

**East Washington Ave. Capitol Gateway Corridor BUILD Plan
Comparison to Other Plans' Recommendations**

Land Use

Block	Block Number	East Washington Avenue Capitol Gateway Corridor BUILD Plan	Tenney-Lapham Neighborhood Plan (DRAFT)	East Rail Corridor Plan	Yahara River Parkway Plan	Comp Plan	PC Sub-Committee Decision
600	1 a	Res./Employment (CMU)	High Density Res. (CMU)	-	-	CMU	HDR
	1 b	Employment (CMU) Residential/Employment near Blair St. (CMU)	Community Mixed Use (CMU)	-	-	CMU	CMU
700	2 a	Res./Employment (CMU)	High Density Res (CMU)	-	-	CMU	HDR
	2 b	Employment (CMU)	(CMU)	-	-	CMU	CMU
800	3 a	Residential (CMU)	Medium Density Residential	-	-	CMU	MDR
	3 b	Residential (CMU)	Community Mixed Use	-	-	CMU	CMU
900	Br. Stevens	Recreation/Open Space	Park & Open Space	-	-	P & OS	P & OS
1000	4 a	Employment/Residential	Medium Density Residential	-	-	E	MDR/ employ**
	4 b	Employment/Residential	Employment	-	-	E	Employment
1100	5 a	Residential (MDR)	Medium Density Residential	-	-	MDR	MDR
	5 b	Comm./Residential (CMU)	Employment	-	-	MDR	CMU
1200	6 a	Residential (MDR)	Medium Density Residential	-	-	MDR	MDR
	6 b	Comm./Residential (CMU)	Employment	-	-	MDR	CMU
1300	7 a	Residential (MDR)	Medium Density Residential	-	-	MDR	MDR
	7 b	Comm./Residential (CMU)	Employment	-	-	MDR	CMU
	7 c	Employment	Employment	-	-	MDR	Employment
	7 d	Employment	Employment	-	-	E	Employment
1400	8 a	Employment/Residential	Employment	-	Office/Retail	E	Employ/ res.
	8 b	Employment/Residential	Employment	-	Office/Retail	E	Employ/ res.
1500	9	Res./Commercial (CMU)	-	-	Res /Retail*	NMU	Res./com (CMU)
600	10 a	Employment Commercial near Blair St.	-	Employment	-	E	Employ w/ com at Blair St
	10 b	Employment Commercial near Blair St.	-	Employment	-	E	Employ w/ com. at Blair St
700	11 a	Employment (with 2 Commercial sites)	-	Employment	-	E	Employment w/ 2 com. sites
	11 b	Employment	-	Employment	-	E	Employment
800	12 a	Employment	-	Employment	-	E	Employment
	12 b	Employment	-	Employment	-	E	Employment
900	13 a	Employment	-	Employment	-	E	Employment
	13 b	Employment	-	Employment	-	E	Employment
1000	14 a	Employment	-	Employment	-	E	Employment
	14 b	Employment	-	Employment	-	E	Employment
1100/ 1200	15	Employment	-	Employment	-	E	Employment
1300	16	Employment	-	Employment	-	E	Employment
1400	17 a	Employment	-	Employment	Res. / Retail	E	Employment
	17 b	Residential/Employment	-	Mixed Use incl. Residential	Residential /Retail	E	Residential /employment
	17 c	Employment	-	Emp. on Wash. Mix Use on Main	Office on Wash. Res. on Main	E	Employment /residential
1500	18 a	Residential/Employment (MDR)	-	-	Residential	MDR	Employment /res. (MDR)
	18 b	Residential/Employment (MDR)	-	-	Residential	MDR	Residential /employ (MDR)
	18 c***	Residential/Employment (MDR)	-	-	Residential	MDR	Employment /res. (MDR)

Notes: *Block 9 is also covered by the Emerson East-Eken Park Neighborhoods Plan and its recommendations mirror those in the Yahara River Parkway Plan so are not reflected in this table. Some plans propose some first floor retail uses on some frontages which are not represented in this table. Land Use recommendations are generalizations and may not match the exact geography of the block divisions.

**Plan Commission Sub Committee Decision: The redevelopment of block 4a for any employment uses must ensure that the redevelopment and reuse is compatible with the nearby school and residential land uses. Redevelopment will minimize negative effects associated with heavy trucks.

