

TLNA STEERING COMMITTEE MEETING

2/2/2017

700 East Johnson Street Development



700 E JOHNSON ST - 700 E Johnson LLC
Tenney-Lapham Neighborhood



Kahler Slater

Neighborhood Plan

MAP 5

Map 5 Tenney-Lapham Neighborhood Plan Land Use Recommendations

Johnson Street
block has businesses today. While
width of the E. Johnson Business
300 and 900 blocks, the long-range
expansion of the NMU district to the

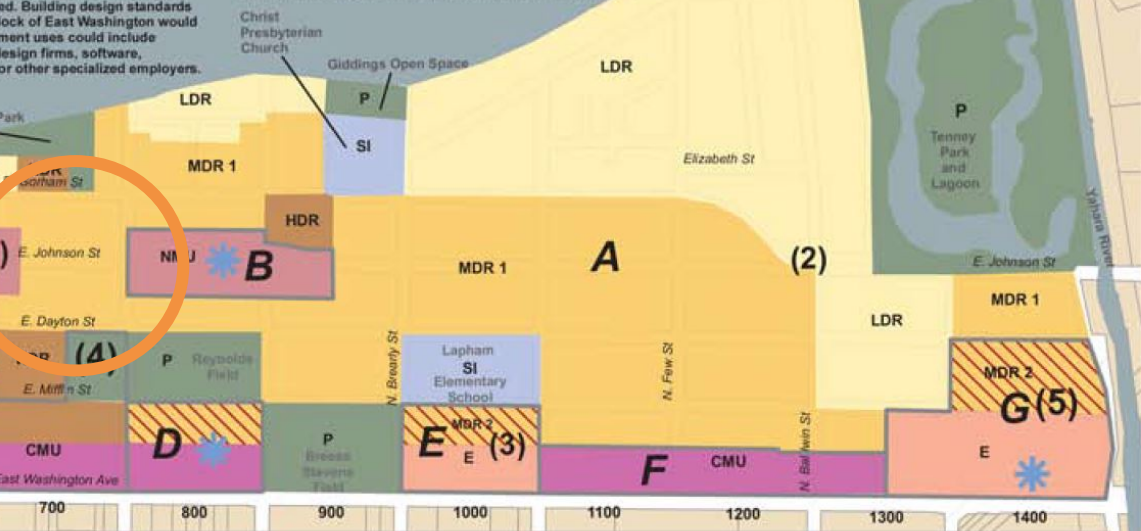
Johnson Street
structure on the east end of this
y converted to residential use.
e of the rest of this structure is
LDR/MDR1 area.

Washington Avenue
X Muffler occupy this block.
Business plans to relocate.
uses under the E and MDR2
ed. Building design standards
lock of East Washington would
ment uses could include
design firms, software,
or other specialized employers.

(4) Reynolds Park Expansion
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 and replacing it with a pedestrian
and bicycle lane. Ultimately, Reynolds Field will become
a "village green" with residential structures facing it on
all four sides.

(5) Trachte-Washington Square Property
The MDR2 block should be developed for primarily
residential use, with some limited recreational business
use along the Yahara River Parkway. Some neighborhood-
serving businesses can also be located on this block.
Spacing of buildings should be designed to allow sight
lines from the neighborhood and avoid the sense of a wall

between the neighborhood and the river, Mifflin Street
should be re-established in the 1400 block to serve new
development and should cul-de-sac at the Yahara River
Parkway for motor vehicles but allow access for pedestrians
and bicycles to the parkway. Some residential uses on the
south side of Mifflin Street are also acceptable.



Residential - Less than 16 units per acre. Acceptable housing types
attached houses, two and three flats, row houses, and small apartment
units (of 4 units). Design standards are discussed in the Land Use section
of the plan.

Residential 1 - 16 to 25 units per acre. While density is slightly
higher than LDR, acceptable housing types and design standards are the same as LDR.

Residential 2 - 26 to 40 units per acre. Acceptable housing types
include row houses, townhouses, and small apartment units. Design standards
are the same as LDR, but with no fixed maximum on the number of units in row
houses. Design standards are discussed in the Land Use Section of the
plan.

