

RECONNECTION OPPORTUNITIES STRATEGY OVERVIEW

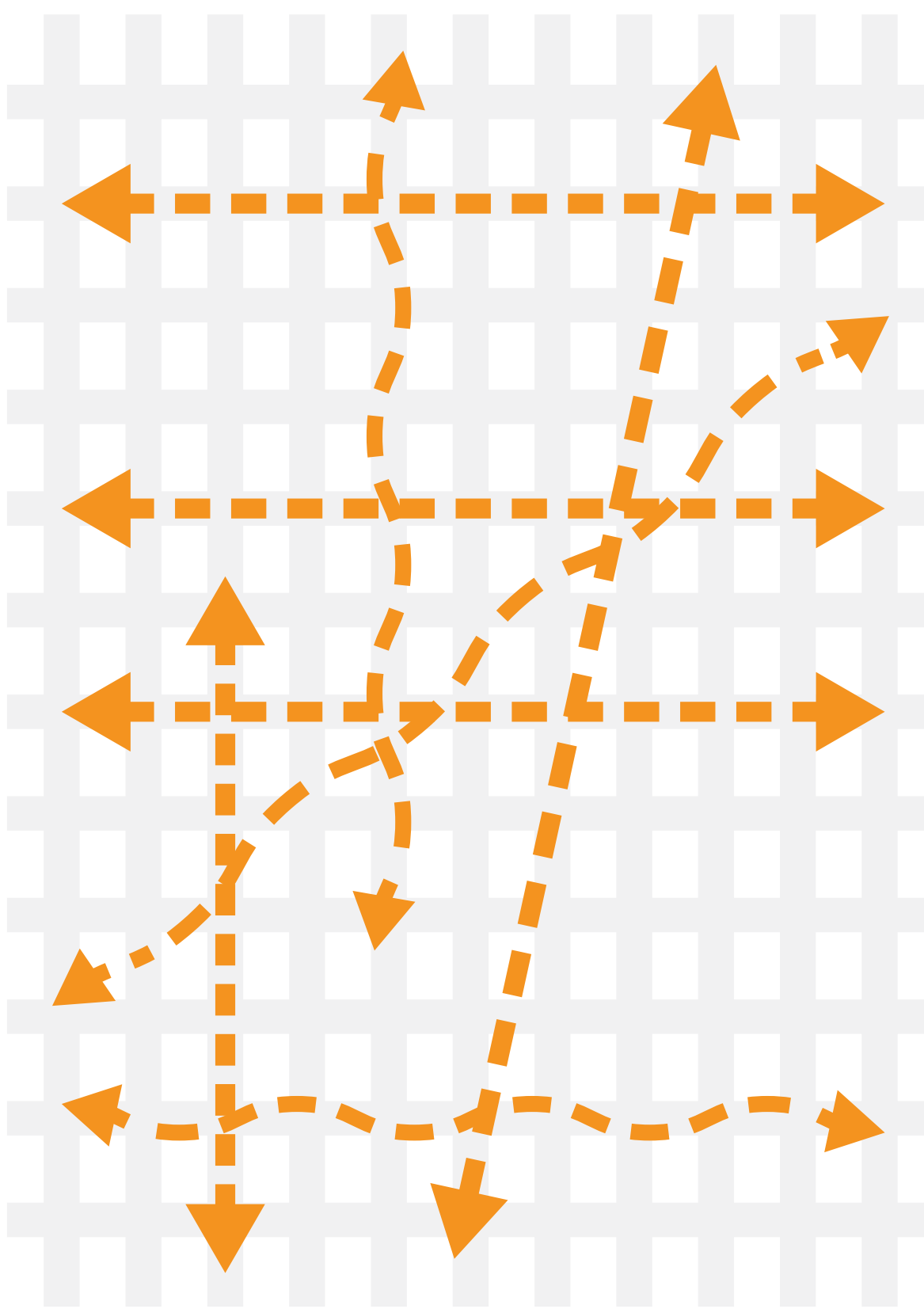
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Five Place-based Reconnection Plans

This plan describes five different types of "places" – each of which have different reconnection opportunities described below. Each place has different physical, social and economic characteristics as well as different reconnection opportunities, challenges, strengths and weaknesses. To reconnect these neighborhoods, each type of place will require different actions.

- **Invest** in new community outcomes
- **Renew** connectivity that replaces old and obsolete infrastructure
- **Restore** community by addressing unanticipated consequences of the past
- **Repair** the potential downsides by creating offsite investment



