

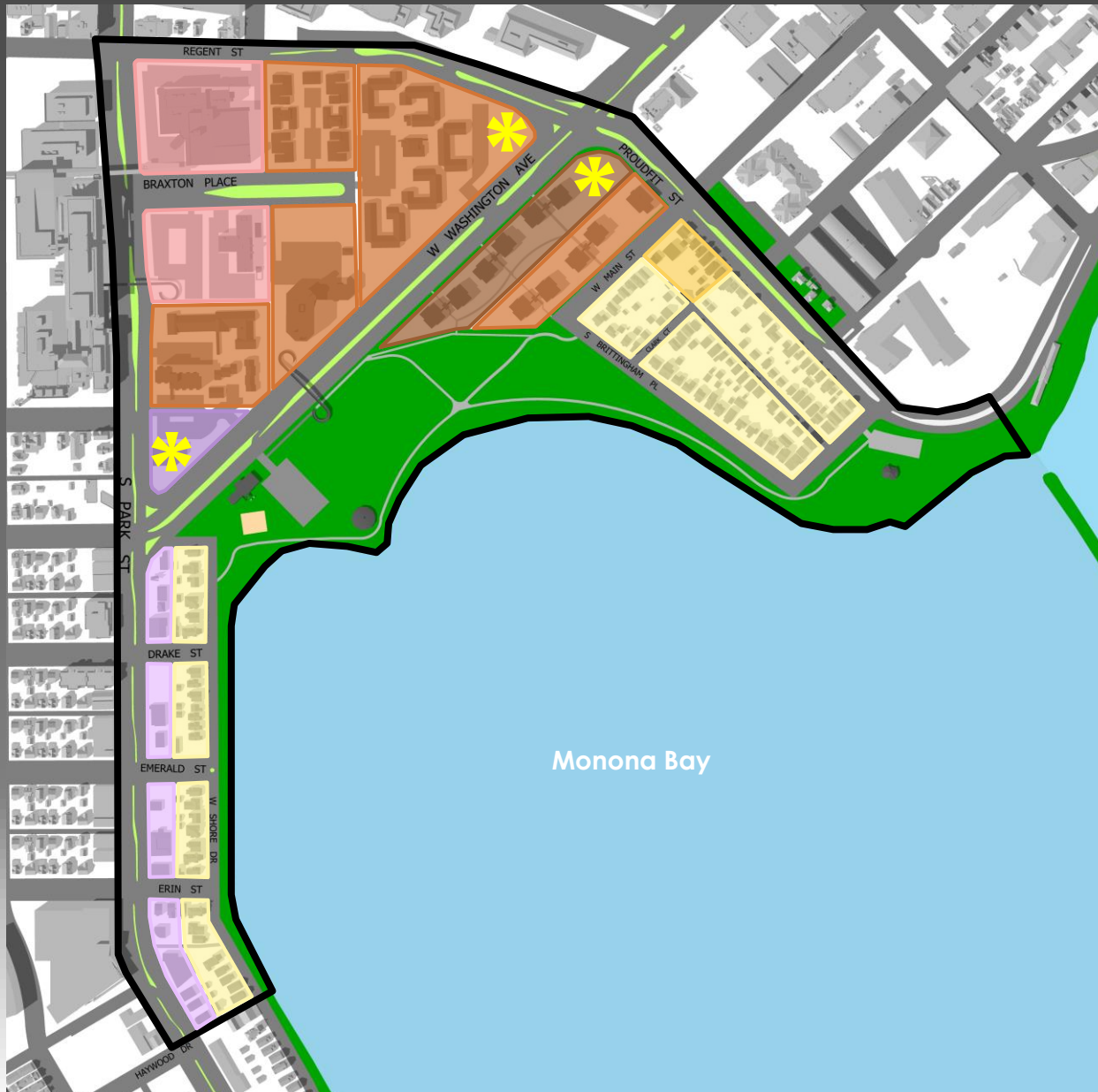


# Comprehensive Plan





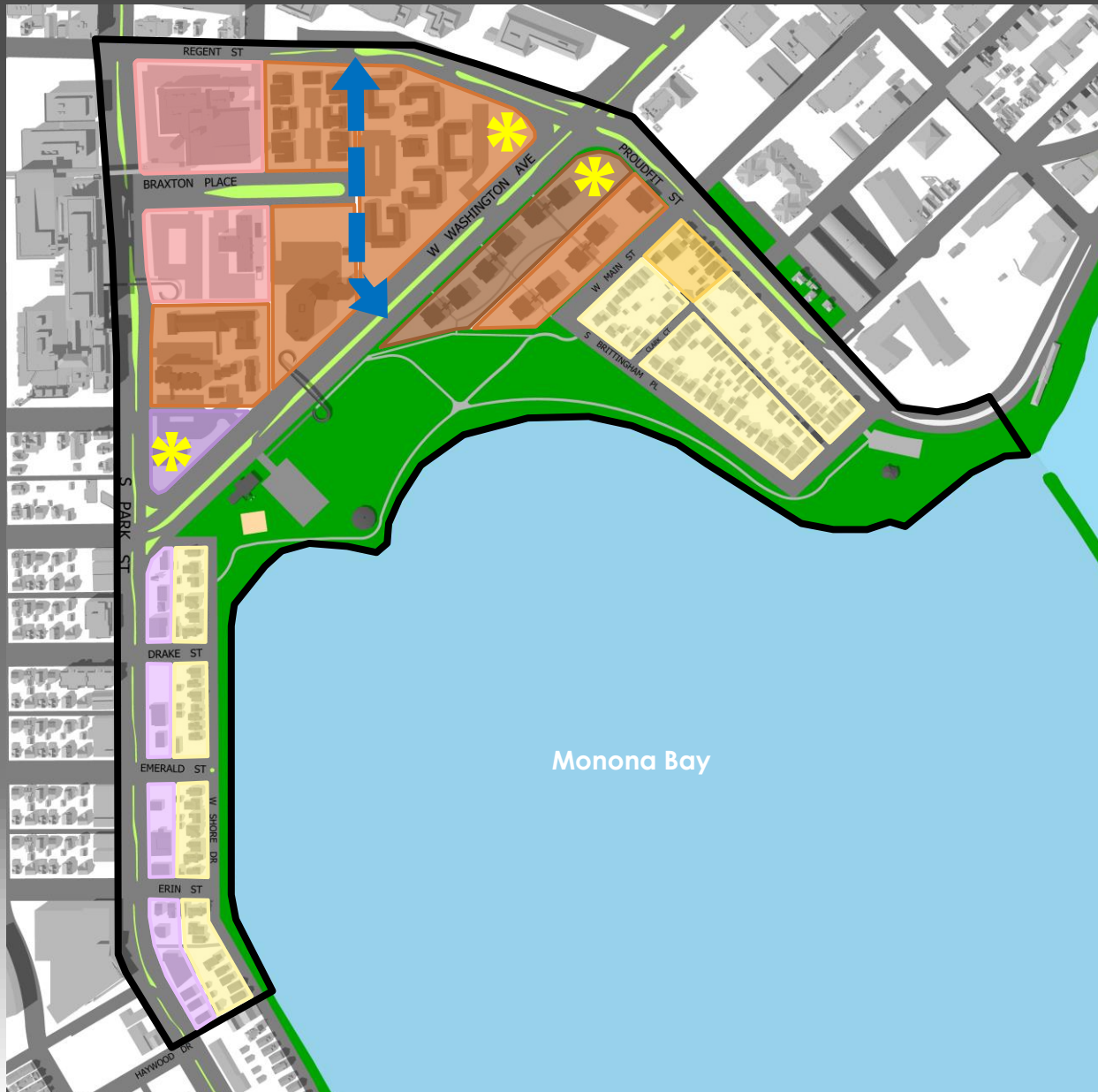