Residential - 41 to 60 units per acre. Established sites are Lincoln School
and Old Market. New HDR development can occur in the 600-700 blocks of Mifflin Street
on size or units. Maximum facade height on Mifflin is 3 stories and
is limited by a 30-degree view line from the Mifflin facade top.

NMU Neighborhood Mixed Use - Average net density of 16 to 40 dwelling units per acre.
In general, pedestrian and transit-oriented design principles should be applied.
East Johnson Street is a metro transit route. It was historically, and may again be,
a streetcar route. Ground floor retail with residential units above is an appropriate
design for new structures built in this district. However, the neighborhood does not seek
to eliminate all ground floor residential from these blocks. New structures may be 100%
commercial or 100% residential, in addition to mixed use. Adaptive-use of existing
residential structures to business uses
(such as galleries or cafes) is also supported.

CMU Community Mixed Use - Average net density of 41 to 60 units per acre. Design
standards are discussed in the neighborhood plan. Uses are retail, residential, service,
professional, office, institutional and civic. Big Box retail is not appropriate for this area.

E Employment - Non-residential. No fixed limit on size but should be compatible with
scale of surrounding uses. Recommended predominantly as office, research and
specialized employment areas. Does not include retail and consumer services.

- RESIDENTIAL DISTRICTS**
- LDR Low Density (0-15 units/acre)
 - MDR Medium Density (16-40 units/acre)
 - 16 to 25 units/acre
 - 26 to 40 units/acre
 - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
- NMU Neighborhood Mixed Use
 - CMU Community Mixed Use
- COMMERCIAL/EMPLOYMENT DISTRICTS**
- E Employment
- OPEN SPACE - AGRICULTURE DISTRICTS**
- P Park and Open Space
- SPECIAL DISTRICTS**
- SI Special Institutional
- SPECIAL OVERLAY DESIGNATIONS**
- TOD Transit Oriented Development (Conceptual Locations)

Source: Department of Planning
& Community & Economic
Development, Planning Division
Printed March 4, 2008 LAH

JOHNSON ST - 700 E Johnson LLC
Lapham Neighborhood

Neighborhood Plan

MAP 5

Map 5 Tenney-Lapham Neighborhood Plan Land Use Recommendations

RESIDENTIAL DISTRICTS

■ LDR Low Density (0-15 units/acre)

Johnson Street
block has businesses today. While
growth of the E. Johnson Business
District on the 800 and 900 blocks, the long-range
vision anticipates expansion of the NMU district to the

Johnson Street
structure on the east end of this
block converted to residential use.
The rest of the rest of this structure is
in the MDR/MDR1 area.

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Christ
Presbyterian
Church

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Parkway for motor vehicles but allow access for pedestrians
and bicycles to the parkway. Some residential uses on the
south side of Mifflin Street are also acceptable.



Note 1: 700 Block of East Johnson Street
The west end of this block has businesses today.
While near-term goals for growth of the E. Johnson
Business District focus on the 800 and 900 blocks,
the long-range vision anticipates expansion of the
NMU district to the 700 block as well.

Tris Court Apartments, Das Kronenburg Condominiums and Old Market
new HDR development can occur in the 600-700 blocks of Mifflin Street
on size or units. Maximum facade height on Mifflin is 3 stories and
is limited by a 30-degree view line from the Mifflin facade top.