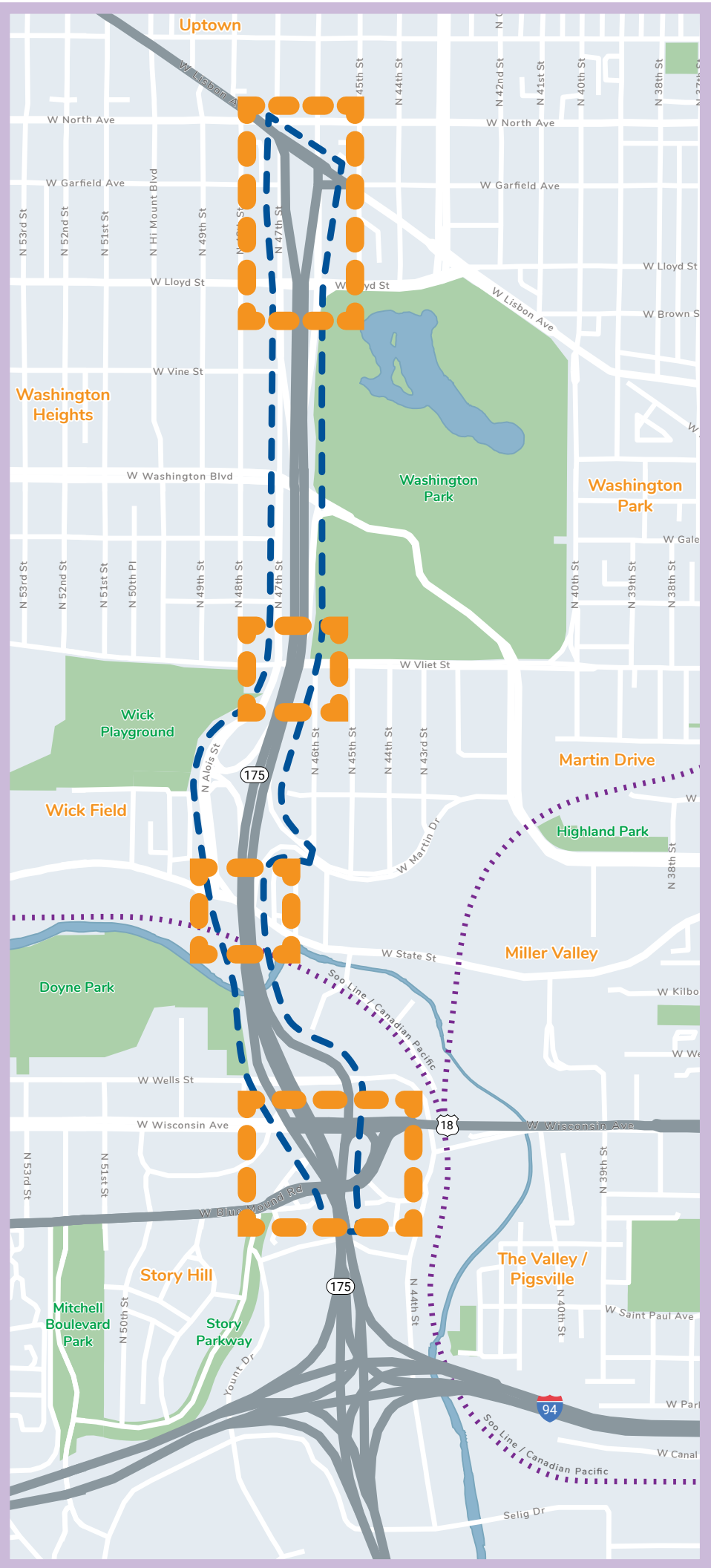
Washington Park Edges
The prestige and value of Washington Park begins with the visual appeal from its perimeter. These exterior "edges" of Washington Park should be preserved and improved, especially in terms of visual attractiveness.



Washington Park Interior
Historically, Washington Park has been the heart of this part of the City. The Park's beauty and multi-generational activities for surrounding populations help maintain its significance and value. Improvements may be needed.



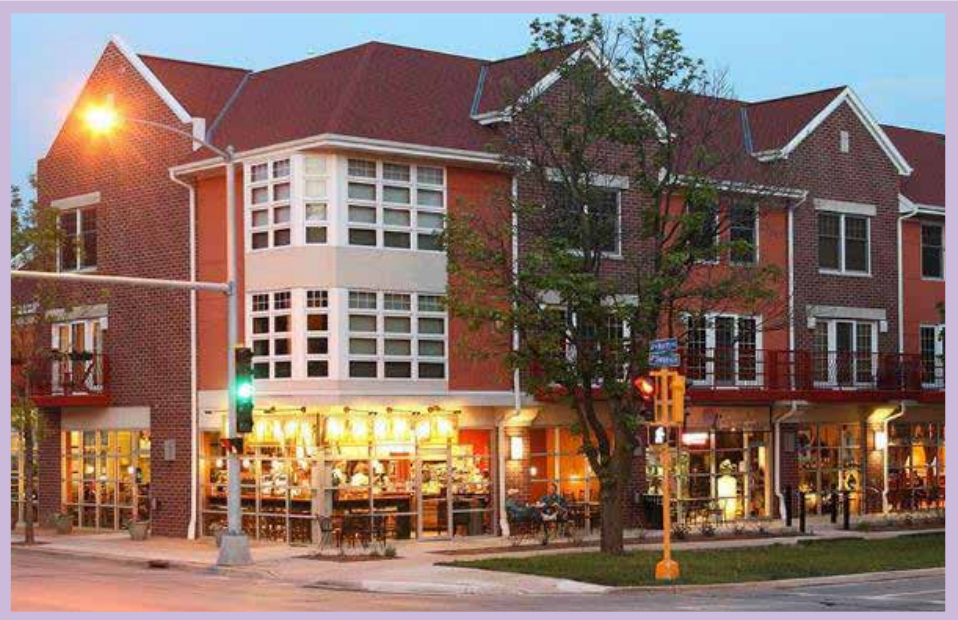
West Side of the Park
If reconfigured, some alternatives for WIS 175 would create a large, unbuilt corridor along 47th Street. This swath of land offers reconnection opportunities through new development and public improvements.