# Draft Future Land Uses



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building



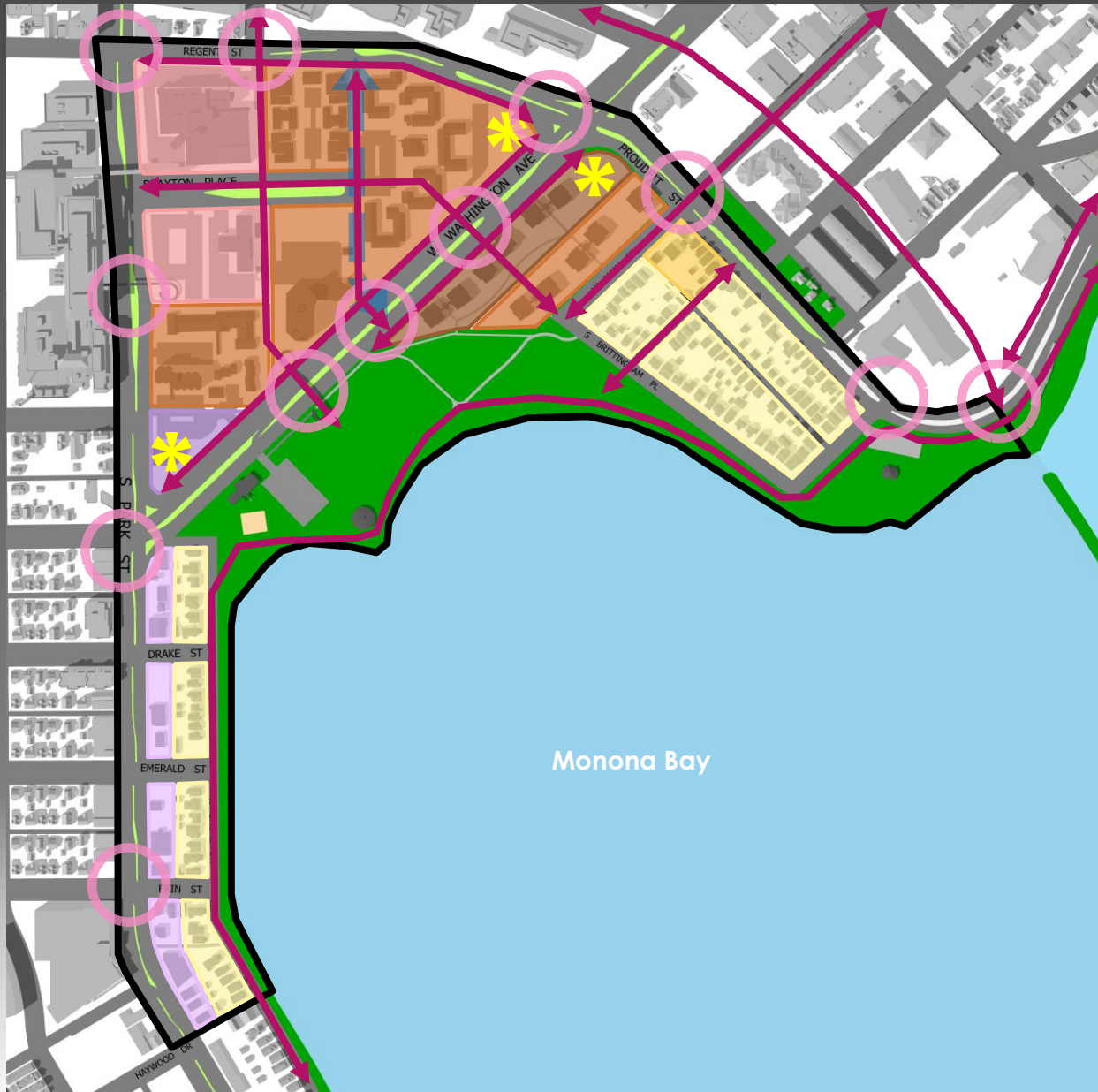
# Draft Multimodal Access



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building
- Multimodal Access



