

FINAL DRAFT - Amendment to Tenney-Lapham Neighborhood Plan

2008 Plan, p. 2

3. Linking new and existing parks to the neighborhood.

Due to the limited opportunities for acquisition of park and open space areas, it is imperative for the City and neighborhood to identify future parkland areas for acquisition, improve existing parkland, and improve the linkage of existing parkland to other City parks that are within or outside the neighborhood. Expanding-Improving Reynolds Field, capitalizing on the Yahara River Corridor by acquiring and developing land along the river, and improving the pedestrian and bicycle accessibility to Burr Jones Field, Tenney Park and the future Central Park identified in the East Rail Corridor Plan would help diversify the parkland opportunities within the neighborhood.

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11. Redeveloping underutilized properties.

There are several large parcels in the neighborhood that could be redeveloped. The former Trachte warehouse property in the 1400 block of East Dayton Street and the Reynolds truck storage lot in the 600 block of East Mifflin Street have already been the subject of plan proposals by neighborhood groups and City staff, with the purpose of creating new medium-density housing. It is hoped that the Reynolds property on the 600 block might extend the success of the nearby Dayton Row redevelopment by offering owner-occupied townhouse-style units. (Note: the 600 block redevelopment has been completed.) As of 2014, it is recommended that the eastern portion of the 700 block of East Mifflin Street be redeveloped with high-density residential uses complementary to the existing buildings on the block and the surrounding neighborhood. It is also desired that redevelopment of the Trachte property include a substantial number of owner-occupied units of similar style near East Dayton Street, while medium-density, mixed-use structures would be appropriate closer to East Washington Avenue.

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LAND USE GOALS, ACTION STEPS/PROJECTS, DESIGN STANDARDS, AND IMPLEMENTERS

Goal 4: Plan for the redevelopment of the 600 and 700 blocks of East Washington Avenue and the Reynolds property on the 700 block of East Mifflin Street.

Discussion: Principal occupants of these blocks are Goodyear Tire, Salvation Army, US Post Office, Don Miller Dealership (as of 2014, this has been redeveloped with the mixed-use "Constellation" building) and Reynolds Crane Service. This area has been identified by the City as a potential amendment to the Capitol Gateway Corridor TID #36 (As of 2014, this area lies within TID #36). The neighborhood sees the area as appropriate for Community Mixed Use (CMU) along East Washington Avenue and High Density Residential (HDR) along East Mifflin Street. 2008 recommendations included a westward expansion of Reynolds Park onto the Reynolds Property on the 700 block of East Mifflin Street, including the removal of a portion of North Livingston Street. As of 2014, this recommendation is not likely to be implemented as the closure of North Livingston at this location is not supported. Instead, this property represents an opportunity for well-designed high-density residential uses at a scale complementary to the development across Mifflin Street to the south and to the established residential neighborhood across Dayton Street to the north. If the high-density residential uses do not occur on the entire undeveloped portion of the property, and the Parks Commission determines that additional parkland is needed in this area, use of the property as an expansion of Reynolds Park may be an option to pursue. If the Reynolds Crane Service property becomes available, it should be redeveloped, at least in part, as an enlargement of Reynolds Park. The park expansion would also include removing all or part of the 100 block of North Livingston Street.

For Tenney-Lapham, the buffer between East Washington Avenue and the residential neighborhood is perilously thin. For this area and all other blocks of East Washington Avenue proposed for amendment to on the northern boundary of the Capitol Gateway Corridor TID #36, the north side of any new development is a neighborhood-facing side and should focus on residential uses. Where larger commercial development adjoins residential buildings, it is important to transition the scale of buildings so that the perception of mass and height is in character with the residential street. This means that all along East Washington Avenue, development height will step down from East Washington Avenue to East Mifflin Street. Maximum heights should not exceed a 30-degree angle increasing southward from the façade tops of East Mifflin Street structures. See Appendix 6 for an illustration of this 30-degree view angle.