Crossroads and Mainstreets
Long term social and economic reconnection requires revitalization of the business activities along the neighborhood main streets and neighborhood hubs.



Unused Land Areas
A new right-of-way configuration from Vliet Street to State Street may offer opportunities for new development, environmental preservation, and for connecting natural areas.





RECONNECTION EVALUATION

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*Reconnection includes **physical, economic, and social** factors that go beyond, but still include, transportation factors.*



Extend the Street and Block Pattern to help new development blend with existing neighborhoods:

- **Extend the street grid** with regular, rectangular blocks
- **Create typical lots** for development that are similar to existing lots
- **Create a desirable mix of land uses** that is similar to what exists today



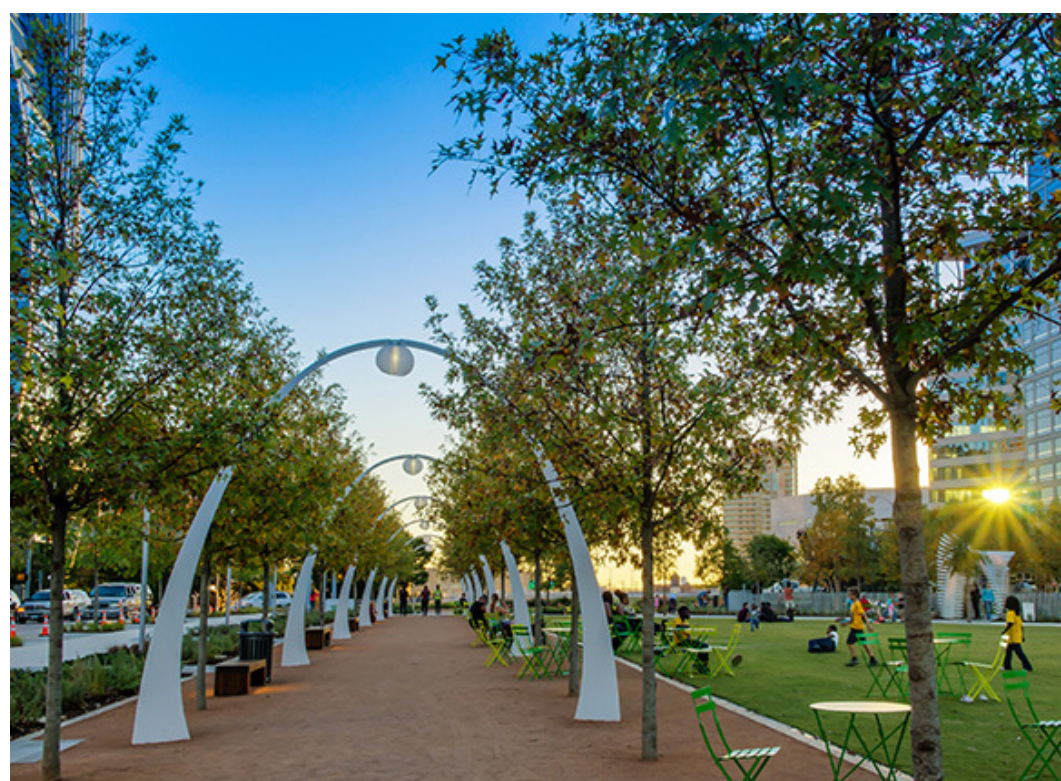
Create Neighborhood Hubs at main street intersections:

- **Create land for commercial development** to support economic activity, employment, and neighborhood amenities
- **Support all modes of transportation** so that everyone can access these places
- **Include public places** ranging from small plazas to large parks that support social activities



Integrate Public Places throughout the corridor:

- **Connect communities** that are disconnected by barriers today with continuous trail and park access
- **Support social activities** with places to gather, celebrate, and play
- **Improve public health** with opportunities for recreation, active transportation, and a healthier environment



