Milwaukee Street
Community Design Evaluation Workbook

and **Summary of the "Visualize the Issues"**
Public Participation Process

Submitted to the Eastmoreland Neighborhood Association
and Residents of the Neighborhoods
adjacent to
Milwaukee Street, Madison WI
October 2005

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Milwaukee Street Community Design Evaluation Workbook
and Summary of the Visualize the Issues Public Participation Process

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Cover Photos:

Left: Participants respond to Interactive Issues Posters

Center: Participants view topographic model and orthophoto

Right: Participants work in small groups to identify issues

This page: *Participants view poster display illustrating density*

Photo credits: Diane (Dee) Finnegan

Introduction

*I know no safe depositary of the ultimate powers of the society
but the people themselves; and if we think them not enlightened
enough to exercise their control with a wholesome discretion,
the remedy is not to take it from them, but to inform their
discretion by education.* -Thomas Jefferson 1820

This workbook documents a participatory community planning and design process conducted during the late spring and early summer of 2005 in the Milwaukee Street area of Madison. The results also document the considerable time and efforts of the residents of the Milwaukee Street area, and the dedication of the members and leadership of the Eastmoreland Neighborhood Association. The faculty and students from the University of Wisconsin-Madison Departments of Landscape Architecture and Urban and Regional Planning are grateful for the opportunity to serve this thoughtful community.

While we designed and facilitated the participatory process to translate the values of the participants into the language of neighborhood planning and design, we recognize that much is lost in translation, and we acknowledge that the true community values are held in the hearts of the residents. Thus, this guide will be best used by the residents who participated in the process, or others who will take the time to engage those residents in meaningful dialogue during a design evaluation process. To paraphrase Jefferson's famous quote: the quality of the results of any democratic process will be directly proportionate to the breadth of participation and the depth of participants' understanding of the issues at hand. We hope this document will serve to inform the discretion of the residents of the Milwaukee Street area in their continued efforts to guide their community into the future they envision.

Many Thanks to the Student Facilitators from UW-Madison:

> *Diane Finnegan*
> *Teresa Gillotti*
> *Wade Johnson*
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> *Jaija Windler*
> *Ryan Ziegelbauer*

Overview of Process and Document Contents

On June 2nd 2005 the Eastmoreland Neighborhood Association (ENA) hosted a public meeting for residents of the Milwaukee Street area who were concerned about possible new development in the neighborhood. Faculty and students from the University of Wisconsin Departments of Landscape Architecture and Urban and Regional Planning were invited to attend the meeting. Faculty presented an offer to facilitate a citizen participation process that might be a helpful approach to identifying, clarifying, documenting, and communicating residents' concerns, values, and vision for the future of their neighborhood. Participants agreed the proposed process might be helpful, and a date for a public workshop was set for June 29th. In addition, a preliminary issues scoping session was added to the agenda of the next ENA meeting, which was scheduled for June 14th. The results of the June 14th session were analyzed to develop a set of materials and activities for the public workshop. These materials included issues posters, a topographic model of the area, large scale orthophotos of the area, and a survey. Activities included an interactive slide show designed to elicit community values about neighborhood design, and small group activities during which participants annotated the orthophotos, posters, and images from the slide show with text and diagramming.

After the workshop, faculty and students collected and analyzed the transcripts, surveys, and visual materials. That analysis became the basis for much of this workbook and report. However, that analysis revealed several issues that needed further clarification if residents were to share a common understanding of issues, and communicate these issues effectively. A preliminary report outlining these issues was submitted to the ENA. This report was reviewed, along with preliminary results of the interactive slide show, during the July 30th meeting of the ENA. Transcripts from that meeting informed the final details of this workbook and report.

Section one of this workbook is a "Community Design Evaluation Checklist". The checklist is intended to serve as a guideline for residents as they engage a design evaluation process. Section two offers a detailed account of the issue identification process, a summary of the residents' concerns about each of the major issues, and recommendations. This section is intended as a reference to support those using the community design evaluation checklist. Section three briefly reviews three community programs that generated participants' interest and questions. This section includes contact information for local sources of information. Section four illustrates the results of the interactive slide show and small group image review activity. This section is also intended as a reference for those using the community design evaluation checklist, and importantly, to illustrate neighborhood design concepts during discussions. Section five displays the results of a survey conducted during the workshop. The appendices include copies of all original documents and transcripts. These are included to document the public participation process. Sign in sheets from the meetings and workshops are available through the ENA.

