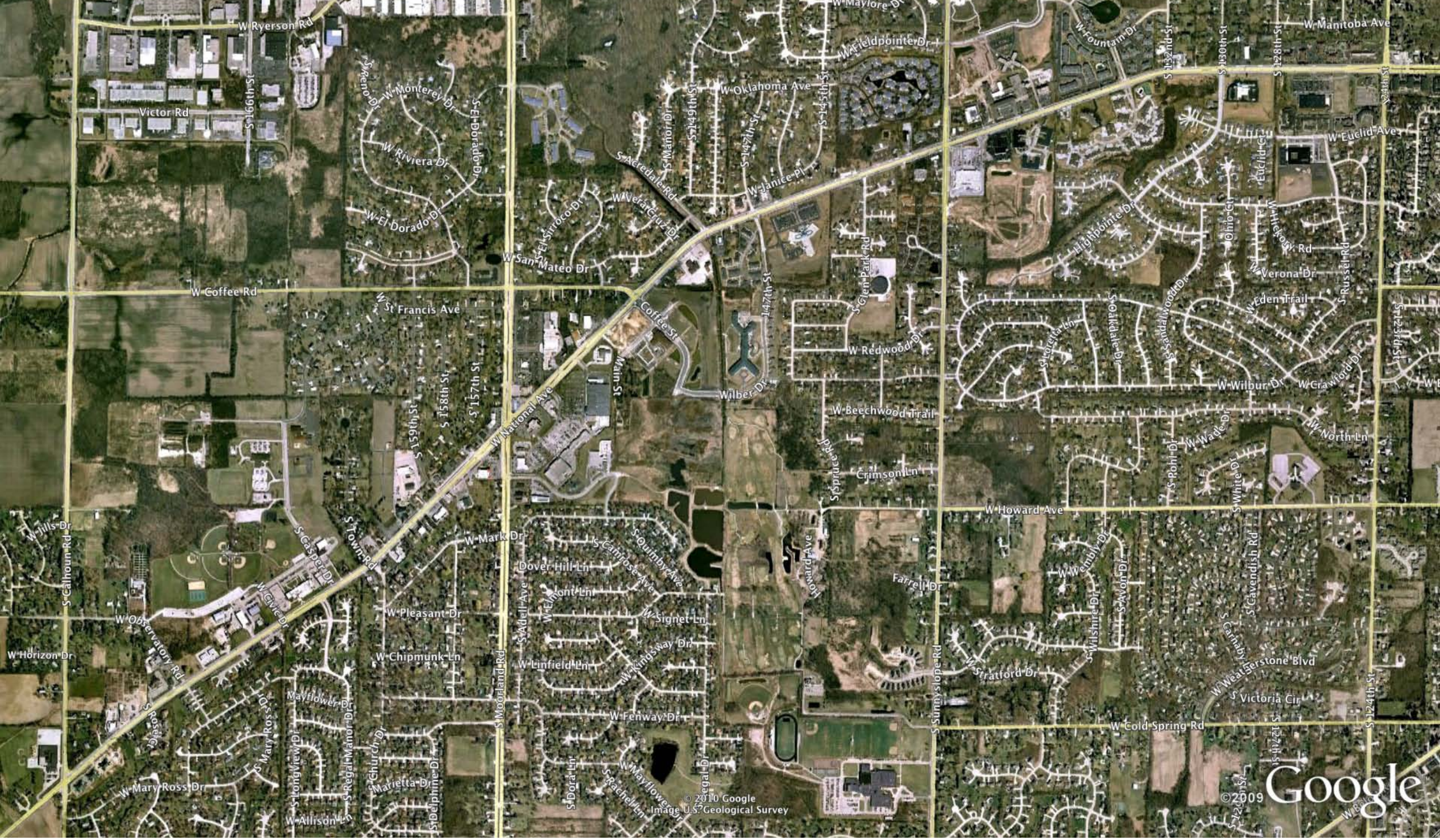


East National Avenue

May 3, 2010

East National Avenue Plan - Draft Plan Commission Presentation

May 3, 2010

Consultants: UWM Urban Planning Graduate Students

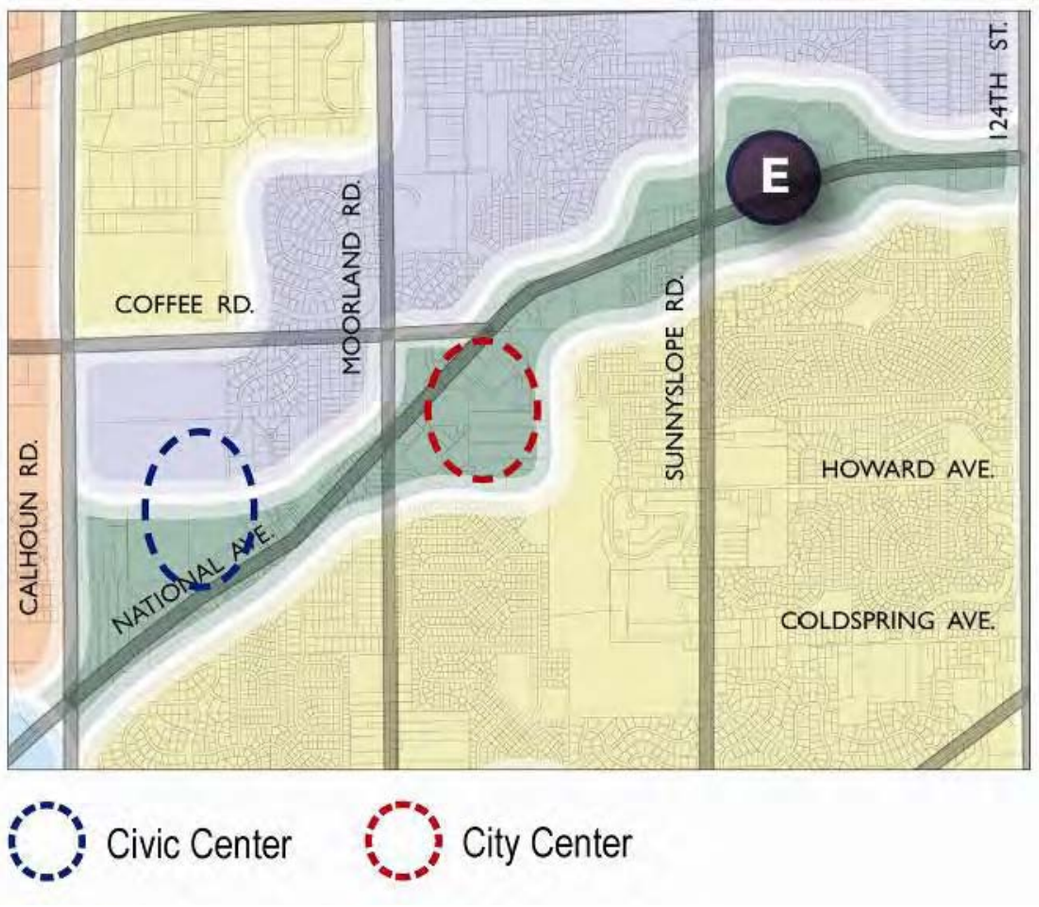
- Penelope Gabor
- Ali Gould
- Jill Naumes
- Tim Runkle
- Sean Ryan

2020 Comprehensive Plan

- Corridor is defined in chapter Ch. 15: Neighborhood E
- Motivated the creation of the East National Avenue Regulating Plan
- Continues in the spirit of the 2020 comprehensive plan

Corridor Description

- Primary mixed-use corridor
- 124th Street on the eastern border and Calhoun Road on the west
- Majority of City's retail facilities
- Community's civic functions and City government
- Multi-family residences



Corridor Issues

- Some outdated building and parking designs
- Corridor lacks a cohesive building fabric along National Avenue
- Some design character is disjointed and lacks focus.