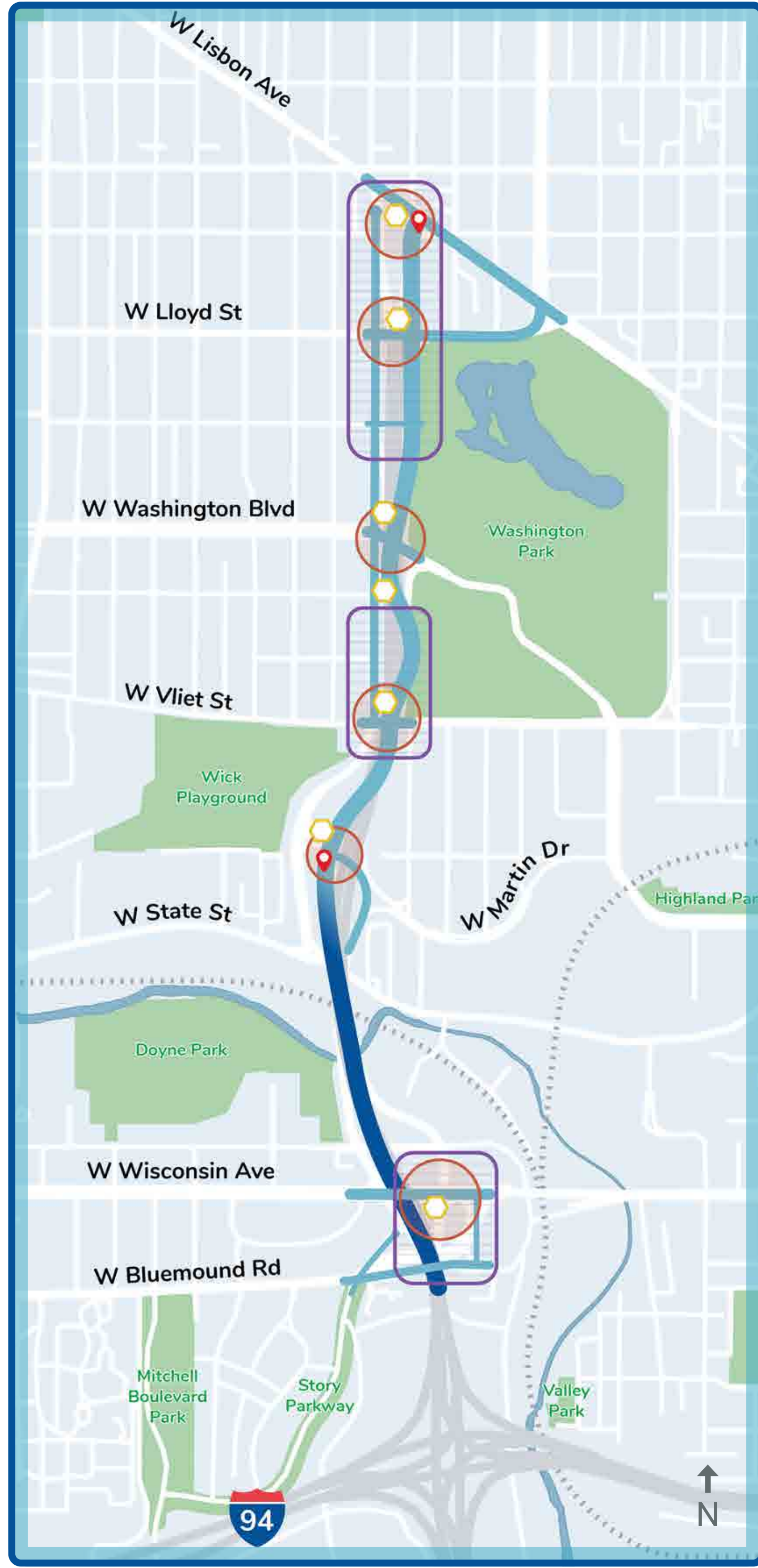
Replace-in-kind



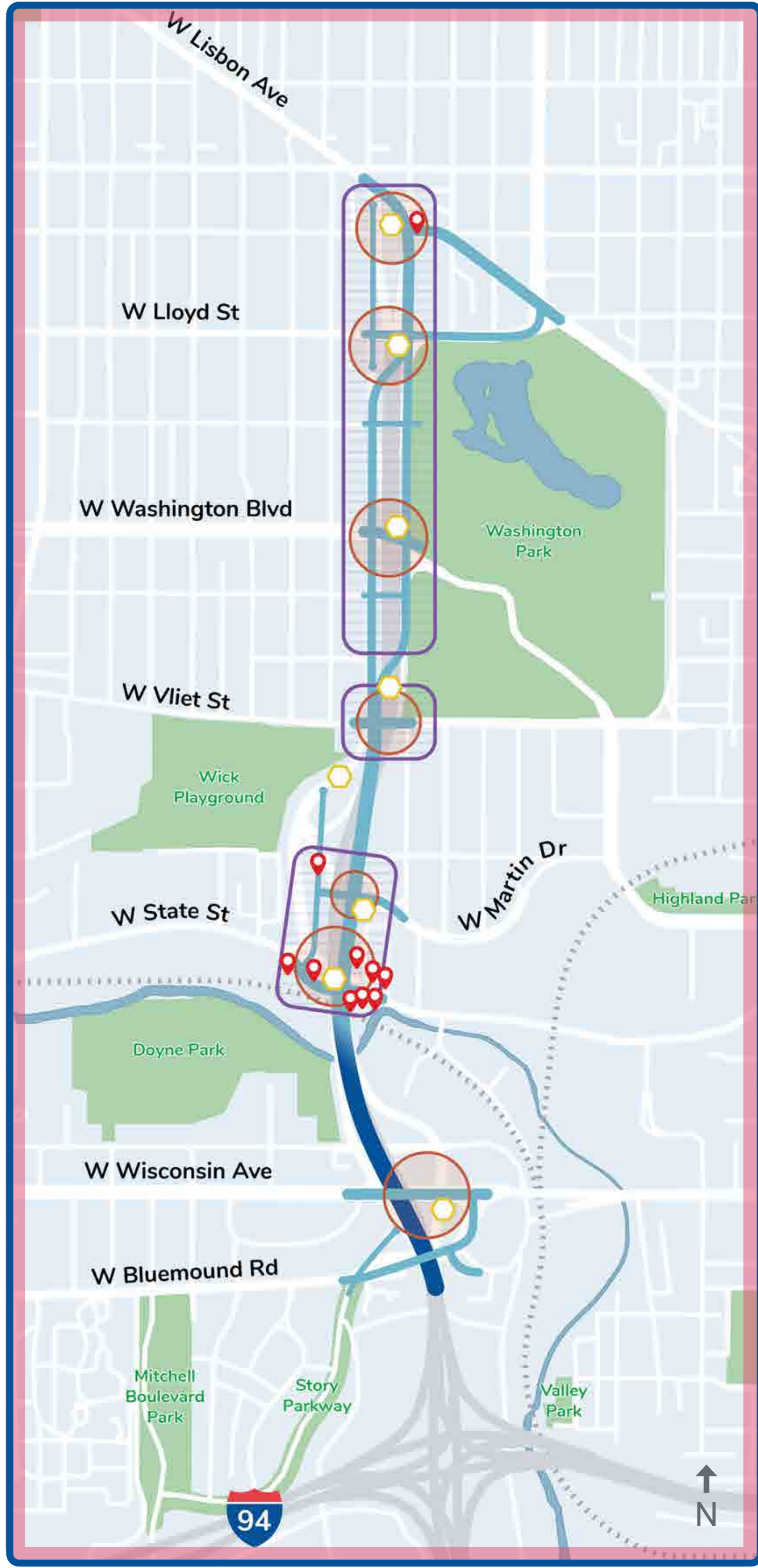
Alt 1: End Expressway North



Alt 2: End Expressway Middle



Alt 3: End Expressway South



Evaluation		Reconnection		
		Physical	Economic	Social
Replace-in-kind	Replace-in-Kind	■ No new development ■ Improvement of existing east-west crossings	■ No new activity hubs ■ No new non-residential (commercial) land	■ No additional land uses ■ Limited accessibility
Alternative 1	End Expressway North	■ Some constrained land for new development ■ Limited new reconnection to the north	■ Low amount of new activity hubs ■ Limited new non-residential (commercial) land	■ Moderate increase of future land uses ■ Accessible to all modes
Alternative 2	End Expressway Middle	■ Ample land for new development ■ Increased reconnection along corridor	■ Moderate amount of new activity hubs ■ Ample new non-residential (commercial) land	■ Substantial increase of future land uses ■ Accessible to all modes
Alternative 3	End Expressway South	■ Ample land for new development ■ Increased reconnection along corridor	■ High amount of new activity hubs ■ Ample new non-residential (commercial) land	■ Substantial increase of future land uses ■ Accessible to all modes

 New Residential 0 Acres	 New Activity Places 0 Acres
 New Non-Residential 0 Sq. Ft.	 Potential Relocations 0
Land Available for Future Uses 0 Acres	