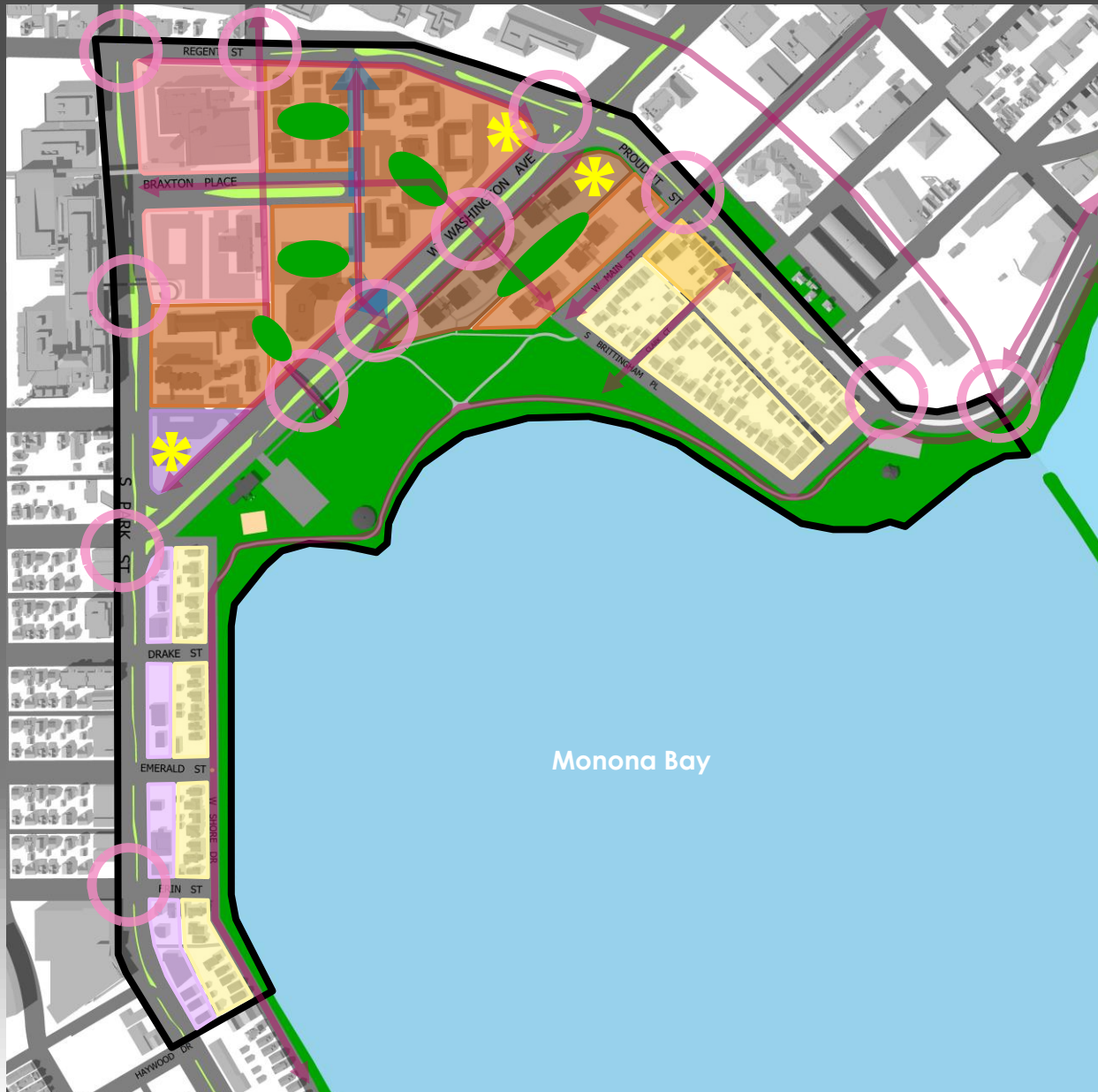
# Draft Pedestrian/Bicycle Access



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building
- Multimodal Access
- Primary Bicycle/Pedestrian Network
- Pedestrian Crossings



# Draft Greenspace Opportunities



- Low Density Residential (1-2 stories)
- Low/Medium Density Residential (1-3 stories)
- Medium Density Residential (2-5 stories)
- High Density Residential (4-12 stories)
- Neighborhood Mixed Use
- Community Mixed Use
- Employment
- Gateway Building
- Multimodal Access
- Primary Bicycle/Pedestrian Network
- Pedestrian Crossings
- Greenspace Opportunity



# Neighborhood Mixed Use / Low Density



Low Density Residential

- 1 – 2 stories
- Primarily single family residential



Neighborhood Mixed Use

- 2 – 4 stories
- Commercial on 1<sup>st</sup> floor
- Residential above



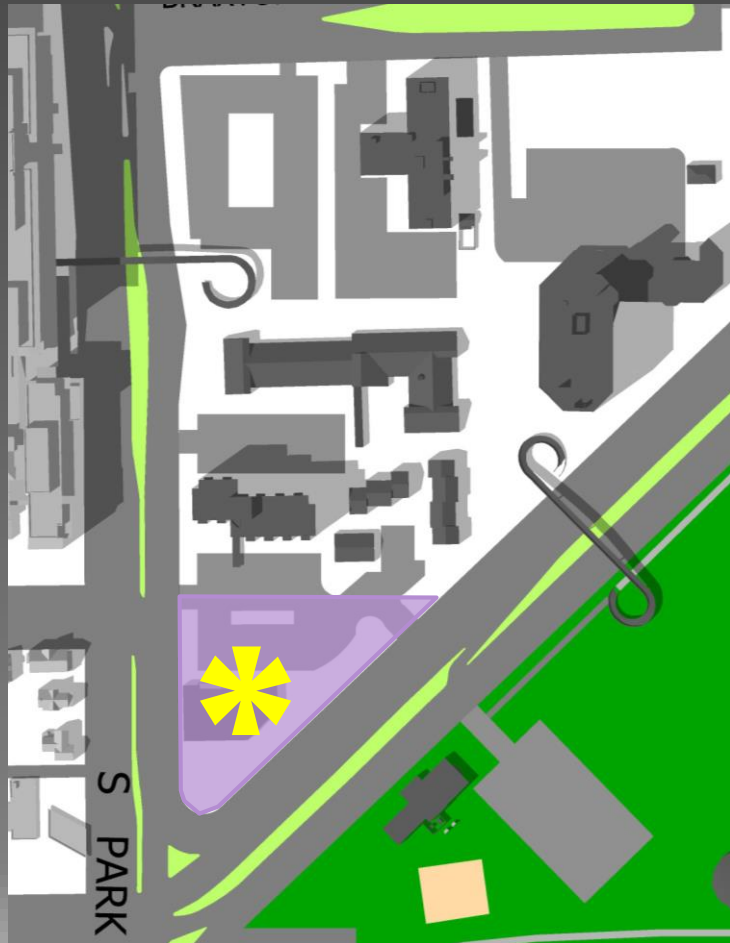
## Land Use Exercise – S. Park St. Neighborhood Mixed-Use and W. Shore Dr. Low Residential (December 17, 2018)

| Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site Details                                                                                                                           | Design                                                                                                                                                                                                                                                                                                                                             | My level of Agreement is<br>(Circle One)                                                                        | I suggest the following changes                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Neighborhood Mixed-Use along S. Park St.</b> <ul style="list-style-type: none"> <li>First story commercial with upper commercial and/or residential</li> <li>People can easily walk or ride in their wheelchairs to bus stops from the housing, shops and other development; bus stops are ADA accessible</li> <li>Development primarily serves area residents, w/some specialty businesses, services, or civic uses for customers from a wider area</li> <li>Type of uses, and building scale and design are compatible with surrounding development</li> </ul> | <ul style="list-style-type: none"> <li>2 – 4 stories</li> <li>Commercial on 1<sup>st</sup> floor</li> <li>Residential above</li> </ul> | <ul style="list-style-type: none"> <li>Buildings are oriented to streets, and close to public sidewalks</li> <li>Step-back of stories down to lower scale, residential area</li> <li>Parking is onsite and screened by buildings</li> <li>Environmental sustainability features to capture <u>stormwater</u> runoff</li> <li>ADA access</li> </ul> | 1 Strongly Disagree<br><br>2 Somewhat Disagree<br><br>3 Neutral<br><br>4 Somewhat Agree<br><br>5 Strongly Agree | What type of businesses do you want or don't want?<br><br><br>Do you want gas station w/convenience stores? |
| <b>Low Residential Along W. Shore Dr.</b> <ul style="list-style-type: none"> <li>Area characterized primarily by single-family and 2-unit structures</li> <li>Some 2, 3, and 4- unit buildings and row houses that fit with this area's scale and style of housing</li> <li>Range of housing options for households with varying incomes, sizes, ages, and lifestyles</li> <li>Accessory dwelling units allowed on single-family lots</li> <li>Interconnected sidewalk and street system</li> </ul>                                                                 | <ul style="list-style-type: none"> <li>1-2 stories</li> </ul>                                                                          |                                                                                                                                                                                                                                                                                                                                                    | 1 Strongly Disagree<br><br>2 Somewhat Disagree<br><br>3 Neutral<br><br>4 Somewhat Agree<br><br>5 Strongly Agree |                                                                                                             |

Notes



# Community Mixed Use



## Community Mixed Use

- 6 – 8 stories
- 10,000 square feet of commercial
- 70 – 90 units
- 75 – 100 parking stalls
- Gateway Building



Land Use Exercise – Community-Mixed Use - Triangle Monona Bay (December 17, 2018)

| Land Use                                                                                                                                                                                                                                                                                                                                                                                                                              | Height and Site Details                                                                                                      | Design                                                                                                                                                                                                                                                                                                                                                                                                                       | My level of Agreement is (Circle One)                                                                                  | I would suggest the following changes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <p>This designated Community Mixed Use (CMU) district is recommended for land uses characterized primarily by an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole.</p> <p>Employment, retail, civic, institutional, and service uses serving both adjacent neighborhoods and wider community markets are recommended for CMU areas.</p> | <p>6 to 8 stories</p> <p>10,000 square feet of commercial</p> <p>70 – 90 residential units</p> <p>75 –100 parking stalls</p> | <p>-Iconic, gateway building on the corner of W Washington &amp; N Park</p> <p>-First floor neighborhood-serving businesses or services, especially grocery store or other fresh/prepared food access</p> <p>-Upper floors residential with affordable or mixed income units</p> <p>-Incorporate BRT station for easy, visible access</p> <p>-Wider sidewalks and terraces for canopy trees on N Park &amp; W Washington</p> | <p>1 Strongly Disagree</p> <p>2 Somewhat Disagree</p> <p>3 Neutral</p> <p>4 Somewhat Agree</p> <p>5 Strongly Agree</p> |                                       |