- Excessive curb cuts (driveways)
- Requires diligence and a long-term solution

Process

Inventory of Current Parcels

Review of Current Regulations

Research Case Studies

Research Sustainable Practices

Design Options

Business Survey

Public Participation: Open House

Redesign Options

Compile Regulating Plan

Present Draft to Plan Commission

Goals & Objectives

Goals & Objectives

Character Consistency Objective

- Enhance the appearance of the corridor for more cohesive development which creates a unique identity for National Avenue.

Economic Value Objective

- Retain and attract businesses that add value to the corridor.

Goals & Objectives

Environmental Sustainability Objective

- Create an environmentally sustainable suburban commercial corridor.

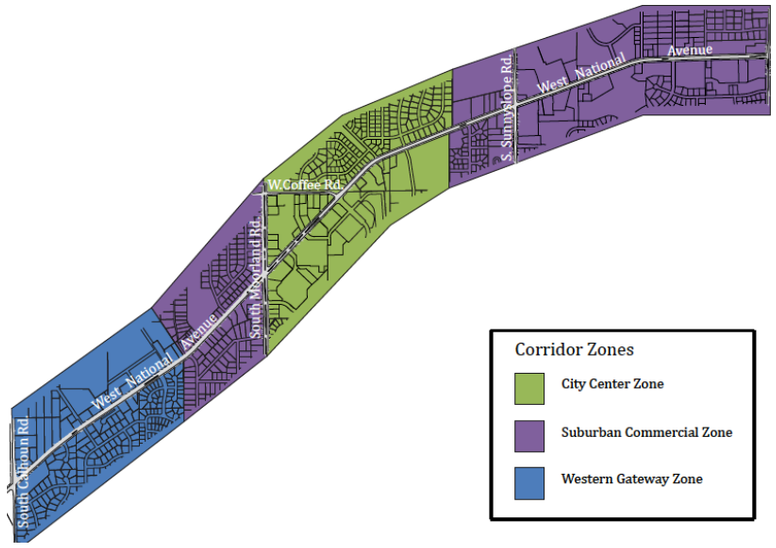
Access Management Objective

- Enhance *efficiency* of movement and access throughout the corridor.