*** Block 18a was split into 18a and 18c

Maximum Height in Stories

Block	Block Number	East Washington Avenue Capitol Gateway Corridor BUILD Plan	Tenney-Lapham Neighborhood Plan (DRAFT)	East Rail Corridor Plan	Yahara River Parkway Plan	Comp Plan	PC Sub Committee Decision
600	1 a	8	30 degrees	-	-	-	30 degrees
	1 b	8	8	-	-	-	8
700	2 a	8	30 degrees	-	-	-	30 degrees
	2 b	10-12	8	-	-	-	8**
800	3 a	8	30 degrees	-	-	-	30 degrees
	3 b	10-12	8	-	-	-	8**
900	Breese Stevens	-	-	-	-	-	
1000	4 a	6	30 degrees	-	-	-	30 degrees
	4 b	10-12	8	-	-	-	8**
1100	5 a	3	3	-	-	-	3
	5 b	3	3	-	-	-	3
1200	6 a	3	3	-	-	-	3
	6 b	3	3	-	-	-	3
1300	7 a	3	3	-	-	-	3
	7 b	8	8	-	-	-	8
	7 c	3	3	-	-	-	3
	7 d	8	8	-	-	-	8
1400	8 a	8	-	-	5-6	-	8
	8 b	4	-	-	5-6	-	4
1500	9	8	-	-	4-5*	4	8
600	10 a	12-15	-	8	-	-	12**
	10 b	12-15	-	5	-	-	12**
700	11 a	12-15	-	8	-	-	12**
	11 b	12-15	-	5	-	-	12**
800	12 a	12-15	-	8	-	-	12**
	12 b	12-15	-	5	-	-	8**
900	13 a	12-15	-	8	-	-	12**
	13 b	12-15	-	5	-	-	8**
1000	14 a	10-12	-	8	-	-	8**
	14 b	10-12	-	5	-	-	6**
1100/ 1200	15	8-10	-	5	-	-	8**
1300	16	10-12	-	5	-	-	8**
1400	17 a	4	-	5	2-3	-	4
	17 b	4	-	5	2-3	-	4
	17 c	10-12	-	5	5-6 on E. Wash. 4-6 on E. Main	-	6**
1500	18 a	4	-	-	-	-	4 on river
	18 b	3	-	-	-	-	4
	*18 c	-	-	-	-	-	6**

Notes: *Block 9 is also covered by the Emerson East-Eken Park Neighborhoods Plan and its recommendations mirror those in the Yahara River Parkway Plan so are not reflected in this table. *18c was added by the PC Sub-committee.

** This represents the maximum height, in stories, allowed without requiring bonuses. Consideration of bonuses would be dependent on provision of amenities as described in Plan Commission Capitol Gateway Corridor Plan Minutes of 12-10-2007. Maximum heights with bonuses are 15 for 12**, 10 for 8**, and 8 for 6**

*** Block 18a was split into 18a and 18c

Maximum Facade / Frontage Heights

Block	Block Number	East Washington Avenue Capitol Gateway Corridor BUILD Plan	Tenney-Lapham Neighborhood Plan (DRAFT)	East Rail Corridor Plan ¹	Yahara River Parkway Plan ²	Comp Plan	PC Sub Committee Decision
600	1 a	3	3	-	-	-	3
	1 b	5	8	-	-	-	5
700	2 a	3	3	-	-	-	3
	2 b	5	8	-	-	-	5
800	3 a	3	3	-	-	-	3
	3 b	5	8	-	-	-	5
900	Breese Stevens	-	-	-	-	-	-
1000	4 a	3	3	-	-	-	3
	4 b	5	8	-	-	-	5
1100	5 a	3	3	-	-	-	3
	5 b	3	3	-	-	-	3
1200	6 a	3	3	-	-	-	3
	6 b	3	3	-	-	-	3
1300	7 a	3	3	-	-	-	3
	7 b	5	8	-	-	-	5
	7 c	3	3	-	-	-	3
	7 d	5	8	-	-	-	5
1400	8 a	5	-	-	5-6	-	5
	8 b	3	-	-	5-6	-	3
1500	9	5	-	-	4-5*	-	5
600	10 a	5	-	3	-	-	5
	10 b	5	-	2	-	-	5
700	11 a	5	-	3	-	-	5
	11 b	5	-	2	-	-	5
800	12 a	5	-	3	-	-	5
	12 b	5	-	2	-	-	5
900	13 a	5	-	3	-	-	5
	13 b	5	-	2	-	-	5
1000	14 a	5	-	3	-	-	5
	14 b	5	-	2	-	-	5
1100/ 1200	15	5	-	2	-	-	5
1300	16	5	-	2	-	-	5
1400	17 a	4	-	2	2-3	-	4
	17 b	4	-	2	2-3	-	4
	17 c	5	-	2	5-6 on E.W 4-6 on E. Main	-	5
1500	18 a	4	-	-	-	-	4
	18 b	3	-	-	-	-	3
	*18 c	-	-	-	-	-	5

Notes: *Block 9 is also covered by the Emerson East-Eken Park Neighborhoods Plan and its recommendations mirror those in the Yahara River Parkway Plan so are not reflected in this table. *** Block 18a was spilt into 18a and 18c

¹ Numbers for the East Rail Corridor Plan represent minimum building heights. This height could be at the front facade.

² Numbers for the Yahara River Parkway Plan represent the overall height ranges for the site, and do not necessarily represent maximum facade heights.