Visualize the Issues……..

Milwaukee Street!

Community Design Literacy

Public Workshop

Schenk School Cafeteria, 230 Schenk Street
Wednesday June 29th, 6:30 -9:30 PM
(Flagpole entrance to building)

"Hands-on" Visualization Activities:
with: **Neighborhood Maps, Aerial Photos,**

and a large scale **Topographic Model!**

Intended Outcome:
An Illustrated Design Evaluation Tool for Citizens
Specific to the Issues on Milwaukee Street!

Questions: call Kathy Soukup at 244-8965 for information.
Neighbors: do you want input in this process? COME AND HELP US MAKE AN IMPACT!

Participate!

A Public Education Program of the UW-Madison Department of Landscape Architecture
and the UW-Extension,

Section One: Community Design Evaluation Checklist

Issue	Relevant Questions for each issue: Do the proposed plans respond to residents' concerns about….	1 = Not at all 3 = Fair 5 = Excellent				
		1	2	3	4	5
#1. Traffic Flow and Pedestrian Safety (see map on page 8, and notes on Major Issue #1 on following pages)	traffic speed and/or volume on Milwaukee Street?					
	the impact of additional traffic from proposed development?					
	crossing Milwaukee St?					
	walking on sidewalks along Milwaukee St?					
	access to bus stops on Milwaukee St?					
#2. Water Quality, Ecological Quality, and Public Gathering Places (see map on page 8, and notes on Major Issue #2 on following pages)	protection of existing wetlands and streams?					
	mitigation of erosion from stormwater runoff?					
	mitigation of increased runoff from new development?					
	a diversity of open spaces, including natural areas, trails, leisure and recreational areas?					
	civic/community buildings?					
	public/community open space?					
	restaurants, diners, coffee shops and/or other commercial public spaces?					
#3. Affordable Housing (see notes on Major Issue #3 on following pages)	the definitions of "affordable housing" and "working class housing"?					
	the diversity of housing opportunities and housing costs?					
	the availability of ADA compliant housing (Americans with Disabilities Act) for Seniors and others?					
	new housing types and/or values do not significantly increase or decrease existing property values?					
	the architectural style, scale, and density of housing?					
	the quality of construction and materials in architecture and landscape?					

#4. Parking Lots and Garages (see notes on Major Issue #4 on following pages)	adequate parking for new commercial development?					
	adequate parking for new residential development?					
	visual impact of garages, parking lots, and/or alleys?					
	adequate turning space for entry and exit from driveways, garages, parking lots, and/or alleys?					
#5. Crime and Safety	safety in open space and trails?					
	safety in parking lots?					
	safety on sidewalks?					
#6. Density	the relationship between "quality-of-life" and the quality and quantity of open space, relative to buildings and parking lots, and the number of people and cars?					
#7. Visual Impact	views into new development from existing streets?					
	building heights and density?					
	pedestrian friendly scale and appearance?					

Other important considerations to discuss with local leaders:

▪ What are the impacts of the proposed development on city services?

▪ What are the impacts of the proposed development on neighborhood schools?

▪ What are the tools available to the neighborhood association and/or city to assure proper maintenance of rental units?

▪ What are the tools available to the neighborhood association, business owners, and/or the city to assure safety and protection against theft, loitering, and/or trespassing on private property?

Area residents annotate a large scale orthophoto of the Milwaukee Street area with text and diagramming to "Visualize the Issues"

Visualizing the Issues
on Milwaukee Street

Issue #1:
Traffic and Pedestrian Safety

A: The High Point

(see diagram with "HP" on map)
The possibility of eye contact between pedestrians or drivers crossing the road on one side of the HP, and drivers approaching from the other side, decreases with distance from the HP. Maximum visibility in both directions is from the HP.

B. The Curve in the Road

Pedestrians or drivers crossing the road on the West side of the HP are doubly challenged: by the decreased possibility of eye contact due to both the HP to the East, and by the curve in the road to the West.

Issue #2:
Preservation of Water Quality and Open Space

C. Wetlands and Streams

Existing wetlands protect the quality of surface and ground water, offer habitat for native species, and offer opportunities for leisure and recreation for area residents.