Business Survey & Open House

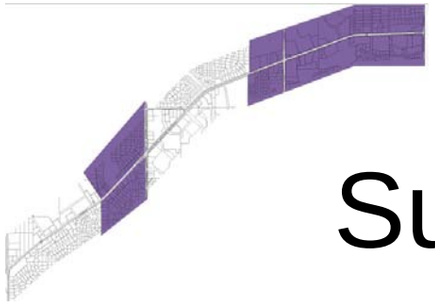
4/6/10

Node Designs



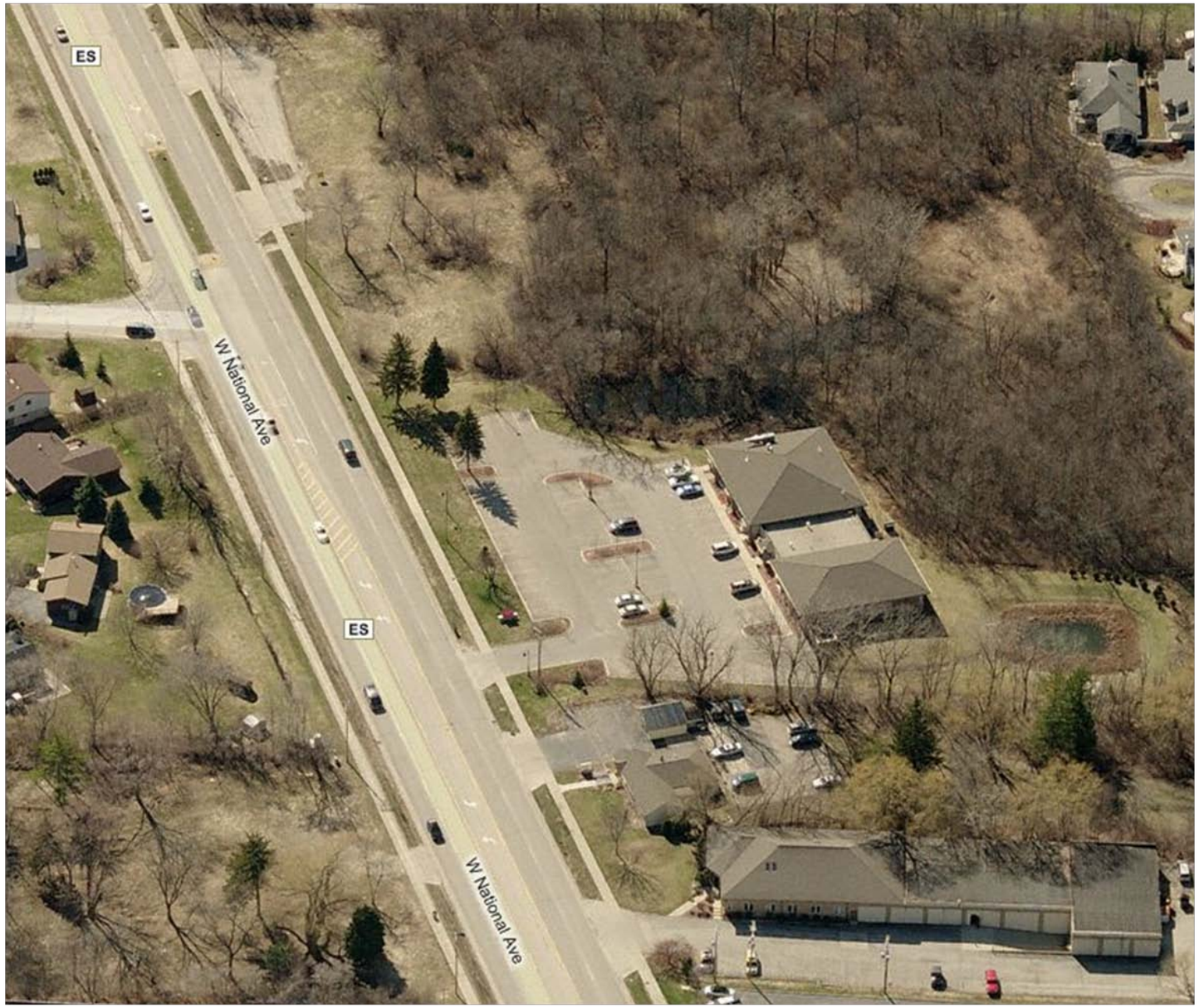
Node Designs

- Design three areas that can be redeveloped in the corridor.



