Triangle Monona Bay

NEIGHBORHOOD PLAN

Why do a neighborhood plan?

- Bayview and CDA are planning changes

- Number of elderly expected to grow

- Population with disabilities expected to grow

- Number of families expected to increase

- Housing is aging, needs upgrades

- Major streets are barriers and intersections can be unsafe

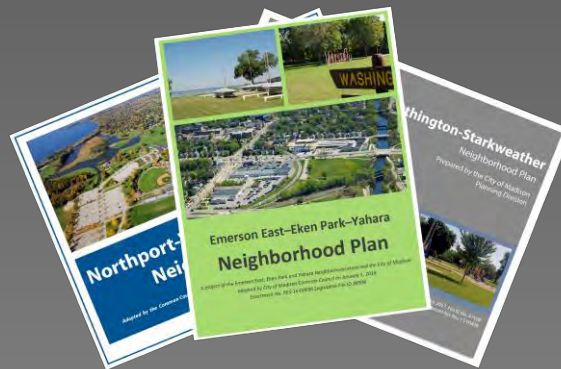- Triangle and bay side are cut off from each other

What is the purpose of a neighborhood plan?

Comprehensive Plan
City-Wide Recommendations

Neighborhood Plan
Neighborhood Recommendations

Development Plans
Site Specific Proposals

Shared Values & Urban Design Principles

- Stable and affordable housing

- Access to openspace

- Environmentally friendly

- Access to services that support residents' health and well being

Shared Values & Urban Design Principles

- Good pedestrian and bicycle access over vehicle access

- Buildings that hold the corners

- Views of Brittingham Park, Monona Bay and Capitol

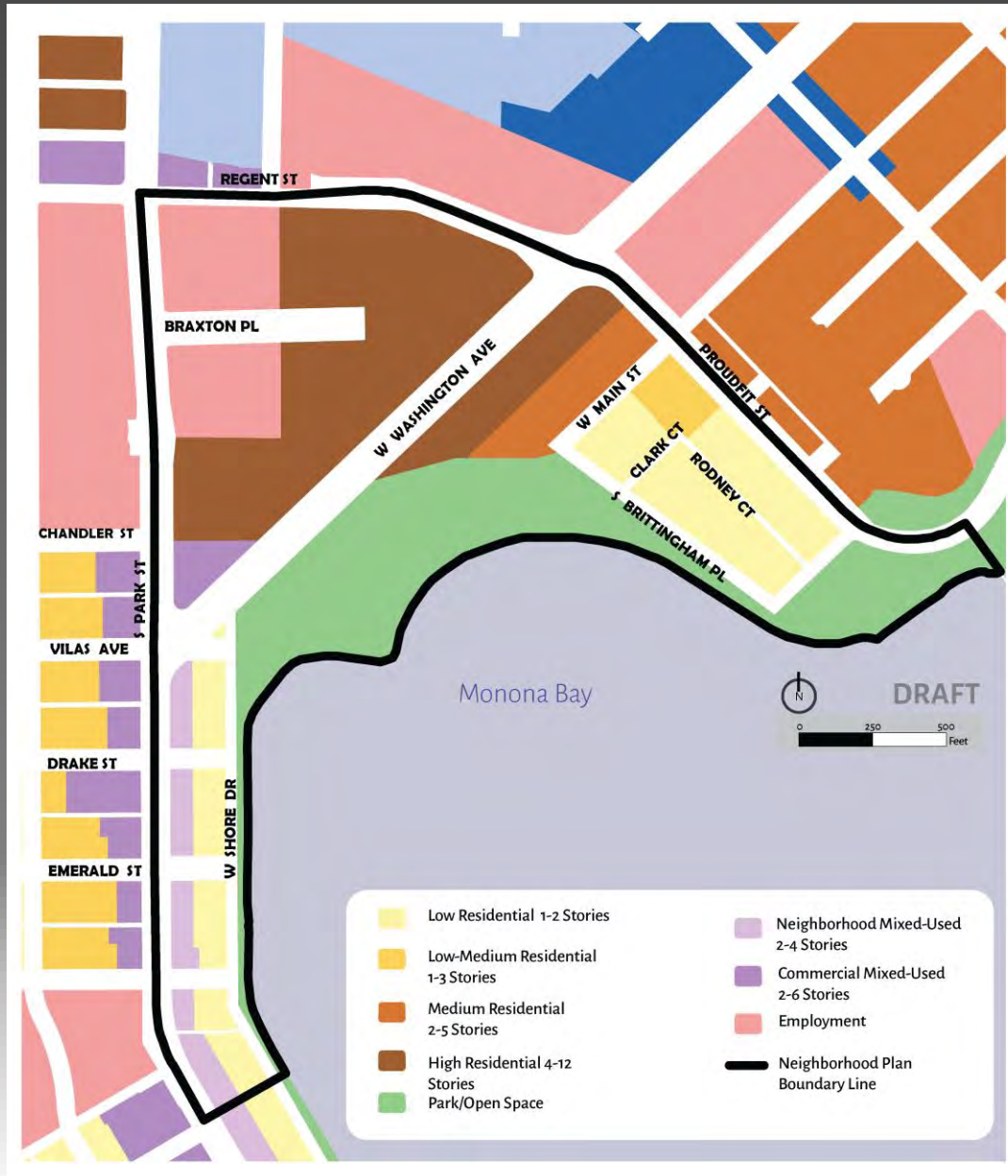- Buildings fronting and interacting with streets