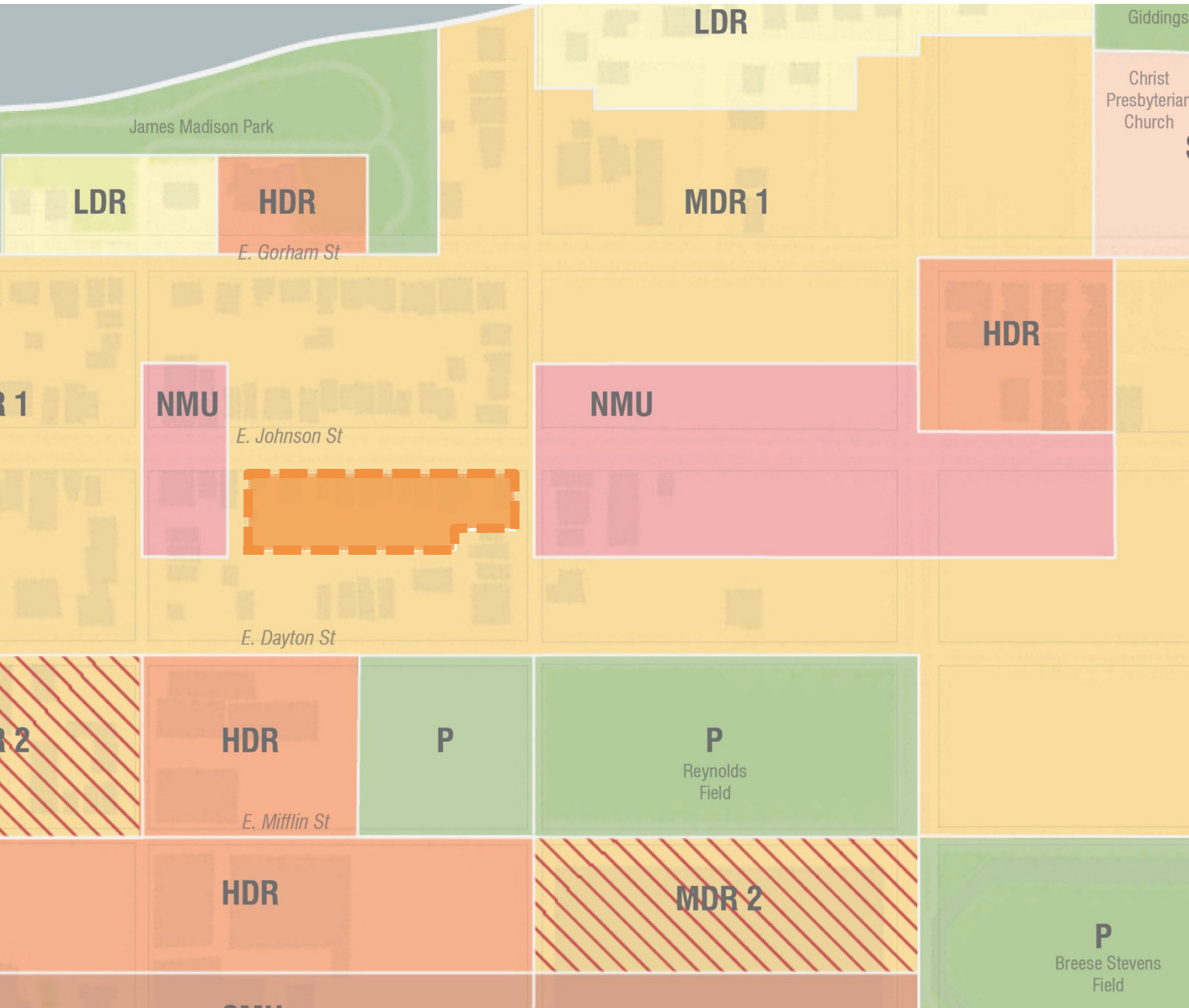
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Lapham Neighborhood