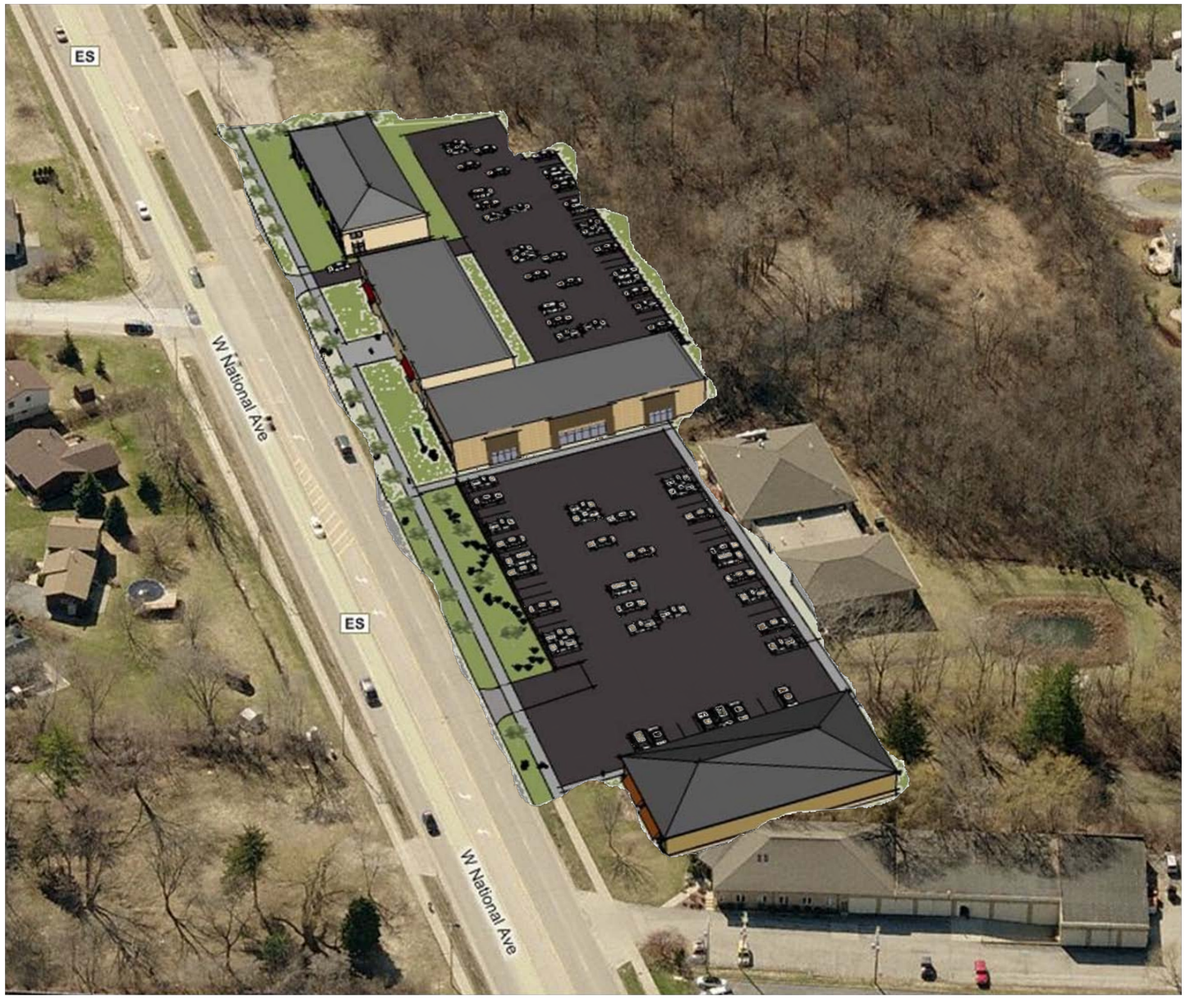
Sunnyslope Road

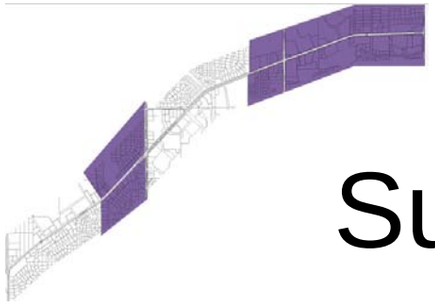
- View looking northeast from National Avenue