Notes



# Employment



Employment

- 4 – 8 stories
- Structured parking



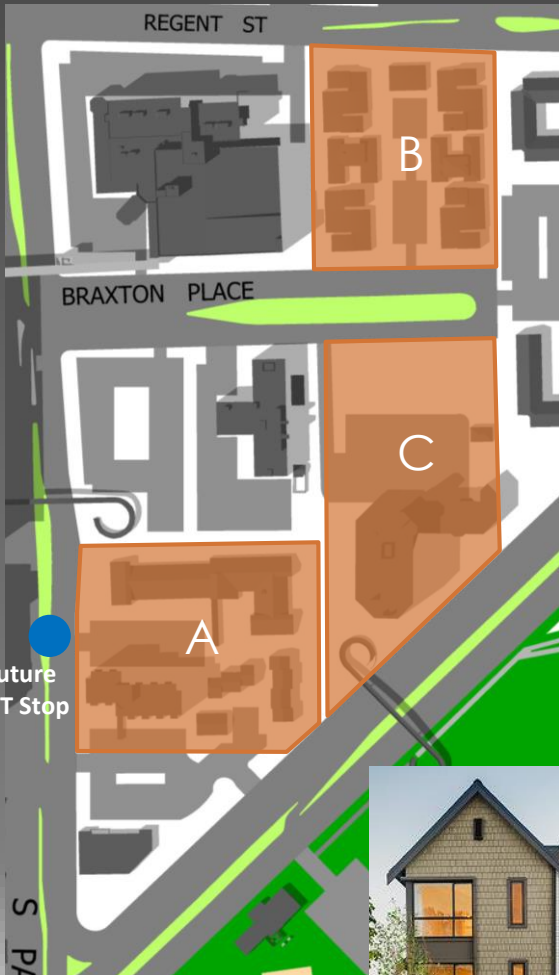
## Land Use Exercise – Employment Area -Triangle Monona Bay (December 17, 2018)

| Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Height         | Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | My level of Agreement is<br>(Circle One)                                                                               | I would suggest the following changes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <p>This designated Employment (E) district is recommended for land uses characterized primarily by corporate and businesses offices, research facilities, labs, hospitals, medical clinics, and other similar uses. May include limited retail and service uses primarily for employees, visitors, patients or other users.</p> <p>E areas are not generally recommended for residential uses. However, higher density residential use would be supported fronting the Campus Mall (e.g. Select Specialty site) in lieu of hospital/medical uses.</p> | 4 to 8 stories | <p>-Buildings should be oriented toward N Park Street/Regent Street</p> <p>-Larger development with underground parking or structured parking</p> <p>-Transition along proposed campus mall with building stepbacks, landscaping buffer, fencing with appropriate exterior lighting</p> <p>-Wider sidewalks and terraces for canopy trees on N Park, Regent, Braxton</p> <p>-Improve entrance to Meriter Hospital on west side of N Park Street from pedestrian bridge</p> | <p>1 Strongly Disagree</p> <p>2 Somewhat Disagree</p> <p>3 Neutral</p> <p>4 Somewhat Agree</p> <p>5 Strongly Agree</p> |                                       |

Notes



# CDA Properties – Medium Density Residential



## Medium Density Residential

- Buildings 2 – 5 stories
- Greenspace (courtyard, garden, play area)
- Mix of building types