Milwaukee Street

October 2005

0 100 200   400

Section Two: Major Issues Defined and Clarified
Review of Issue Identification Process and Summary of Results

*Introduction***:** A public meeting hosted by the Eastmoreland Neighborhood Association (ENA) on June 14th 2005 included a preliminary "Issues Identification" session. Participants raised issues, offered preliminary definitions and/or descriptions, and suggested possible solutions for each issue. The "Visualize the Issues Workshop", conducted on June 29th 2005, included an interactive poster session that displayed the issues, with their respective definitions, descriptive language, and possible solutions. Participants were asked to review the materials for accuracy, suggest additional issues that may have been overlooked, and offer additional language to "Help clarify the issues" and to supplement the "Spectrum of Solutions". In addition, participants were asked to work in small groups to supplement/clarify the responses on the posters. Following the workshop, the facilitators analyzed the results and identified several issues that needed further clarification before recommendations could be offered. An overview of these issues and recommendations were included in a preliminary report submitted to the ENA for review during the July 30th meeting. The following pages summarize this process, the major issues, and the recommendations (see appendix for a transcript of the original list of issues, transcripts of the poster session and small group reviews from the workshop, and the original text of the Preliminary Report).

Issue #1. Traffic and Pedestrian Safety

Workshop Results and Preliminary Recommendations: The issue identification session during the ENA meeting on June 14th outlined the issues and concerns about traffic and pedestrian safety along Milwaukee Street. The results of the workshop on June 29th clarified participants concerns about the relationship between traffic, pedestrian safety, and quality of life in the neighborhood. The preliminary report suggested the need for analysis, clarification, and images to illustrate these issues. A student was engaged to conduct this analysis and develop the desired visuals.

*Summary of Recommendations***:** The "Community Design Evaluation Checklist" offered in section one of this workbook includes five questions intended to illustrate these issues. This section also includes a simple graphic that illustrates the sections of the road where eye contact between pedestrians and drivers and/or between drivers is limited. This graphic should help residents evaluate proposed solutions to traffic issues.

Issue #2. Water Quality, Ecological Quality, and Public Gathering Places

Summary of Recommendations: The issue identification session during the ENA meeting on June 14th outlined the issues and concerns about "water quality", "ecological quality", and "public gathering places". The results of the workshop on June 29th suggest participants appreciate the complex relationships between public open space, green space, water quality, ecological quality, and quality of life. The "Community Design Evaluation Checklist" offered in section one of this workbook includes seven questions intended to illustrate this spectrum of interrelated issues for consideration during a design evaluation process.

Issue #3. Affordable Housing

Workshop Results and Preliminary Recommendations: The workshop and survey results indicated conflicting concerns about "affordable housing". The results of the slide show indicated a strong aversion to large scale apartment buildings, manufactured housing (trailers), and duplexes that showed less than meticulous maintenance. However, the results of the slide show also indicated strong support for a variety of housing types that might be considered "affordable". These results confirm one of the summary points offered during the small group "report back" session at the end of the workshop: "We need a better definition of affordable housing". Thus, the preliminary report suggested the need for clarification of terms.

Discussion July 30th and Recommendations: The discussion offered some clarification about the conflict around "affordable housing". Participants felt it is important to differentiate between "affordable housing", which they define as subsidized housing, and "working class housing", which they define as housing affordable to working class people/families at market rates.

Summary of Recommendations: While participants acknowledge the need for "affordable housing", particularly for Seniors, participants strongly preferred developments that include a diversity of housing to developments that were primarily or exclusively "affordable housing". This is a clear example of how the images from the interactive slide show will be particularly useful to the community when reviewing development proposals (see Section Four below).

Issue #4. Parking Lots and Garages

Workshop Results and Preliminary Recommendations: Participants consistently responded "NO" to the image of an alley in the "Interactive Slide Show". However there was an equally negative response to images of new homes with predominant garages (AKA: Snout Houses). Thus, the preliminary report suggested the need for clarification of resident's concerns about parking, and about alleys in particular.
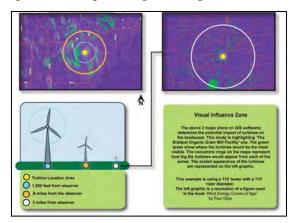
Discussion July 30th and Recommendations: Participants agreed that "snout houses" were not a preferred solution to parking. The discussion offered some clarifications about the concerns about alleys. These concerns included: possible difficulty of backing in and out of garages and drives from narrow alley (particularly for Seniors); crime/safety; and visual impact (maintenance/clutter). However, participants were aware of better examples of alleys in surrounding neighborhoods.