The Plan Commission Capitol Gateway Corridor Plan Committee met during 2007 to resolve building height differences and other recommendations between the East Washington Avenue BUILD Capitol Gateway Corridor Plan, the Tenney-Lapham Neighborhood Plan, and the East Rail Corridor Plan. The Committee's final building and facade height recommendations are included on maps from the East Washington Avenue ~~Build~~-BUILD Capitol Gateway Corridor Plan in Appendix 7 – Internal Building Height Standards and Appendix 8 – Facade Height Standards. These exhibits include the agreed upon standards for all three

On September 12, 2013, the Tenney-Lapham Neighborhood Association Council voted 6-5 to support this amendment.

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plans.

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LAND USE GOALS, ACTION STEPS/PROJECTS, DESIGN STANDARDS, AND IMPLEMENTERS

Goal 4 – ACTION STEPS/PROJECTS	Goal 4 – DESIGN STANDARDS	GOAL 4 - IMPLEMENTERS
<p>6. Designate the northside of East Mifflin Street in the 700 Block between East Mifflin Street and East Dayton, part of Area C on Map 5, as High Density Residential (HDR) for the west half and Parks and Open Space (P) for the east half. The use of the eastern half of this property for Parks and Open Space (P) may be an option to pursue, should it remain undeveloped. Adopt an ordinance to amend the Comprehensive Plan accordingly.</p>	<p>The 2008 recommendation for the if the Reynolds Crane Service property <u>was as follows: If the property becomes available, it should be redeveloped, at least in part, as an expansion of Reynolds Park. The park expansion would also include removing all or part of the 100 block of North Livingston Street and replacing it with a pedestrian and bicycle lane. Similarly, a small access lane, mid-block, could divide the Reynolds Park expansion from the west side of the block where Das Kronenberg and the Old Market Place apartments are located. Reynolds Park will then become a green space with residential uses facing all four sides.</u></p> <p><u>While park expansion remains an acceptable alternative, the 2013 recommendation for this property has changed to the following: If available, the Reynolds Crane Service property should be redeveloped with high density residential uses compatible with Das Kronenburg and Old Market Place buildings on this block, the residential neighborhood across Dayton Street to the north, and with the northern portion of the Constellation project across East Mifflin Street to the south. The property may be redeveloped with multiple buildings or with a single building, so long as the building is well articulated to break up its mass along the street frontages, and individual entrances to ground floor residential units are provided. Views to the Capitol from Reynolds Park should be maintained to the extent possible. For view protection and consistency with surrounding development, the maximum height of any façade at the street should generally be three stories, with opportunities for a fourth story if stepped back from the front façade. Five-story building components may be considered with additional setbacks. Redevelopment of this site should include structured parking and high-quality usable open spaces. High-quality, durable building materials should be utilized to complement existing buildings on the block.</u></p> <p>The third brick structure on in the west <u>central portion side</u> of the block should also be considered for adaptive re-use, including <u>but not limited to</u> a public use, such as a library, museum or community space.</p>	<p>6. Department of Planning & Community & Economic Development</p>

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PARKS AND OPEN SPACE GOALS, ACTION STEPS/PROJECTS, AND IMPLEMENTERS

<p>Goal 4: Protect parks and green spaces from encroachment by public infrastructure such as parking lots and paved areas. <u>Add buffers of green space when parcels next to parks are developed or become available for public purchase.</u></p>	
<p>Discussion: With new developments being proposed in the neighborhood, there will be an increasing need for more green space to accommodate the increased density.</p>	
Goal 4 - ACTION STEPS/PROJECTS	Goal 4 - IMPLEMENTERS
<p>1. If the Reynolds Crane property west of Livingston Street becomes available, acquire the area and connect it to Reynolds Park by</p>	<p>1. Parks Division</p>

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~~removing all or part of the 100 block of North Livingston.~~

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