

Development Principles

Patterns of Development

Parks/Open Space/Trails/Streets

Parks/Open Space

- Large central park and lake as focus of overall development;
- Continuous trail loop around lake and open space with connections to neighborhoods and commercial core
- Sidewalks on all residential streets and on both sides in mixed-use core
- Parking behind and beneath buildings in mixed-use core; on-street parking throughout development
- Narrow residential streets and narrow rights-of-way
- Limited or no driveway cuts on parkway and collector streets

Lake/Open Water

- Long, linear lake in central park/open space with wetlands, islands, and naturalized vegetation at edge is the primary focus toward which all development is oriented
- Trails ring the entire lake creating a continuous public lakeshore that benefits the entire community
- Smaller ponds, wetlands and wet prairie areas collect and filter storm water in greenways to improve overall water quality

Middle School

- The new Middle School adjacent to the site is within easy walking distance of all new proposed housing as well as the mixed-use core and the central park and lake
- School athletic fields adjoin the large central public open space and lake

Commercial

- Pedestrian-oriented commercial core beside the lake, oriented toward local neighborhoods
- Highway commercial focused toward major roads and southwest corner of development
- General pattern of commercial extends north/south along 34th St. and eastward along frontage road

Low Density Residential

- Oriented toward main central park feature; some lots back onto open space
- Variety of overall lot sizes: smallest near core, larger further away, with largest walkout lots backing up to open spaces
- Front porches, minimum setbacks, variety of colors and natural materials encouraged, with all 4 sides receiving equal level of finish
- Garages de-emphasized, recessed

Medium Density Residential

- Owner-occupied housing at a variety of densities and in a variety of styles
- Oriented toward streets and open spaces with parking located in garages behind; limited curb cuts along public streets

High Density Residential

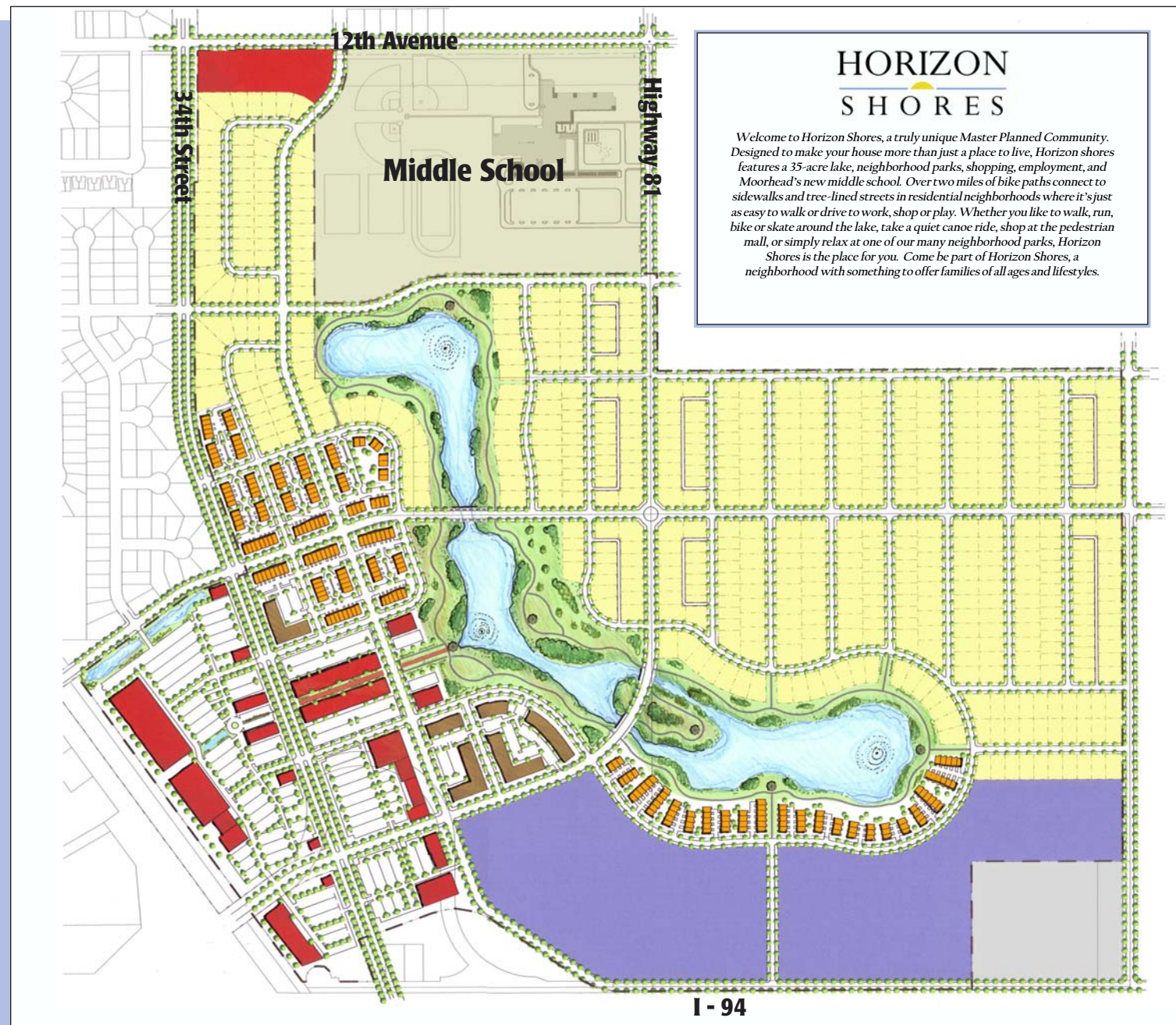
- Mix of rental and owner-occupied housing
- Oriented toward streets and open spaces with parking located behind and underneath
- Minimum 3-1/2 stories with 1/2 story of underground parking

Office

- Large, campus-like, highway-oriented office space with good visibility from I-94

Land Use Plan

* Concepts depicted are for illustration purposes only. Actual development patterns will vary.




Development Typology

Patterns of Development

 Parks/Open Space/Trails



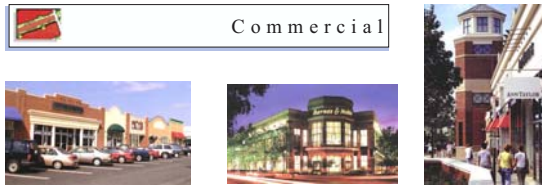
 Lake/Open Water




 Middle School



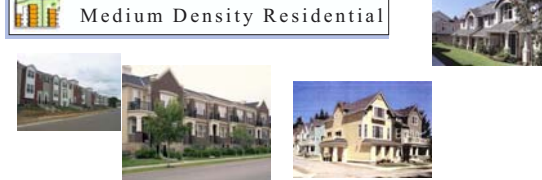
 Commercial




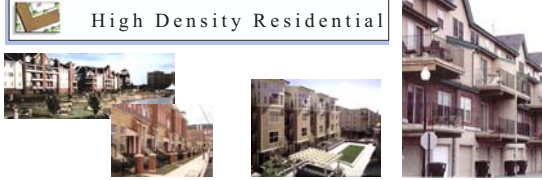
 Low Density Residential



 Medium Density Residential



 High Density Residential



 Office



Neighborhood Character

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Aerial view looking northeast over commercial development, toward park and neighborhoods in the distance



Aerial view looking northwest from residential neighborhood over the park and lake toward the commercial area beyond