*Summary of Recommendations***:** Participants are encouraged to acquire additional photos to illustrate appropriate parking solutions, specifically photos of parking lots for commercial and multi-family residential, driveways, alleys, and on-street parking.

Section Three: Opportunities for Public Awareness Programs

The results of the interactive slide show conducted during the workshop on June 29th showed participants' interest in alternative energy/wind turbines, community gardens, and housing with shared courtyard gardens and/or other shared facilities (co-housing). However, there were questions and concerns about feasibility, impacts, and benefits. The Eastmoreland Neighborhood Association, or other community groups, may consider inviting representatives from various organizations to speak at an upcoming meeting.

Renewable Energy

This image generated discussion about renewable energy. Participants were interested in learning more about the feasibility, impacts, and benefits of wind turbines and solar panels. Interested residents may consider contacting Sherrie Gruder, UW-Extension Specialist in renewable energy: (608) 262-0398, gruder@engr.wisc.edu

Housing with Shared Amenities (Co-Housing)

This image generated discussion about the possible benefits of housing with shared yard and/or other amenities for Seniors and others. Interested residents may consider contacting a resident of Village Co-housing in Madison. This may be arranged through Design Coalition office on Atwood Ave. 608.246.8846.

Community Gardens

This image generated questions and concerns about the appearance/tidiness of community gardens, and their appropriate location in a community. Interested residents may consider contacting the Community Action Coalition of Madison: (608) 246-4730 cac@cacscw.org

Section Four: Design Evaluation Images

Introduction: The workshop on June 29th included an interactive slide show, designed to elicit and clarify participants' values about neighborhood design. During the first part of the slide show participants were asked to indicate whether each image represented a type of development that might be appropriate in their community. Participants were asked to call out "Yes" or "No" as each image appeared on the screen. During the second part of the slide show, participants were asked to review the same images, but this time calling out explanations for their reactions. This generated discussion between participants, and between the participants and facilitators. This discussion identified several specific design considerations for architecture, landscape, streets, open space, and sidewalks. Facilitators took notes of these responses. After the slide show, participants were asked to work in small groups. Each group was provided with 8 1/2 x 11 prints of the slide show images. Participants were asked to sort the images into "always appropriate" "never appropriate", and "depends on location". Participants were then asked to discuss the considerations and write explanatory notes on each image. After the workshop, the facilitators analyzed the responses and sorted the images into five preliminary categories: "Strong Support", "Some Support"; "Depends on Location"; "Strong Concerns", and "Never Appropriate". These preliminary results were reviewed during the public meeting on July 30th. Meeting participants were asked to review the preliminary results and offer comments and/or clarifications. The final sorting of these images and a summary of participants responses are below:

IMAGES WITH "STRONG SUPPORT"

- Garage location allows parking in driveways
- Sidewalks and landscaped front yards
- Street trees
- Pedestrian friendly
- Traditional housing style and materials
- Appropriate density

IMAGES WITH "STRONG SUPPORT" continued…

- Accessible (ADA compliant)
- Potential for affordable senior housing
- Quality materials and appropriate details

- Low impact development near natural area
- Pedestrian paths/bridges in natural area

- Quality materials and traditional details
- Style, materials, and scale appropriate in surrounding neighborhood

IMAGES WITH "STRONG SUPPORT" continued……

- Quality materials and traditional details
- Potential for senior housing
- Well maintained

- Working class retail fits in neighborhood
- Potential for neighborhood bar
- Street trees
- Outdoor seating
- Pedestrian friendly

- Green open space
- Concern about runoff into open water
- Recreational trail

IMAGES WITH "STRONG SUPPORT" continued……

- Provides area for seating
- Can be group or private space
- Concern about runoff into open water

- Green/natural open space
- Recreational trail

_____

IMAGES WITH "SOME SUPPORT"

- One-story accessible senior housing
- Concern that architectural style is not compatible with the neighborhood.

