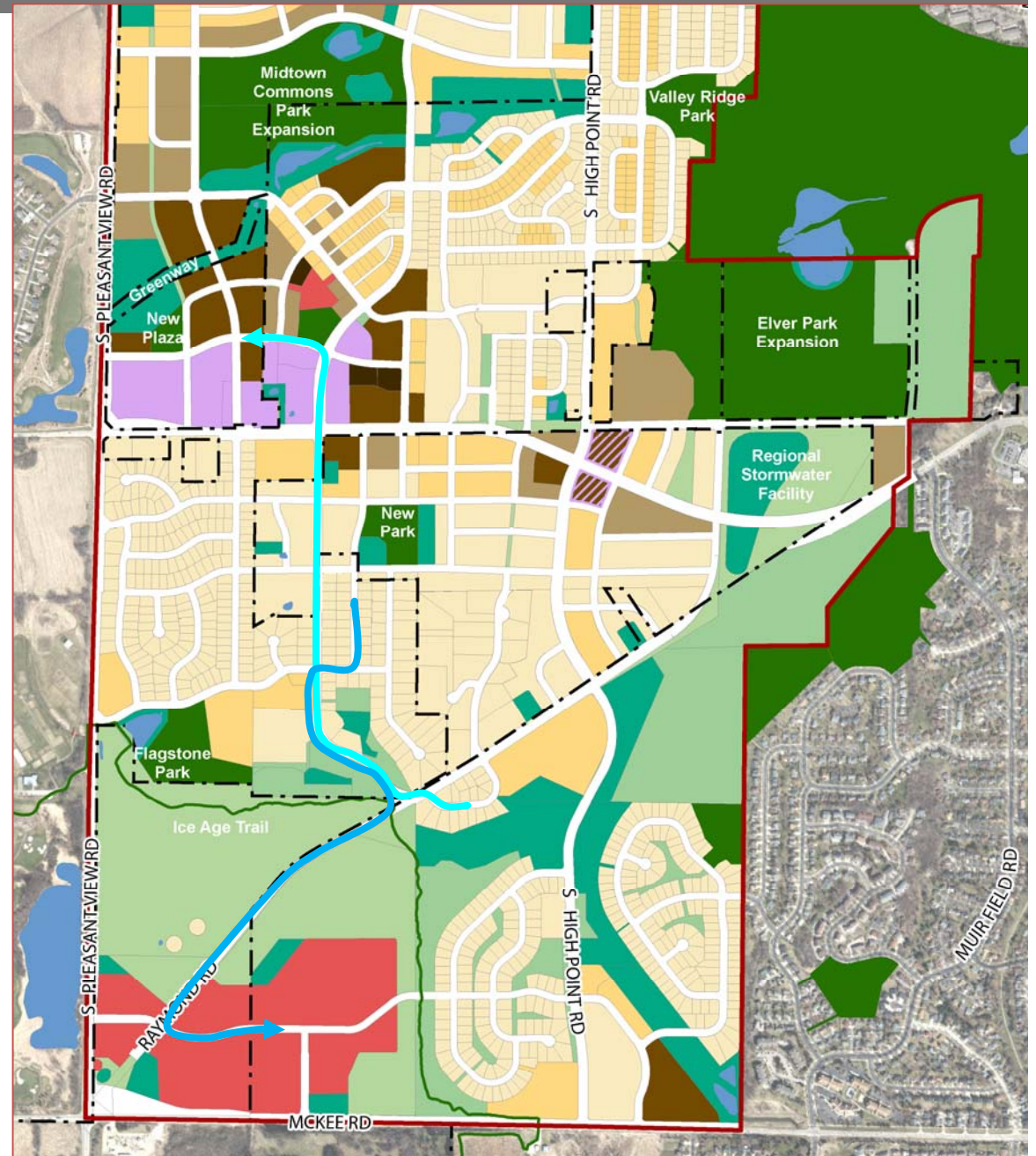
General Alignments



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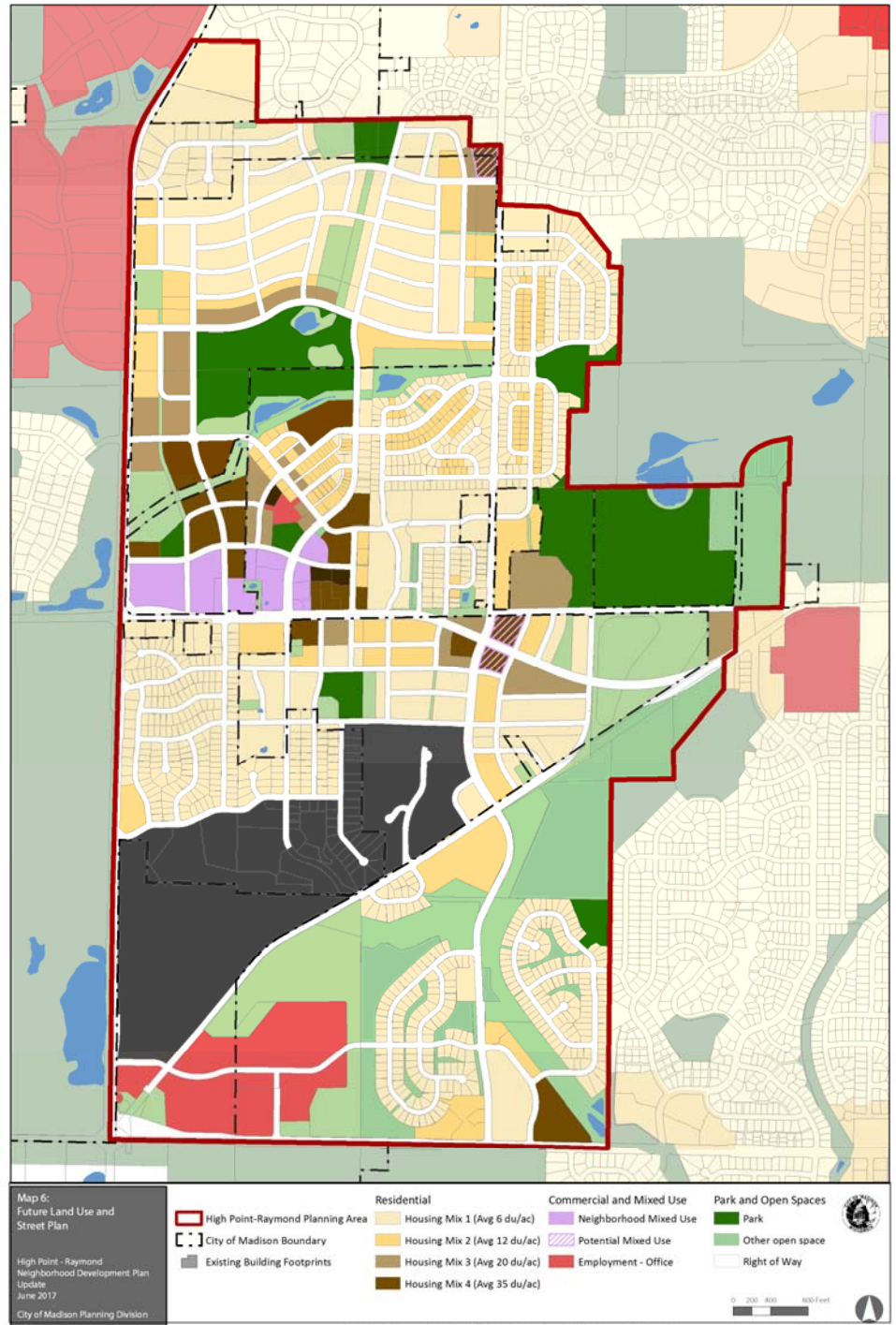
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Neighborhood Linkages



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Superblocks and barriers



Comprehensive Plan: Land Use Recommendations

Objective 32: Develop and extend a system of local residential streets that are **highly interconnected, relatively narrow**, and designed to **meet the needs of pedestrians, bicyclists, motorists**, public transit, and vehicles associated with periodic service providers.