### A - Parkside/Karabis

- 100 – 120 units
- 75 – 90 parking stalls

### B - Braxton

- 60 – 80 units
- 45 – 60 parking stalls

### C - Brittingham

- 160 – 180 units
- 120 – 135 parking stalls



## Land Use Exercise – CDA Owned Property - Triangle Monona Bay (December 17, 2018)

| Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Height and Site Details                                                                                                                                                                                                                                                                                                                                                            | Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | My level of Agreement is (Circle One)                                                                                  | I would suggest the following changes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <p>This designated Medium Residential (MR) district is recommended for land uses characterized primarily by a variety of housing types with more intense housing types located along N Park Street, W Washington, and Regent Street. Use stepbacks for lower intense building types in the interior to the neighborhood area. .</p> <p>Accessibility and mobility is key. ADA accessibility to buildings, private spaces, and to public spaces such as bus shelters, sidewalks, crosswalks, and private pedestrian pathways should be instituted in all designs</p> | <p>2-5 stories</p> <p>Parkside/Karabis</p> <ul style="list-style-type: none"> <li>100 – 120 units</li> <li>75 – 90 parking stalls</li> </ul> <p>Braxton</p> <ul style="list-style-type: none"> <li>60 – 80 units</li> <li>45 – 60 parking stalls</li> </ul> <p>Brittingham</p> <ul style="list-style-type: none"> <li>160 – 180 units</li> <li>120 – 135 parking stalls</li> </ul> | <p>-Iconic, gateway building on the corner of Regent &amp; W Washington</p> <p>-Orient buildings toward street with pedestrian access to sidewalks or pedestrian paths</p> <p>-Provide a mix of building types with higher intensity near major corridors and lower intensity in the interior and along residential streets</p> <p>-Incorporate private patio or greenspace into building design such as but not limited to: sitting areas, roof top gardens, pocket greenspaces, outdoor cooking areas, or recreational area such as adult exercise areas</p> <p>-Wider sidewalks and terraces for canopy trees on major corridors</p> <p>-Develop an accessible wayfinding path system for older adults with wider sidewalks, color or symbol coding, and with shaded seating areas flanking the walkways</p> <p>-Provide onsite resident and visitor parking spaces that are easy to access and well-marked and well-lite.</p> <p>-Provide multimodal access from W Washington and Regent</p> | <p>1 Strongly Disagree</p> <p>2 Somewhat Disagree</p> <p>3 Neutral</p> <p>4 Somewhat Agree</p> <p>5 Strongly Agree</p> |                                       |

Notes



# Bayview Medium Density Residential



## Medium Density Residential

- 2 - 5 stories
- 150 – 180 units
- 110 – 135 parking stalls
- Gateway Building (4 – 8 stories)
- Mix of building types
- Greenspace (courtyard, garden, play area)
- Community center



## Land Use Exercise –Bayview Property- Triangle Monona Bay (December 17, 2018)

| Land Use                                                                                                                                                                                                          | Height and Site Details                                                                                                                                                                                                                                                           | Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | My level of Agreement is (Circle One)                                                                           | I would suggest the following changes |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------|
| This designated Medium Residential (MR) district is recommended for land uses characterized primarily by a variety of housing types with more intense housing types located along W Washington and Regent Street. | 2-5 stories <ul style="list-style-type: none"> <li>• 150 – 180 units</li> <li>• 110 – 135 parking stalls</li> <li>• Gateway Building (4 – 8 stories)</li> <li>• Mix of building types</li> <li>• Greenspace (courtyard, garden, play area)</li> <li>• Community center</li> </ul> | - Iconic, gateway building on the corner of W Washington & Regent<br><br>-Orient buildings toward street with pedestrian access to sidewalks or to pedestrian paths<br><br>-Provide a mix of building types with higher intensity near major corridors and lower intensity in the interior and along residential streets<br><br>-Incorporate private greenspace into building design such as but not limited to: sitting areas, garden areas, and large play areas<br><br>-Wider sidewalks and terraces for canopy trees on major corridors<br><br>-Provide onsite resident and visitor parking spaces that are easy to access and well-marked and well-lite<br><br>-Provide multimodal access from W Washington and Regent | 1 Strongly Disagree<br><br>2 Somewhat Disagree<br><br>3 Neutral<br><br>4 Somewhat Agree<br><br>5 Strongly Agree |                                       |

Notes



# Park View High & Medium Density Residential



## High Density Residential

- 4 – 12 stories
- 150 - 200 units
- 115 - 150 parking stalls
- Gateway Building (6 – 12 stories)