- Architectural style blends with older homes
- Appropriate multi-family housing
- Well maintained
- Friendly street

- Children's Play area should be accessible and buffered from traffic

- Potential need for community center
- Community center with green space

IMAGES WITH "SOME SUPPORT" continued……

- Like the idea of reuse of existing structure
- Need for community center

- Like multiple uses in park
- Concern about safety: accessible/ "watchable"

Images "APPROPRIATE DEPENDING ON LOCATION"

- Housing for working class
- Setback garages allow parking in driveway
- Street trees

Images "APPROPRIATE DEPENDING ON LOCATION" continued….

- Like mix of apartments and single family
- Concern about appropriateness of scale of the multi-family, relative to existing housing
- Street trees

- Concern about parking
- Like mixed-use (Commercial/ Office on 1st floor, Residential on second floor)

- Provides green space for residents
- Like mixed-use along busy street with residential behind

Images "APPROPRIATE DEPENDING ON LOCATION" continued….

- Like reuse of existing buildings
- Concern about architectural style and scale in existing neighborhood

- Like vegetation buffer between housing and tracks
- Unsure about likeliness of transit stop in neighborhood

Images Evoking "STRONG CONCERNS"

- Appears to be poorly maintained

- Concern about no sidewalks
- Concern that architectural style is not compatible with existing neighborhood.
- Not pedestrian friendly
- Well maintained yards

- Concern about occupants' access to "personal green space"
- Concern about density

- Concern about size of building
- Concern about pedestrian scale/experience on sidewalk

- Concern about ecological and visual impact of high density development near natural area

- Concern about scale and style of architecture in existing neighborhood
- Concern about density

- Concern about increased traffic from large office
- Concern about scale and style of architecture in existing neighborhood

Images Evoking "STRONG CONCERNS" continued……

- Concern about increased traffic from large office
- Concern about scale, materials, and style of the architecture
- Concern about visual and ecological impact of the parking lot

- Concern that the style of architecture is not compatible with the existing neighborhood
- Concern about visual and ecological impact of the parking lot
- Like mixed use

- Example of visual impact of new development on view down a street
- Like storefront "hiding" multi family units

Images Evoking "STRONG CONCERNS" continued......

- Quality of materials and details in architecture
- Pedestrian friendly scale and materials
- Prefer more working class style of retail (Too corporate looking, would like to see locally owned shops)

Images "NEVER APPROPRIATE"

- no comments recorded

- Concern about density
- Not pedestrian friendly

Images "NEVER APPROPRIATE" continued……

- Concern about density
- Concern about "urban" architectural style (solid wall for full city block).

- Concern about density
- Concern that architectural style is not compatible with the existing neighborhood
- Concern about appearance and care of open space

- Concern about scale, materials, and style of architecture
- Concern about visual and ecological impact of parking lot

Images "NEVER APPROPRIATE" continued……

- no comments recorded

- Concern about scale, materials, and size of architecture
- Concern about visual and ecological impacts of parking lot
- Concern about traffic

- Concern about scale of building
- Concern about pedestrian scale on sidewalks
- Like mixed-use, retail on first floor, office and apartments above

Images "NEVER APPROPRIATE" continued……

- Concern about size, materials, and style of building

- no comments recorded

- like local commercial
- concern about "strip mall" parking design
- prefer mixed use (2 or 3 storey)

Section Five: Workshop Participant Survey and Results

The text below is a copy of a survey conducted during Milwaukee Street "Visualizing the Issues" Workshop. The following page reviews the results.

_____

Please circle one response for each item
Question: *When planning for the future of the Milwaukee Street Area, we should carefully consider*:

1. Attracting good paying jobs
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

2. Protecting private property rights
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

3. Affordable Senior and/or ADA Accessible Housing
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

4. Affordable housing for working families
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

5. Outdoor recreation opportunities
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

6. Preserving and/or rehabilitating old or historic buildings
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

7. Public Gathering Spaces
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

8. Protecting agricultural land
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

9. Protecting streams and/or wetlands
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

10. Attracting businesses that provide goods and services for residents
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

11. Pedestrian Safety
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

12. Impact on public services (schools, utilities, streets, sanitation….)
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

13. Crime and Safety
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

14. Attractiveness of the community to visitors
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

15. Improving the quality of life for next generations
Strongly Disagree   **Disagree**   **Neutral**   **Agree**   **Strongly Agree**