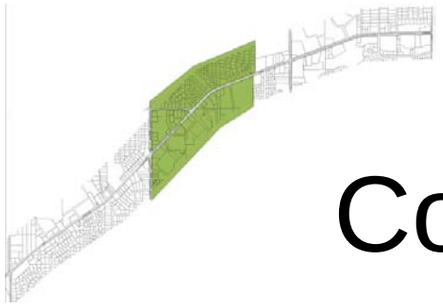
Sunnyslope Road

- View looking northeast from National Avenue





Sunnyslope Road

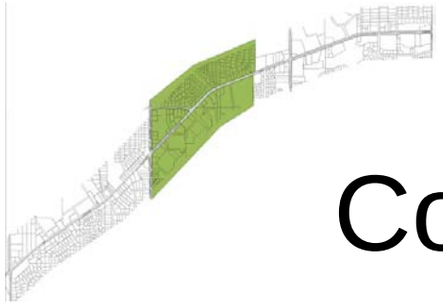


Coffee Road


W National Ave
ES
W Coffee Rd
W San Mateo Dr
S 153rd St
W National Ave
ES
W Coffee Rd
W Library Ln
W National Ave

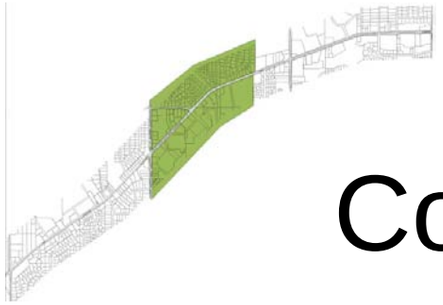
Coffee Road


W National Ave
ES
W Coffee Rd
W San Mateo Dr
S 153rd St
W National Ave
ES
W Coffee Rd
W Library Ln
W National Ave

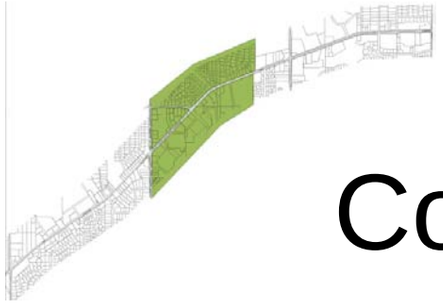


Coffee Road

- View looking northwest from the intersection of National Avenue and Coffee Road

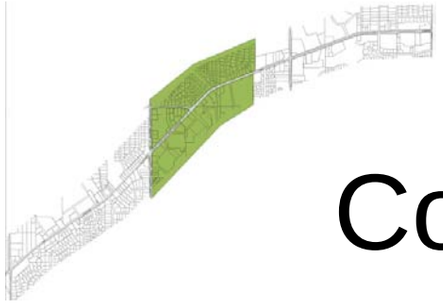


Coffee Road



Coffee Road

- View looking southeast from Coffee Road



Coffee Road

- View looking southeast from the intersection of Coffee Road and Moorland Road

Western Gateway

Western Gateway

Western Gateway

- Views along National Avenue

Western Gateway

- View looking into residential area

Regulations

Building

Parking

Pedestrian Access

Regulations

Building

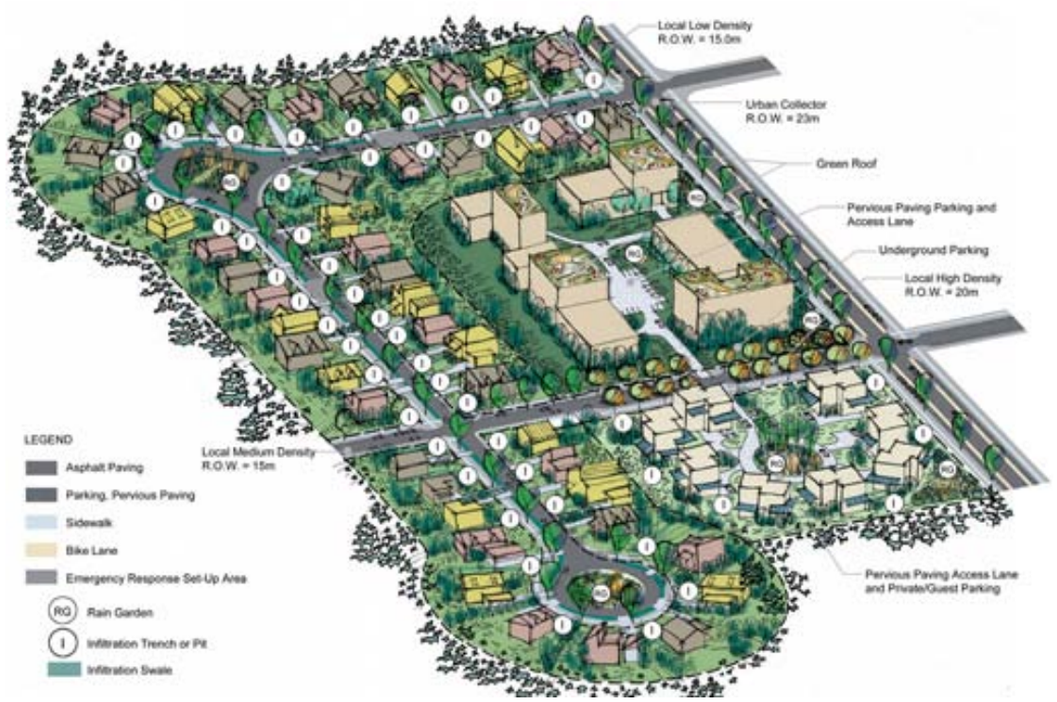
- Land Use
- Setback
- Building Height
- Building Composition
- Materials
- Pedestrian Entrances
- Street Level Windows
- Gathering Spaces