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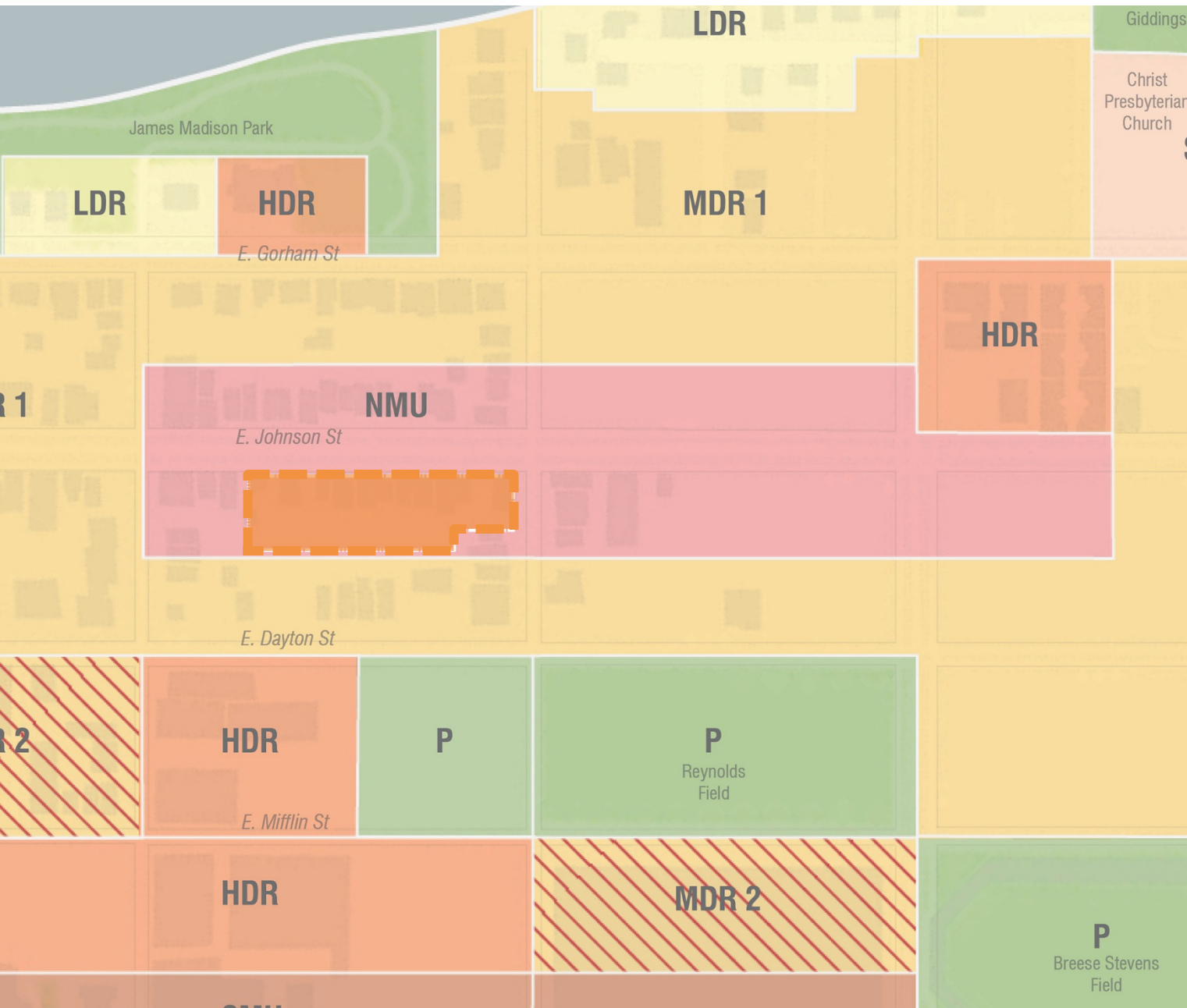


Neighborhood Plan Original Plan Land Use

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Neighborhood Plan

Proposed Land Use: N

- Pedestrian and transit principles
- Ground floor retail with residential above
- Limited set back
- Streetscape amenities
- 3 stories

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First



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Second



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Third



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Current



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Mendota Neighborhood



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Restoration



751



727 Relocated



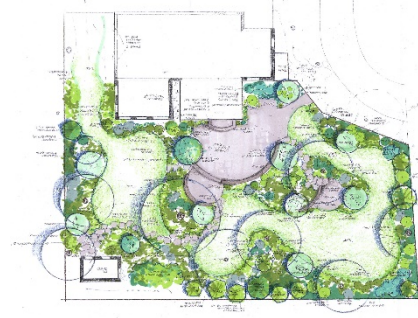
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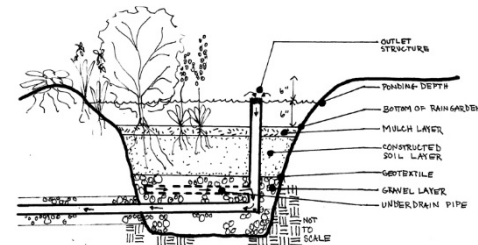
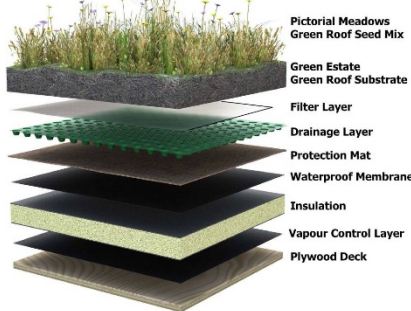