Policies:

Neighborhood streets and sidewalks should provide an **interconnected transportation network that links neighborhoods**, districts and corridors without forming barriers between them.

Dead-end streets and cul-de-sacs shall generally be avoided unless necessary to protect sensitive environmental features or address significant changes in topography.

From Volume II: Goals, Objectives, Policies And Implementation Recommendations

MGO 16.23 LAND SUBDIVISION REGULATIONS.

(8) Design Standards.

(a) Streets and Alleys.

- (1) General. In any new subdivision the street layout shall conform to the arrangement, width and location indicated on the official map, master plan or component neighborhood unit development plan....**Cul-de-sacs shall not be used in any street layout, unless the topography or other unique physical feature of a development makes cul-de-sacs the only, or most logical, street layout.**

(Am. by Ord. 8128, 10-17-83; ORD-06-00054, 5-4-06; Am. by ORD-07-00042, 4-5-07)

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Conceptual Designs

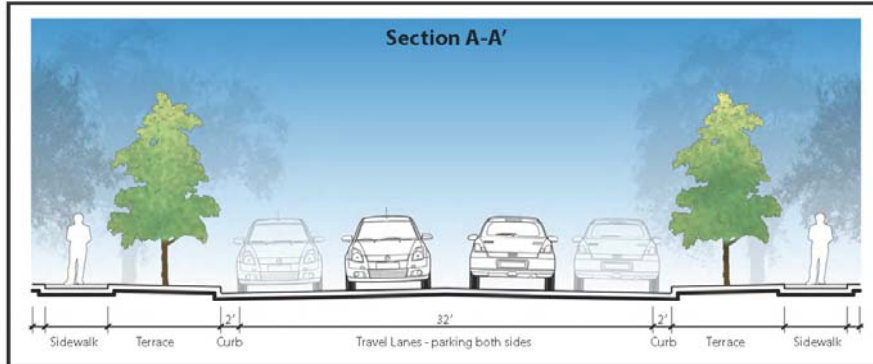
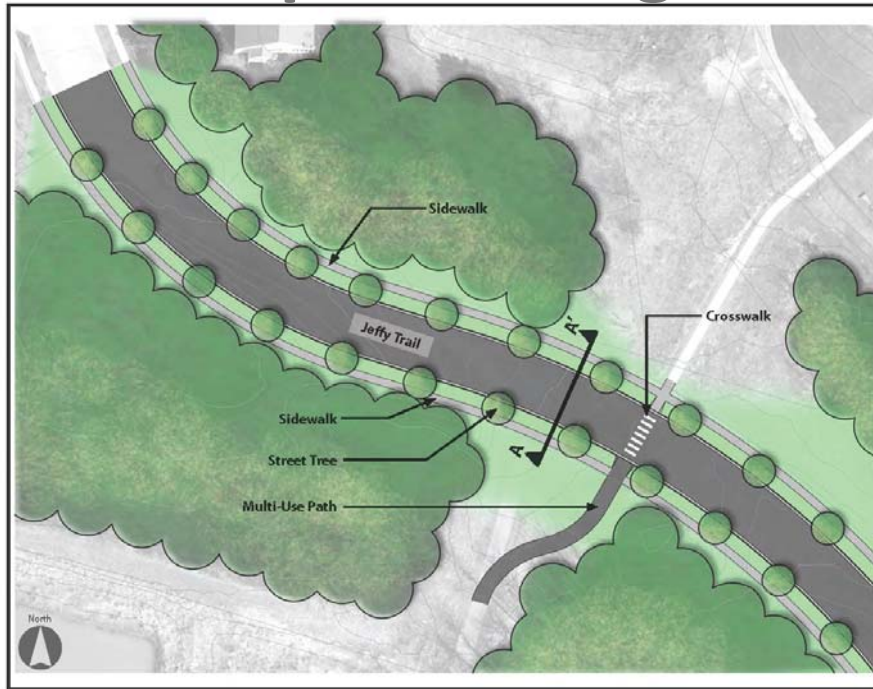