 New Residential ~11 Acres	 New Activity Places 3-4 Acres
 New Non-Residential 10-20K Sq. Ft.	 Potential Relocations 1
Land Available for Future Uses 20 Acres	

 New Residential ~16 Acres	 New Activity Places 7-8 Acres
 New Non-Residential 40-60K Sq. Ft.	 Potential Relocations 2
Land Available for Future Uses 30 Acres	

 New Residential ~18 Acres	 New Activity Places 10-11 Acres
 New Non-Residential 45-65K SF	 Potential Relocations 10
Land Available for Future Uses 35 Acres	

Why is Reconnection Important?

If a neighborhood feels friendly and looks coherent, people see themselves as part of an interconnected place. When people see neighborhoods as interconnected they are more likely to support changes that benefit the larger area. In contrast, when neighborhoods look and feel disconnected, a shared sense of community diminishes.

To reconnect communities and neighborhoods surrounding the study area, this project must meet the specific reconnection goals that include:

- **Physical reconnection**
- **Economic reconnection**
- **Social reconnection**





OPPORTUNITIES AND LAND USE

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Land Use Opportunities for each alternative are conceptualized to show potential development of excess land from a reconstructed WIS 175.



Urban Traditional Neighborhoods:

Small and medium sized housing would provide living options for a mix of incomes, age groups, and family sizes, including:

Detached Residence



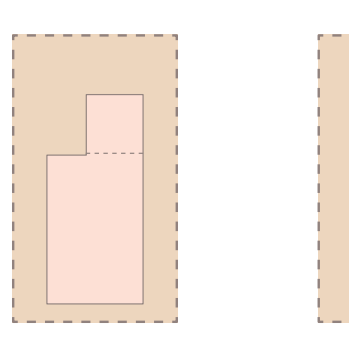
Townhomes



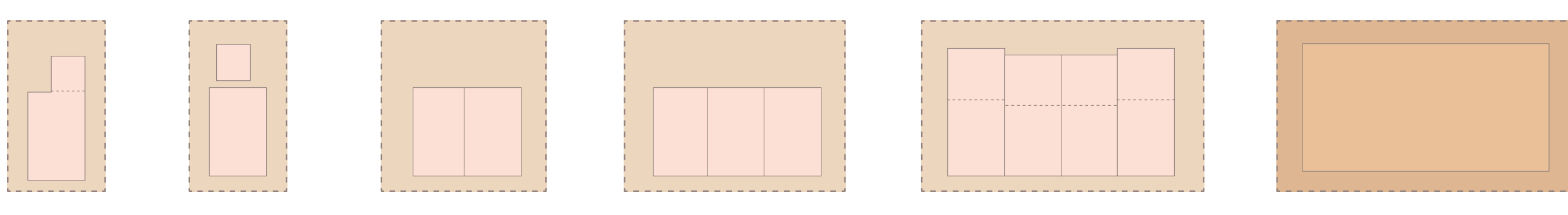
3-story Apartments



Lower density



Moderate density



Detached Residence 1-3 units, Townhomes 2 units, Townhomes 3 units, Townhomes 4 units, Apartments or Condominiums 3-4 stories

Potential for 600-2000 housing units depending on the final roadway to be constructed, final acreage available for residential, and the mix of housing types developed.

Future land use planning, led by the City of Milwaukee, will focus on housing styles to inform future housing opportunities and development.



Urban Neighborhood Activity Centers:

Active land uses on main streets and intersections would support economic activity to provide amenities, employment, and public life, including:

Mixed-Use Commercial



Cafes and Grocery Stores



Multi-use Buildings



Higher Density Hubs



Activity Places and Connections:

Numerous social gathering places of various sizes like plazas or patios and environmental areas like parks and gardens would complement existing neighborhoods. Paths, trails, and connections throughout the corridor will help reconnect communities and provide opportunities for recreation. Examples include:

Public Greenspace



Reconnection Garden Walk



Active Plazas



Outdoor Patios



Active Intersections



Streetscape Enhancements



Decorative Streetscape



Park Connections



Public Parks



Gardens



Pocket Parks



Reconnection Garden Walk - Tree-lined path with garden elements, artwork and benches for users.

Oak Leaf Trail/Hank Aaron State Trail Extension

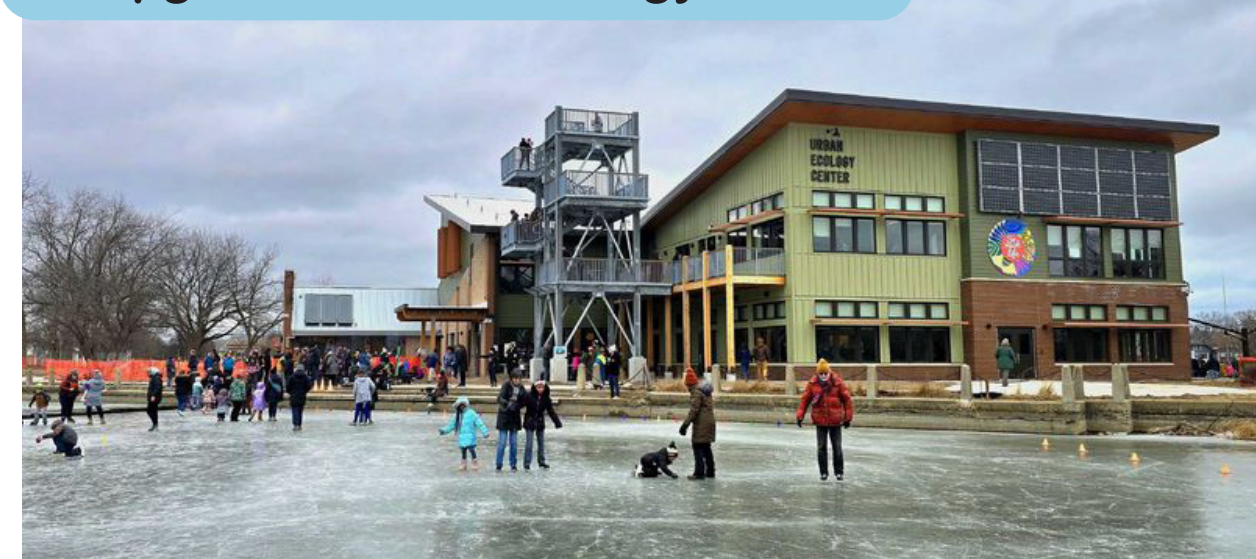


Additional Investments: Potential parks, recreation and neighborhood improvements throughout the corridor will help reconnect communities, including:

1. Revitalized Pool



2. Upgraded Urban Ecology Center



3. Improved Senior Center with Farmer's Market



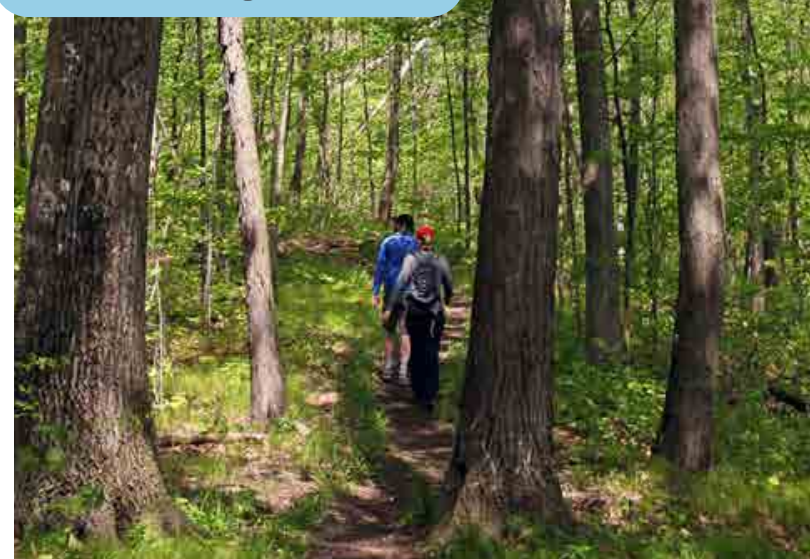
4. New Observation Tower



5. Revitalized Amphitheater



6. Hiking Trails



7. Possible Park Improvements



8. New Adventure Playground



9. Mountain Biking

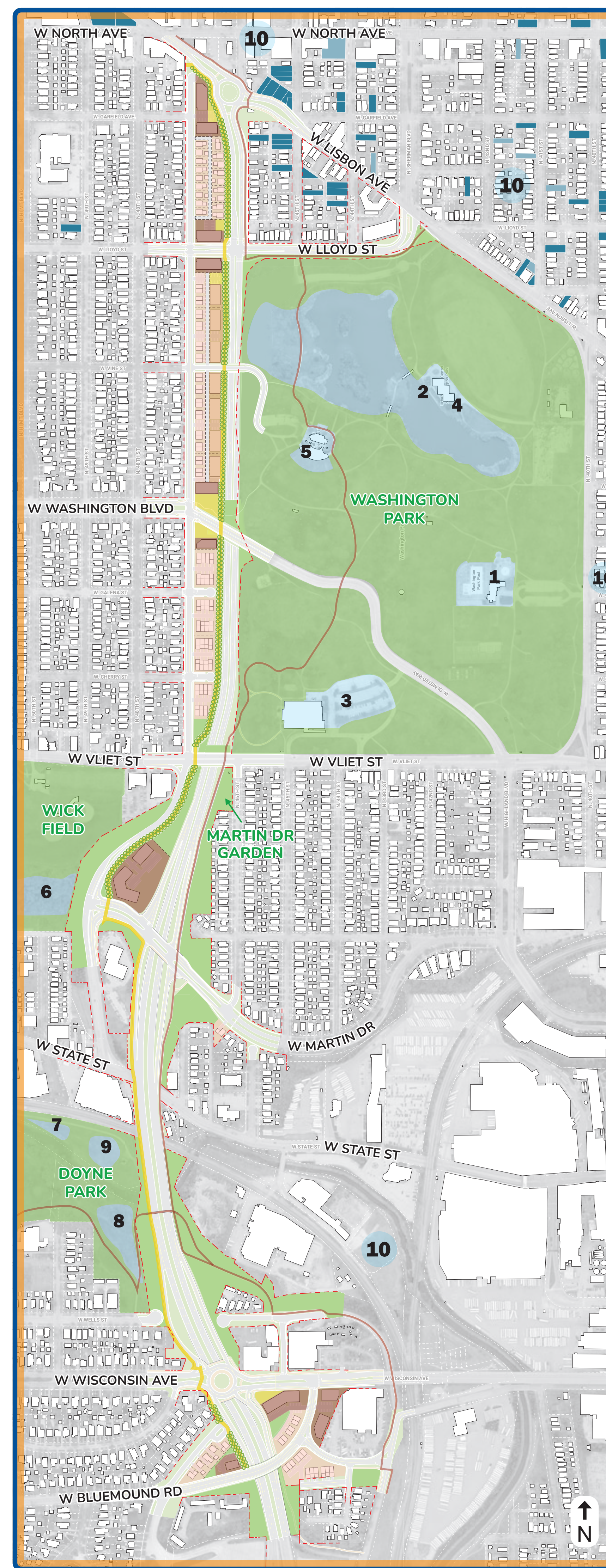


10. Additional Neighborhood Investments