Milwaukee Street Community Vision Workshop Participant Survey Results

Question	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15
	3	4	4	3	5	5	5	4	5	4	5	5	5	5	5
	3	3	4	4	5	4	5	3	5	4	5	5	4		5
	3	5	5	2	5	3	5	5	5	5	5	5	5	5	5
	4	3	3	4	4	4	4	3	5	5	4	4	2	2	4
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	4		5	1	4		3	3	4	4	5	5	5	4	4
	4	5	1						5	5	5	5	5	5	5
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	3	5	4	4	4	4	3	5	5	5	4	5	4	3	5
	5	4	4	4	5	5	5	1	5	5	5	5	5	5	5
Average	3.52	4.35	4.07	3.93	4.12	3.93	4.12	3.69	4.73	4.18	4.70	4.49	4.63	4.33	4.57
Variance	0.85	0.78	0.85	1.03	0.66	0.69	0.76	1.18	0.45	0.69	0.51	0.63	0.62	0.75	0.55

Note: An "Average" ≥ 4.00 WITH a "Variance" < 1.00 may be considered a preliminary indicator of consensus. An average < 4.00 WITH a Standard Deviation ≥ 1.00 may be considered a preliminary indicator of conflict. An average > 4.00 WITH a Standard Deviation > 1.00 may suggest the issue may not be salient in the community at this time. (Shaded areas indicate preliminary consensus in support of the respective issues).

Appendix A: June 29th Workshop Agenda

"Visualizing the Issues" Milwaukee Street

29 June 2005 Schenk School

PART ONE: INTRODUCTIONS AND OVERVIEW
6:30: Brief introductions and brief presentation about "Visualizing Issues" and how the results of this workshop will contribute to the ongoing neighborhood planning process:
Sue Thering, UW-Madison Landscape Architecture and UW-Extension.

6:45: Slide show of context and physical realities of the large "masterplan site": Lou Host-Jablonski, Design Coalition.

PART TWO: "Visualizing Issues" Displays:
7:00: Participants will be asked to circulate from display to display: 1) Topographic model and orthophoto of "masterplan site"; 2) Posters of the "Issues" identified by residents to date, with photos survey by local resident; 3) "Visualizing Density Posters" from City of Madison.

PART THREE: SMALL GROUP SESSION (8-10 people per group)
7:45: "Illustrating and Clarifying the Issues"
Products:
o Orthophoto with notes and diagrams that illustrate the "issues".
o Updated List of "Issues" with "descriptions/descriptive language" and "Spectrum of Solutions"

Materials: Large orthophoto of Milwaukee Street and context, markers, pencils, pens, paper; Handout: "Physical Realities" and "Issues".

Activity: Participants will be asked to use colored markers to note and diagram the "Physical Realities" and "Issues" on the orthophoto (circles, arrows, stars, etc…..). Participants will be asked to work between the orthophoto and the handouts to update the preliminary list of "Issues". Participants will be asked to identify and clarify any other "issues".

PART FOUR: LARGE GROUP ACTIVITY
8:15: Interactive Slide Show: "A Spectrum of Possibilities".
Sue will run through a series of images that will be orchestrated to uncover the points of consensus and points of debate relative to what may or may not seem appropriate land use/architecture/openspace etc in the Milwaukee Street area, and very importantly, why. Take notes! This is intended as a "design literacy" immersion that will inform the next small group activity (discussion of scale, materials, proportions, massing, public/private, visual access/impact; pedestrian scale/safety, etc).

PART FIVE: RETURN TO SAME SMALL GROUPS
8:45: Design Evaluation Workshop
Products:
o Packet of "Annotated Character Images" sorted into "always appropriate", "never appropriate", and "depends on location".
o Updated orthophoto illustrates the discussion about "depends on location"

Materials: Packet of "Character Images", markers, pencils, pens, paper.

Participants will be asked to work together to sort the "Character Images into "always appropriate", "never appropriate", and "depends on location" (if you can't agree on an image, a fourth pile for "point of conflict"). Participants will then be asked to set the "always" and "never" images aside, and focus discussion on the "depends on location". Participants will be asked to select a few "depends on location" images that they think represent "issues" of particular significance, note the considerations for appropriate locations, and indicate any/all possible appropriate locations on the orthophoto they used in Activity #1.

 9:15: Wrap up
Top three "Report Back"
What didn't we talk about?
Who isn't here?
What would be helpful for future workshops?