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Useable Open Space



Retail, Amenities & Sustainability

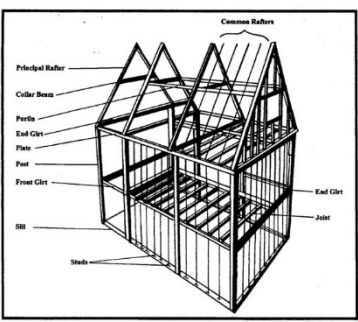
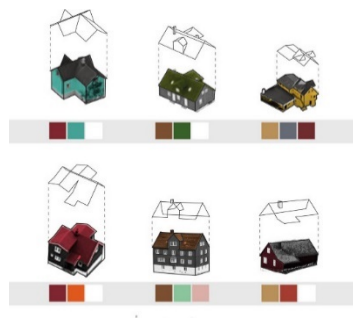


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Building Fo



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 Eastam Neighborhood

- Design should complement existing Queen Anne Style

- Windows
- Gables
- Porches
- Scale
- Rhythm

- Preserve some existing buildings
- Front porches



- Usable open space
- Trees with presence
- Good landscaping and maintenance
- Bike parking
- Consider affordable housing
- Family housing

- Project that appeals to a range of residents – young professionals, families, seniors
- Include open and common space
- Four sided building
- Interesting, more contemporary architecture



TENNEY-LAPHAM



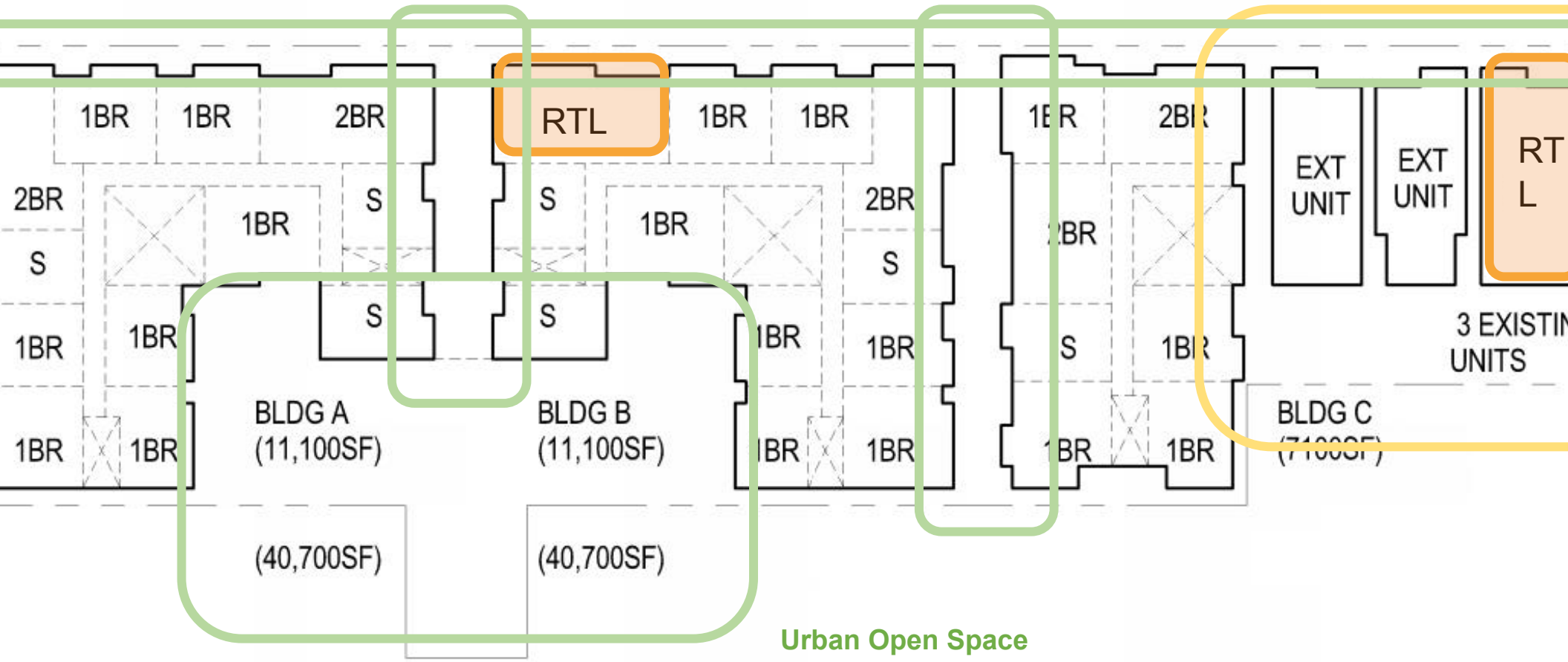
- Design that will impact street flow and how people interact with the street
- Use open space and multiple buildings to avoid a monolithic building
- Address affordability - commercial and residential