Figure 2:
 Jeffy Trail Potential
 Street Cross Section
 City Standard
 High Point - Raymond
 Neighborhood Development Plan
 Amendment
 City of Modern Planning Division

Drawing note 2018

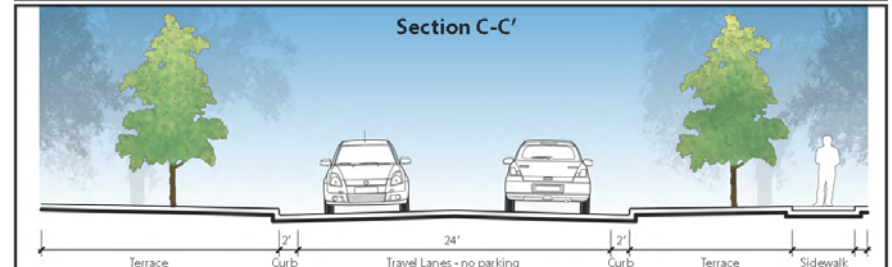
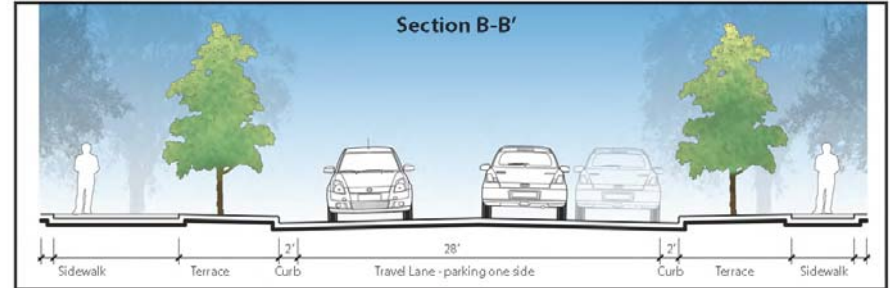
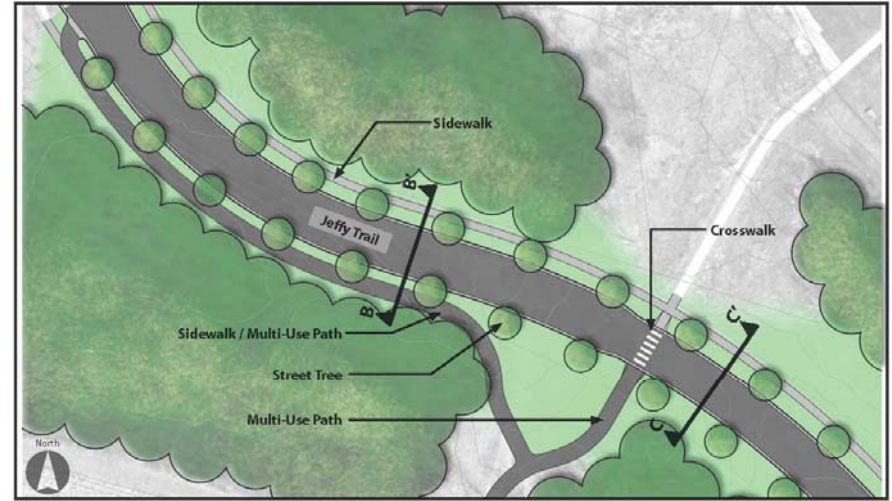


Figure 3:
 Jeffy Trail Potential
 Street Cross Section
 Potential Alternative
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 Neighborhood Development Plan
 Amendment
 City of Modern Planning Division

Drawing note 2018

Questions?

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