Thank you!

Appendix B. Identify and Clarify the Issues

B.1. Transcript of Issues Identified during Public Meeting June 14th 2005:

- affordable low income senior housing

- integration with existing neighborhood

- community gardens

- "friendly affordable greater east side"

- greenspace diversity

- usable connectivity within neighborhood

- no change

- traffic and parking

- design for traffic

- quality design and materials

- pedestrian/bike trails

- integrate planning of area; master planning

- wetland issues

- parking related to transfer point

- no increase in runoff

- crossing Milwaukee Street

- 8 acres site integration of planning for all of the above

- maintain/enhance the quality of life/community benefit

- profit of others vs. local expense

- elderly housing

- housing

- no kids (kids and semis don't mix)

B.2. Transcript of responses to issue posters from the "Visualize the Issues Workshop"

- Forested Green Space: Preserve Habitat

- We have enough "open mowed greenspace area and outdoor recreation

- Hiking trails e.g. Hoyt Park and Arboretum

B.3. Collected Transcripts from Meetings and Workshop by Issue

Issue: **CRIME AND SAFETY:**
Help clarify the "issue": Definitions, descriptive language:
Results from Public Meeting:
    No additional comments recorded

Results from Workshop:
    No additional comments recorded

Spectrum of Solutions: "No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue" and underlying community values:
Results from Public Meeting:
    No change/no new development

Results from Workshop:
    Private ownership promotes caring about neighborhood = less crime.
    Park near Woodmans
    Bus Parking
    Park/Homes next to Woodmans has seen increase in crime
    Won't use park
    No community center

Issue: **ECOLOGICAL QUALITY**
Help clarify the "issue": Definitions, descriptive language:
Results from Public Meeting:
    No additional comments recorded

Results from Workshop:
    Wetlands?

Spectrum of Solutions: "No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue" and underlying community values:
Results from Public Meeting:
    community farm/parkland
    community gardens
    diversity of green space (walking trails)

Results from Workshop:
    community gardens – provide visual barrier between Milwaukee St and development
    can't see farm as park
    diversity of green space (walking trails)- hiking /bike trails

Issue: **WATER QUALITY**
Help clarify the "issue": Definitions, descriptive language:
Results from Public Meeting:
      wetland issues

Results from Workshop:
      Drainage
      Erosion

Spectrum of Solutions: "No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue" and underlying community values:
Results from Public Meeting:
      no increase in runoff

Results from Workshop:
      No additional comments recorded

Issue: **AFFORDABLE HOUSING**
Help clarify the "issue": Definitions, descriptive language:
Results from Public Meeting:
    diversity of income

Results from Workshop:
    Affordable by neighborhood standards not County's <80% median income definition;
    Mixed income, mixed living types (seniors, single family, low income).
    No one wants to be segregated – don't make just low income, etc.
    Facilitate an affordable community.
    Have shops/services close to seniors (Woodmans is good too).
    Elderly housing makes sense __ Woodmans, post office, bus stop, existing near Woodmans.
    Demographics
    Neighbors have moved to oakwood
    1-2 stories

Spectrum of Solutions: "No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue" and underlying community values:
Results from Public Meeting:
    no luxury condos or homes
    continuity with existing base (costs)
    senior housing and disabled

Results from Workshop:
    Clinic
    ____ or coffee shop would help as community spot;
    Locally owned diner; Swiss Colony is an eyesore; Nature trails through wetland
    Senior only

Issue: **DENSITY**
Help clarify the "issue":
Definitions, descriptive language:
Results from Public Meeting:
 schools – capacity of existing, possible need for new
 quality of life, people per unit area

Results from Workshop:
 More a question of the number of people;

Spectrum of Solutions:
"No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue"
and underlying community values:
Results from Public Meeting:
 no uncontrolled growth (cancerous)
 no warehouse
 "do it right"
 no change

Results from Workshop:
 Low/medium

Issue: **PEDESTRIAN SAFETY**
Help clarify the "issue":
Definitions, descriptive language:
Results from Public Meeting:
 No additional comments recorded
Results from Workshop:
 Dangerous to cross Milwaukee St
 North side of Milwaukee St not friendly to peds

Spectrum of Solutions:
"No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue"
and underlying community values:
Results from Public Meeting:
 traffic calming
 no children in "edge area"
 tons of children
 overpass? tunnel?