Parking

- Location
- Parking Spaces
- Shared Parking
- Parking Screen

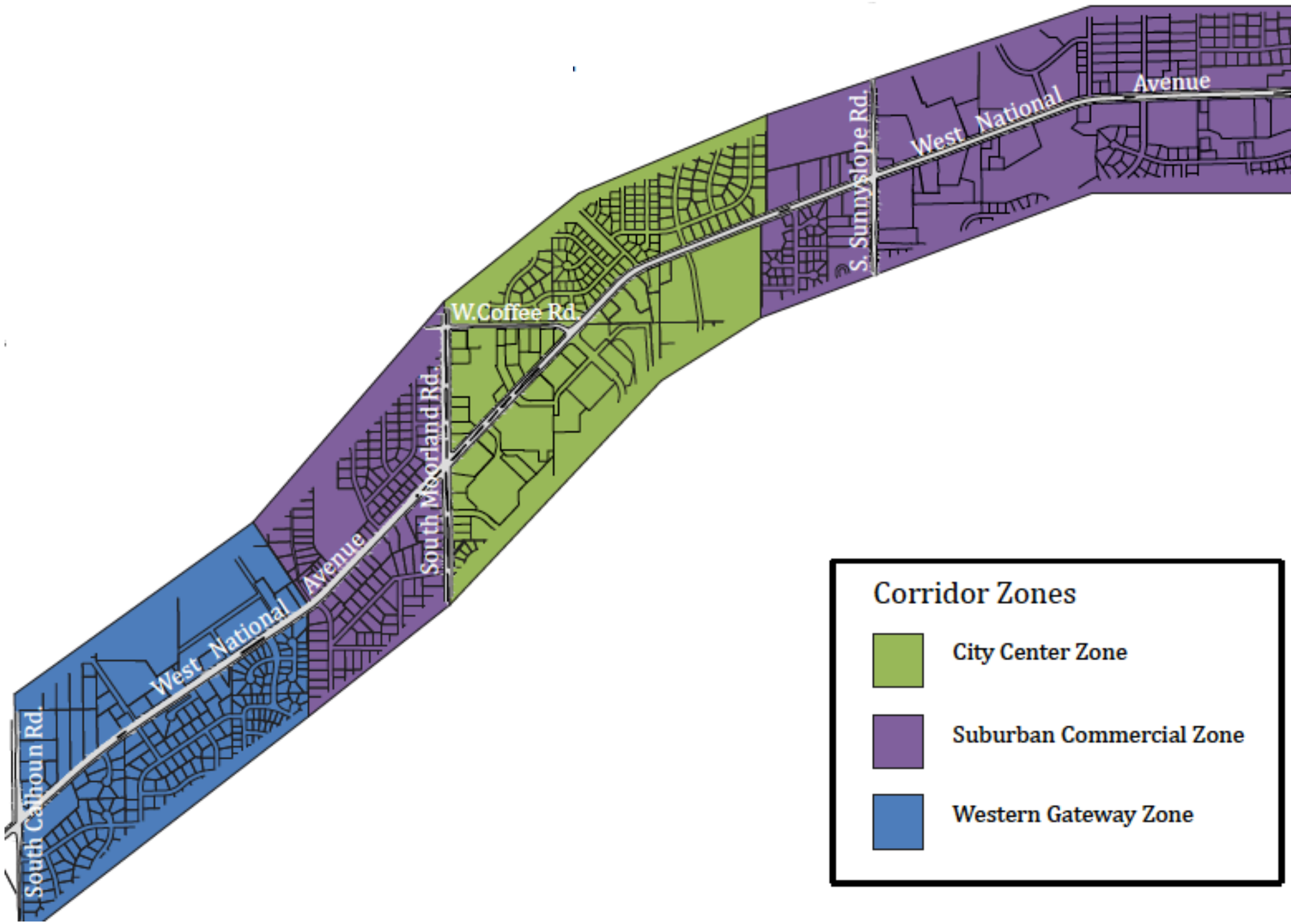
Pedestrian

- Access
- Circulation
- Bike Racks

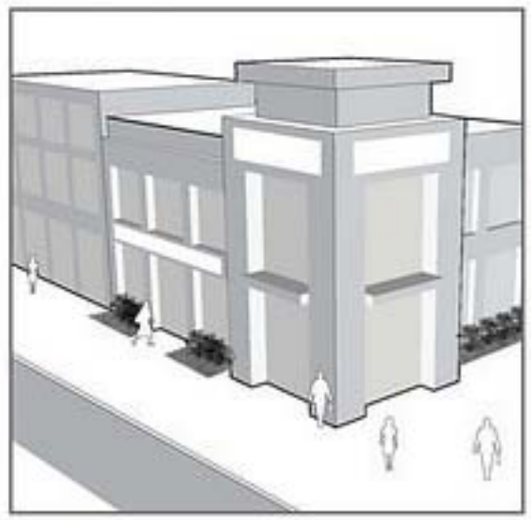


Corridor Regulating Zones

N

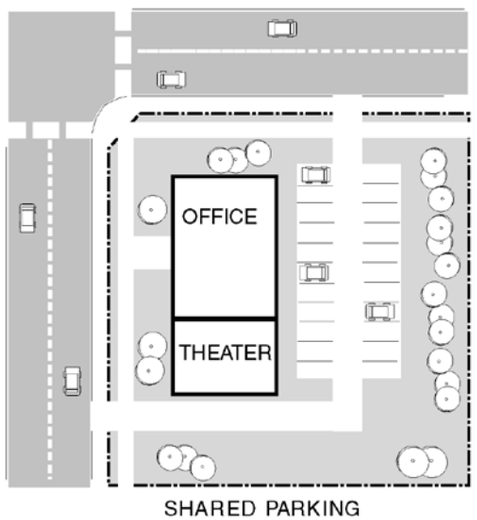


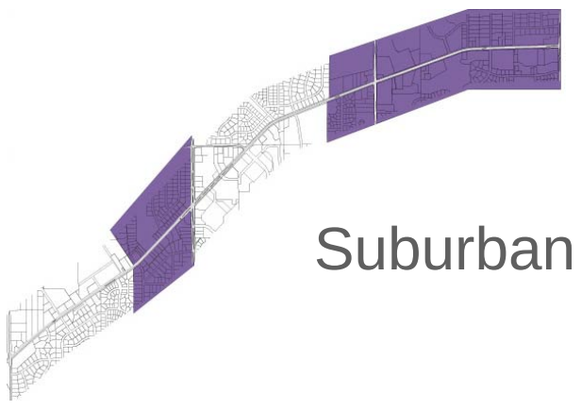
Regulations - Buildings

Development Feature	Required	Optimal	Specifications and Further Information
Building Height – Commercial The maximum height a building can be built.	The minimum height for any building is two-stories. 	Buildings may reach a maximum height of four-stories. 	No building may have a false façade to meet building height requirements.