## Medium Density Residential

- 2 - 5 stories
- 100 - 150 units
- 75 - 115 parking stalls



## Land Use Exercise – Park View High and Medium Residential (December 17, 2018)

| Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site Details                                                                                                                                                         | Design                                                                                                                                                                                                                                                                                                                                                                                                         | My level of Agreement is<br>(Circle One)                                                                        | I suggest the following<br>changes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>High Residential</b> <ul style="list-style-type: none"> <li>Area characterized primarily by large multifamily buildings or complexes that are generally 4 to 12 stories</li> <li>Interconnected with surrounding development as part of a complete neighborhood</li> <li>Housing should have convenient, walkable/bikeable access to transit, shopping, restaurants, and other amenities</li> <li>Transit-oriented</li> <li>Corner of W. Washington Ave./Proudfit St. up to 12 stories; hotel or other commercial use, residential uses, retail</li> </ul> | <ul style="list-style-type: none"> <li>4 – 12 stories</li> <li>150 - 200 units</li> <li>115 - 150 parking stalls</li> <li>Gateway Building (6–12 stories)</li> </ul> | <ul style="list-style-type: none"> <li>Step-back of stories down to lower scale, residential area</li> <li>Views of bay and capitol</li> <li>Wider sidewalks and wide landscaped terraces along W. Washington Ave. and Proudfit St.</li> <li>Courtyards and greenspaces</li> <li>Environmental sustainability features</li> <li>ADA access</li> <li>Pathway system from W Washington to Main Street</li> </ul> | 1 Strongly Disagree<br><br>2 Somewhat Disagree<br><br>3 Neutral<br><br>4 Somewhat Agree<br><br>5 Strongly Agree |                                    |
| <b>Medium Residential</b> <ul style="list-style-type: none"> <li>Area characterized primarily by a variety of housing including renter and owner-occupied; rowhouses, and different sizes of multifamily buildings</li> <li>Housing should have convenient, walkable/bikeable access to transit, shopping, restaurants, and other amenities</li> <li>Interconnected w/surrounding development as part of a complete neighborhood</li> </ul>                                                                                                                   | <ul style="list-style-type: none"> <li>2 - 5 stories</li> <li>100 - 150 units</li> <li>75 - 115 parking stalls</li> </ul>                                            | <ul style="list-style-type: none"> <li>Views of bay</li> <li>Wide sidewalks and wide landscaped terrace along Proudfit St. and Main St.</li> <li>Courtyards and greenspaces</li> <li>Environmental sustainability features</li> <li>ADA access</li> <li>Pathway system from W Washington to Main Street</li> </ul>                                                                                             | 1 Strongly Disagree<br><br>2 Somewhat Disagree<br><br>3 Neutral<br><br>4 Somewhat Agree<br><br>5 Strongly Agree |                                    |

Notes



# Low/Medium & Low Density Residential

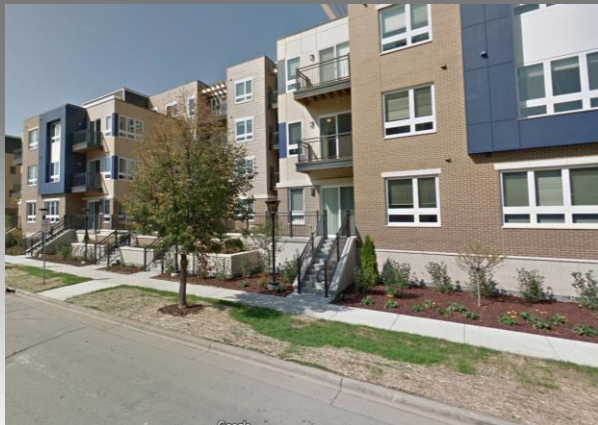


 Low Density Residential

- 1 – 2 stories
- Primarily single family residential

 Low/Medium Density Residential

- 2 – 3 stories
- Mix of single family, duplex, townhome



## Land Use Exercise – Low-Medium and Low Density Residential (December 17, 2018)

| Land Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site Details                                                                                                    | Design                                                                                   | My level of Agreement is<br>(Circle One)                                                                        | I suggest the following changes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>Low-Medium Residential at W. Main St./Proudfit</b> <ul style="list-style-type: none"> <li>Area primarily characterized by lower scale buildings including 2 to 3 story row houses, townhouses and small multifamily buildings;</li> <li>Walkable/bikeable connected street network;</li> <li>Seamlessly integrated with surrounding development;</li> <li>Help meet the growing demand for walkable urban living</li> </ul>                                                                                            | <ul style="list-style-type: none"> <li>2 – 3 stories</li> <li>Mix of single family, duplex, townhome</li> </ul> | <ul style="list-style-type: none"> <li>Ped pathway from Proudfit to Rodney Ct</li> </ul> | 1 Strongly Disagree<br><br>2 Somewhat Disagree<br><br>3 Neutral<br><br>4 Somewhat Agree<br><br>5 Strongly Agree |                                 |
| <b>Low Residential between W. Main St. and Brittingham Plc.</b> <ul style="list-style-type: none"> <li>Area characterized primarily by single-family and 2-unit structures</li> <li>Some 2, 3, and 4- unit buildings and row houses that fit with this area's scale and style of housing</li> <li>Range of housing options for households with varying incomes, sizes, ages, and lifestyles</li> <li>Accessory dwelling units allowed on single-family lots</li> <li>Interconnected sidewalk and street system</li> </ul> | <ul style="list-style-type: none"> <li>1-2 stories</li> </ul>                                                   |                                                                                          | 1 Strongly Disagree<br><br>2 Somewhat Disagree<br><br>3 Neutral<br><br>4 Somewhat Agree<br><br>5 Strongly Agree |                                 |

Notes