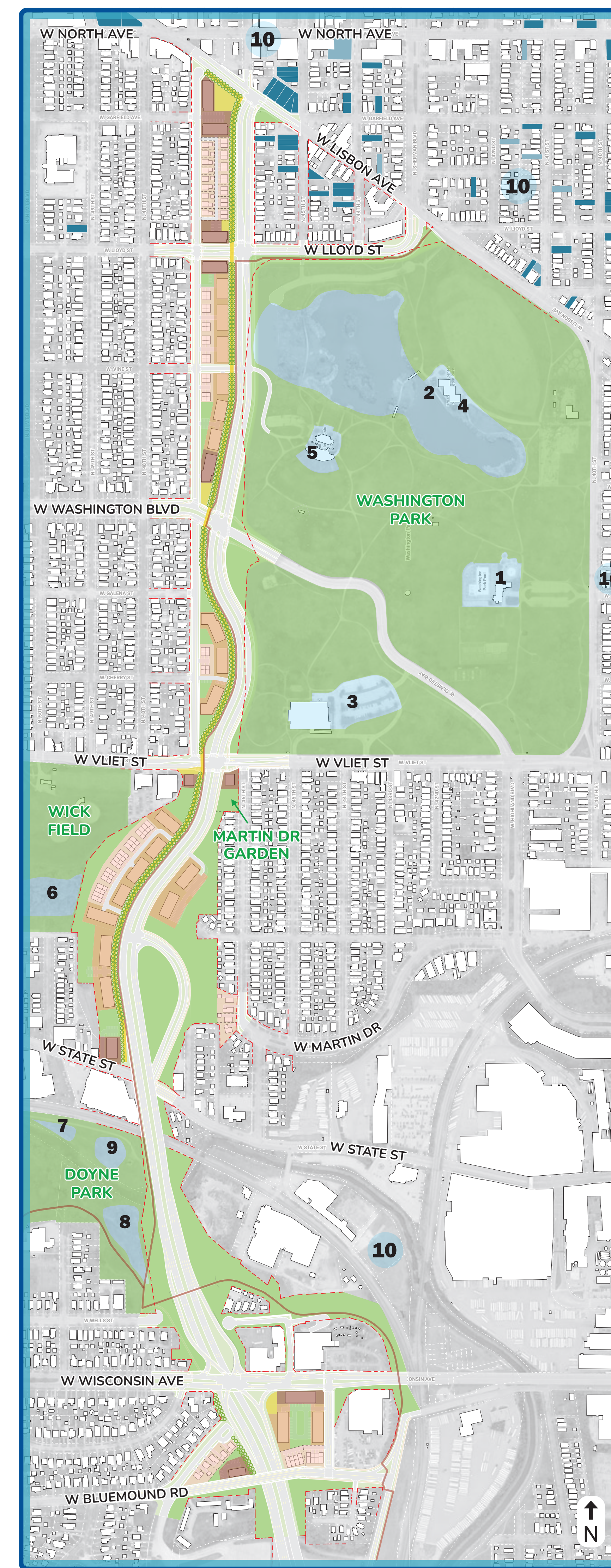


Foreclosed City-owned Vacant properties outside WIS 175 right-of-way

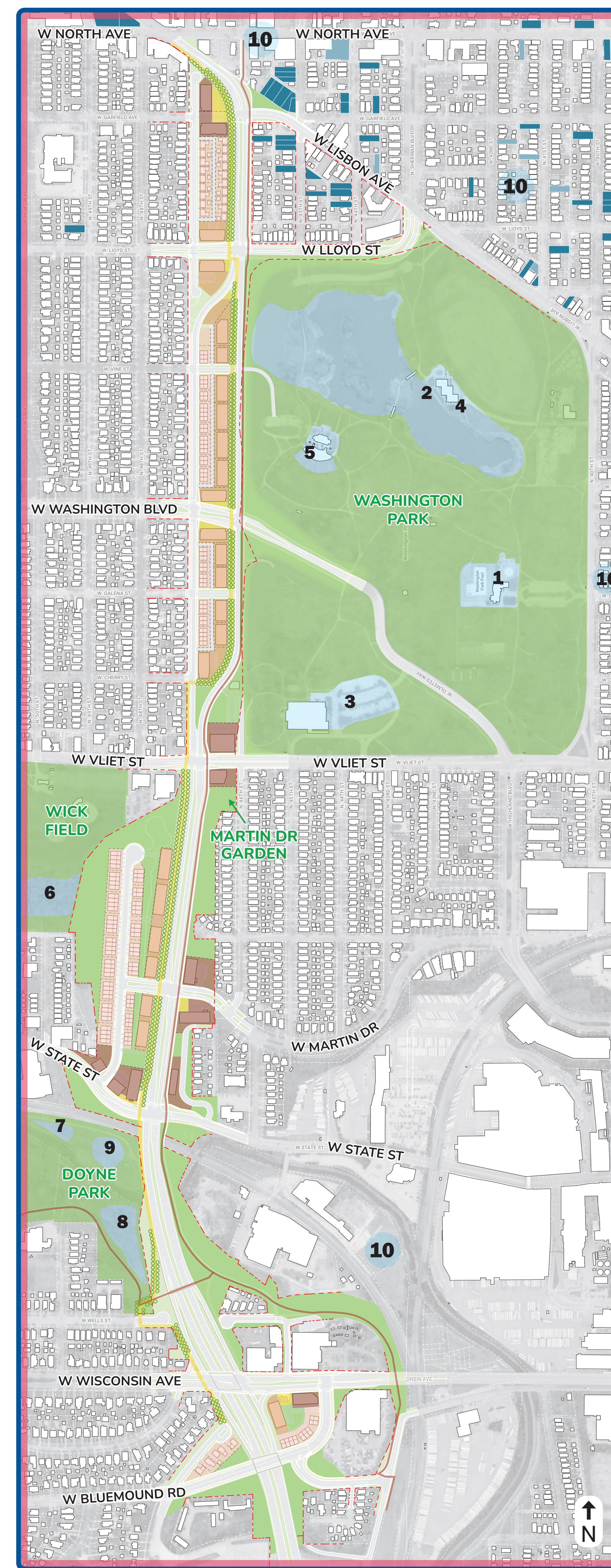
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Alt 2: End Expressway Middle



Alt 3: End Expressway South



KEY: Use the images and colors to the left on this exhibit to reference the 3 land use concepts.