City Center Zone

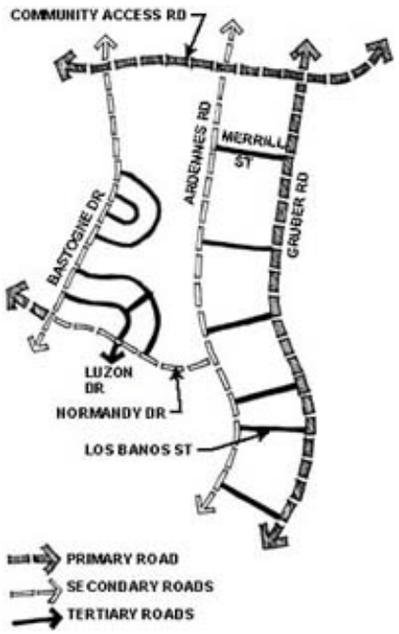
Regulations - Parking

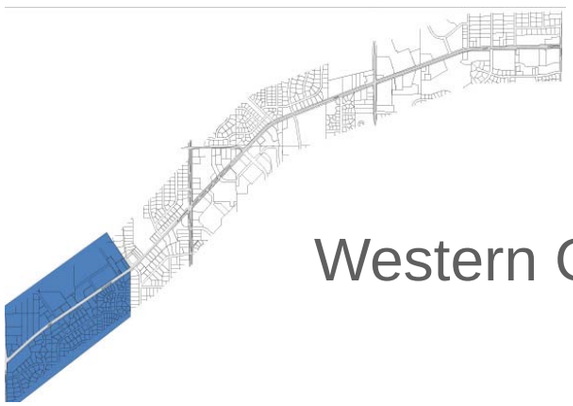
Development Feature	Required	Optimal	Specifications and Further Information
Shared Parking The shared use of adjoining parking lots.  SHARED PARKING	When feasible, parking areas should be shared by adjacent users and mixed-use developments to eliminate unnecessary parking stalls.	Adjoining parking lots should be combined in all instances in order to reduce unneeded spaces.	Parking lots can be shared between adjacent commercial, institutional, and residential uses if it can be demonstrated that the respective users have differing peak time parking demands.