Results from Workshop:
 bus stops should also be a priority;
 Easier/better access to bust stops on Voit side or Milwaukee e.g. Sidewalk paved bus stop

Issue: **PUBLIC GATHERING PLACES**
Help clarify the "issue": Definitions, descriptive language:
Results from Public Meeting:
   No additional comments recorded
Results from Workshop:
   No additional comments recorded
Spectrum of Solutions: "No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue" and underlying community values:
Results from Public Meeting:
   community center
   coffee house

Results from Workshop:
   Create social places like coffee shops, services on a ground floor of 2 or 3 story buildings,
      with upper levels for living spaces;
   Farmhouse could possibly become community center;
   Small shops;
   Arboretum type space
   Prairie type hiking trails
   Some option that doesn't encourage loitering but feels welcoming
   community center, coffee house with A/C

Issue: **PRIVATE PROPERTY**
Help clarify the "issue": Definitions, descriptive language:
Results from Public Meeting:
   Taxes

Results from Workshop:
   Property taxes not out of control for the services we receive;
   Property taxes too high!

Spectrum of Solutions: "No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue" and underlying community values:
Results from Public Meeting:
   No additional comments recorded
Results from Workshop:
   No additional comments recorded

Issue: TRAFFIC FLOW

Help clarify the "issue": Definitions, descriptive language:
Results from Workshop #1:
　　Density
　　Schools
　　Pedestrian

Results from Workshop #2:
　　Walter and Milwaukee St dangerous
　　Traffic nightmare

Spectrum of Solutions: "No right/No wrong", but a spectrum of solutions proposed by residents will help clarify the "issue" and underlying community values:
Results from Workshop #1:
　　No additional comments recorded
Results from Workshop #2:
　　Route traffic by new road behind Swiss Colony to Corporate Drive
　　Use existing stop lights instead of putting in more at Walter and Milwaukee
　　Hard transition between 2;
　　Clearly defined parking lanes;
　　Enter from highway 30;
　　Stoplight at Schenck and Milwaukee St

ADDITIONAL ISSUE suggested during the workshop: WHY DEVELOP?
　　No additional comments recorded

Appendix C: Copy of the Preliminary Report

Submitted to the Eastmoreland Neighborhood Association on July 24th and Reviewed During the Public Meeting on July 30th 2005

PRELIMINARY POINTS FOR SUMMARY REVIEW
"Milwaukee Street Visualizing the Issues" Workshop

1. Participation:

1.a. A show of hands at the beginning of the workshop indicated that all participants were from the East Moreland neighborhood.

1.b. There were no participants advocating for unrepresented groups.

2. Opportunities for further investigation:

2.a. Traffic is the major concern. Steps should be taken to analyze pedestrian/driver sightlines along Milwaukee Street, relative to the topography and the curve in the road to clarify traffic safety issues. This analysis should be presented in clear visuals and included in the "Milwaukee Street Community Design Evaluation Workbook". A student project may be an appropriate way to generate this data.

2.b. Garages: All of the review groups responded "NO" to the idea of alleys depicted in the "Interactive Visual Preference Slide Show". However there was an equally negative response to the images of new homes with predominant garages (AKA: Snout Houses) depicted in the poster session. A visual depiction of a "Spectrum of Parking Solutions" should be included in an addendum to the "Milwaukee Street Community Design Evaluation Workbook". A student project may be an appropriate way to generate this data.

3. Opportunities for public awareness programs

None of the review groups responded with "NO" to slides of community gardens, wind turbines, and housing with a shared courtyard gardens (co-housing). However, there were questions and concerns. The neighborhood association may want to consider sponsoring a series public information programs. The summary report should include a list of local resources for information about these issues.

4. Housing Needs and Neighborhood Preferences

The survey results indicate some conflicting opinions about the need/importance of housing for working families. The results of the slide show indicated a strong aversion to large scale apartment buildings, manufactured housing (trailers), and multi-family housing that showed less than meticulous maintenance. However, the results of the slide show indicate strong support for a variety of housing types that would be attractive to families. This data confirms one of the summary points that came from the small group activities: "we need for a better definition of affordable housing". This is a clear example of how the images from the slide show will be particularly useful to the community when reviewing development proposals.