Typical Plan

Engaging Streetscape

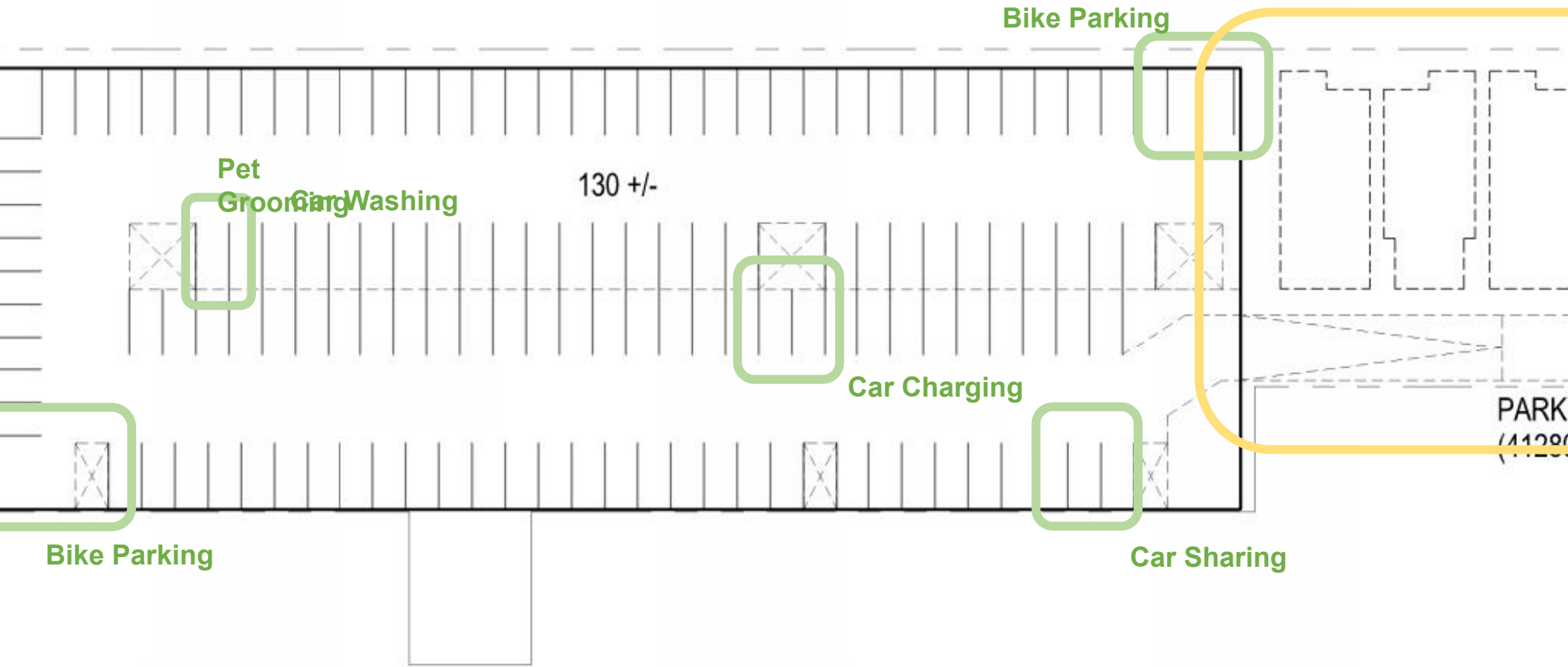
Commercial/Retail

Restoration



Underground Parking

Restoration Plan





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PROJECT SCHEDULE

Steering Committee Meetings
February

TLNA Council Presentation
March 9

Submit Land Use Application
March 22

Plan Commission
May 22

Common Council
June 6

Break Ground
July

THANK YOU



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