Suburban Commercial Zone

Regulations – Pedestrian Access

Development Feature	Required	Optimal
Circulation The design of pedestrian side paths. 	Onsite sidepaths must be designed so that they are universally accessible and clearly defined. Any development must continue sidepath expansion along the major steet.	Pedestrian seating, such as decorative benches, should be provided. 



Western Gateway Zone

Guidelines

- Water Efficiency
- Sustainable Practices
- Landscape

Water Efficiency Guidelines

Development Feature	CCZ	SCZ	WGZ	Application	Installation Cost
Bio-Swales Shallow stormwater channels that capture and infiltrate runoff and can also remove its pollutants.	Yes	Yes	Yes	Alternative to conventional curb and gutter conveyance systems.	$4.50 - $8.50 (from seed) $15 - $20 (from sod)
Constructed Filter Structures or excavated areas containing a layer of filtration media that reduce pollutant levels in stormwater runoff.	Yes	Limited	No	Suitable for sites without sufficient surface area available for bio-retention.	$10,000 (case study in City of Wayne, MI)
Green Roofs Roofs that are partially or completely covered with vegetation allowing roofs to function more like a vegetated surface.	Yes	Yes	Limited	When other water runoff solutions are unavailable or insufficient.	$5.60/ft for extensive roofs to $15/ft for intensive roofs plus cost of any structural reinforcement
Greenways Vegetated strips that help to infiltrate and evaporate rainwater and snow melt.	No	No	Yes	Can be placed along bike paths, sidewalks, riverbanks and streets.	$200,000 – $500,000/mile
Porous Pavement Paving that allows water to filter to the soil below.	Yes	Yes	Yes	The ideal location for porous pavement is in low traffic or overflow parking areas.	$2-$4 per square foot
Rainwater Collection (Rain barrels/cisterns) Structures designed to catch and store runoff from rooftops to allow for its reuse.	Yes	Yes	Yes	When collected water can be used for other uses and other runoff solutions are unavailable.	Rain barrel = $150 Cistern = $1,000 (500 gallon) to $5,000 (6,500 gallon underground)

Sustainable Practices Guidelines

Practice	CCZ	SCZ	WGZ	Goal	Specifications & Further Information
Reuse of Building Materials Reduce demand for new materials and reduce waste going to landfill	Yes	Yes	Yes	Ensure that at least 5% of a project's materials (based on value) comprise salvaged, refurbished or reused materials.	BMRA (Best practices)
Use of Recycled Materials Reduce demand for new materials and increase market for recycled materials	Yes	Yes	Yes	Ensure that at least 15% of a project's construction materials (based on value) are comprised of recycled content	Green Home Green (local locator for recycled materials and contacts)
Construction and Demolition Waste Management Reduce waste going to landfill	Yes	Yes	Yes	Ensure that at least 75% of non-hazardous construction and demolition debris is recycled.	BMRA (Best practices), Green Builder, Seach Directory
On-site renewable resources Energy which comes from natural resources such as sunlight, wind, rain and geothermal heat, which are renewable (naturally replenished).	Yes	Yes	Yes	Buildings over 10,000 square feet should create 10% of their energy on-site from renewable resources.	Customer-Owned Renewable Generation in Wisconsin, Renewable Energy in LEED™ Projects (Generation Options)
Energy Efficient Buildings Buildings that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and deconstruction.	Yes	Yes	Yes	Buildings over 10,000 square feet should conform at a minimum to the requirements under the LEED Green Building Rating System at the silver performance level or other equivalent U.S. green building standards.	Green Building Pages, Green Building Allience (Education-Materials), U.S. Green Building Council

Landscape Guidelines

Plant materials shall be located to enhance views from public streets and sidepaths.

- Placement of plants along sidewalks and streets
- Create walkable and friendly environment

Shading of parking spaces should be encouraged through the selection and arrangement of plants and trees.

- Encourage green parking lots
- Decrease energy costs and greenhouse gas emissions

What Next?

- **Final Presentation on Tuesday, May 11th @ 6pm at UWM**

- Final copies of East National Avenue Plan available on Tuesday, May 18th.

Document Cover