Property Ownership

Constraints

Electrical Boxes

Storm Sewer

Shallow Lots

DRAFT

0   250   500
         Feet

Comprehensive Plan

REGENT ST
BRAXTON PL
W WASHINGTON AVE
W MAIN ST
PROUDFIT ST
CLARK CT
RODNEY CT
CHANDLER ST
S PARK ST
S BRITTINGHAM PL
VILAS AVE
DRAKE ST
W SHORE DR
EMERALD ST

Monona Bay

DRAFT

0   250   500
                Feet

Low Residential 1-2 Stories

Low-Medium Residential 1-3 Stories

Medium Residential 2-5 Stories

High Residential 4-12 Stories

Park/Open Space

Neighborhood Mixed-Used 2-4 Stories

Commercial Mixed-Used 2-6 Stories

Employment

Neighborhood Plan Boundary Line

Draft Future Land Uses

Legend:

- 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

Monona Bay

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

Monona Bay

REGENT ST

BRAXTON PLACE

W WASHINGTON AVE

PROUDFIT ST

W MAIN ST

S BRITTINGHAM PL

S PARK ST

DRAKE ST

EMERALD ST

W SHORE DR

ERIN ST

HAYWOOD DR

Draft Pedestrian/Bicycle Access

Legend:

- 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

Monona Bay

Draft Greenspace Opportunities

Legend:

- 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

Monona Bay

Neighborhood Mixed Use / Low Density

Low Density Residential

- 1 – 2 stories
- Primarily single family residential

Neighborhood Mixed Use

- 2 – 4 stories
- Commercial on 1st floor
- Residential above

Community Mixed Use

Community Mixed Use

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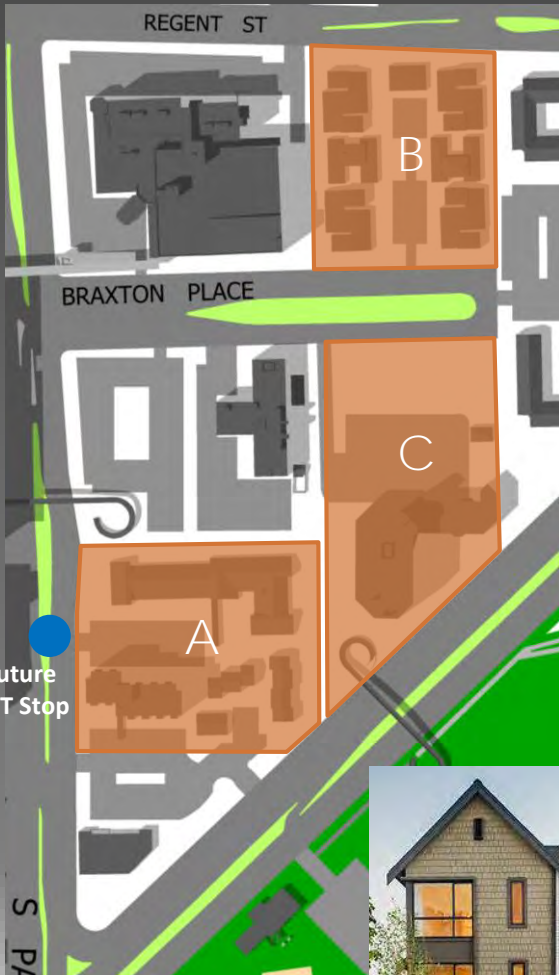- Gateway Building

Employment

Employment

- 4 – 8 stories
- Structured parking

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

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

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

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