Healthy Neighborhood | *Design Challenges*

Joshua Clements, AICP
President
APA-WI

Presentation Outline

- About Us
- What is a Healthy Neighborhood & Why is it Important?
- Basic Tools to Support Healthy Neighborhoods
- Case Studies
- Key Takeaways & Other Considerations
- Q&A

APA WI American Planning Association Wisconsin Chapter

MSA planning + design studio

Urban Design Studio

- Comprehensive Planning
- Zoning Code Updating & Administration
- Design Standards Handbooks
- Housing Analysis & Market Studies
- Park Planning
- Urban Design *(private/public)*

Tim Semmann

Community Development Director – Waunakee, WI

- Began June 2021
  - **population**: 2010 – 12,097 2020 – 14,399* (+19%)

Planning Director – Sun Prairie, WI

- August 2018 – June 2021
  - worked in Sun Prairie for 13+ years
  - **population**: 2010 – 29,364 2020 – 35,895* (+22.2%)

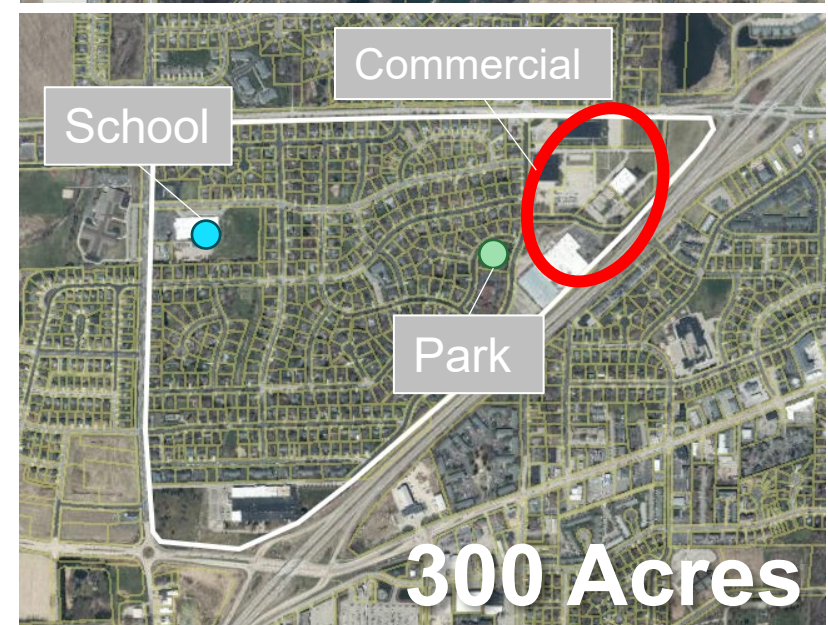* WI DOA – Demographic Service Center, 1/1/20 estimate

APA
WI
American Planning Association
Wisconsin Chapter

WHY IMPORTANT?

Healthy Neighborhoods

How is a "NEIGHBORHOOD" defined?

- An area within a community where people live and can interact on a day-to-day basis.

  - **SIZE:** 500-2,000 units and 80-640 acres (1 square mile)

  - **FORM:** A single, coordinated development or as a series of separate land development projects and "plats".

- Neighborhood interactions often occur through primary schools, coffee shops, restaurants, parks and recreation activities.

https://dcimapapps.countyofdane.com

Commercial

School

Park

578 Acres

School

Commercial

Park

300 Acres

APA WI American Planning Association Wisconsin Chapter

MSA planning + design studio

What makes a "HEALTHY" neighborhood?

Legend:
- MOVE-IN READY HOMES
- MOVE-IN READY HAVEN TWIN HOMES
- HOMESITES AVAILABLE
- HAVEN TWIN HOMESITES AVAILABLE
- FUTURE HAVEN TWIN HOMESITES

https://www.veridianhomes.com

BIG PICTURE IDEAS

1. Diversity → Mix of housing and ownership types
2. Inclusivity → Mix of price points
3. Social Interaction → Schools, parks, neighborhood retail
4. Walkability → Trails, sidewalks, shared roads *(if applicable)*

Factors leading to resilient neighborhoods

APA WI — American Planning Association — Wisconsin Chapter

MSA | planning + design studio

What is the TYPICAL development pattern?

Segregated Uses:

- Commercial/mixed use districts along arterials

- Industrial/business parks along arterials or highways
  - often disconnected from residential areas

- Single-family subdivisions (with potential duplex lots)
  - geared to specific $$ ranges

- Med/high-density residential along arterials/collectors
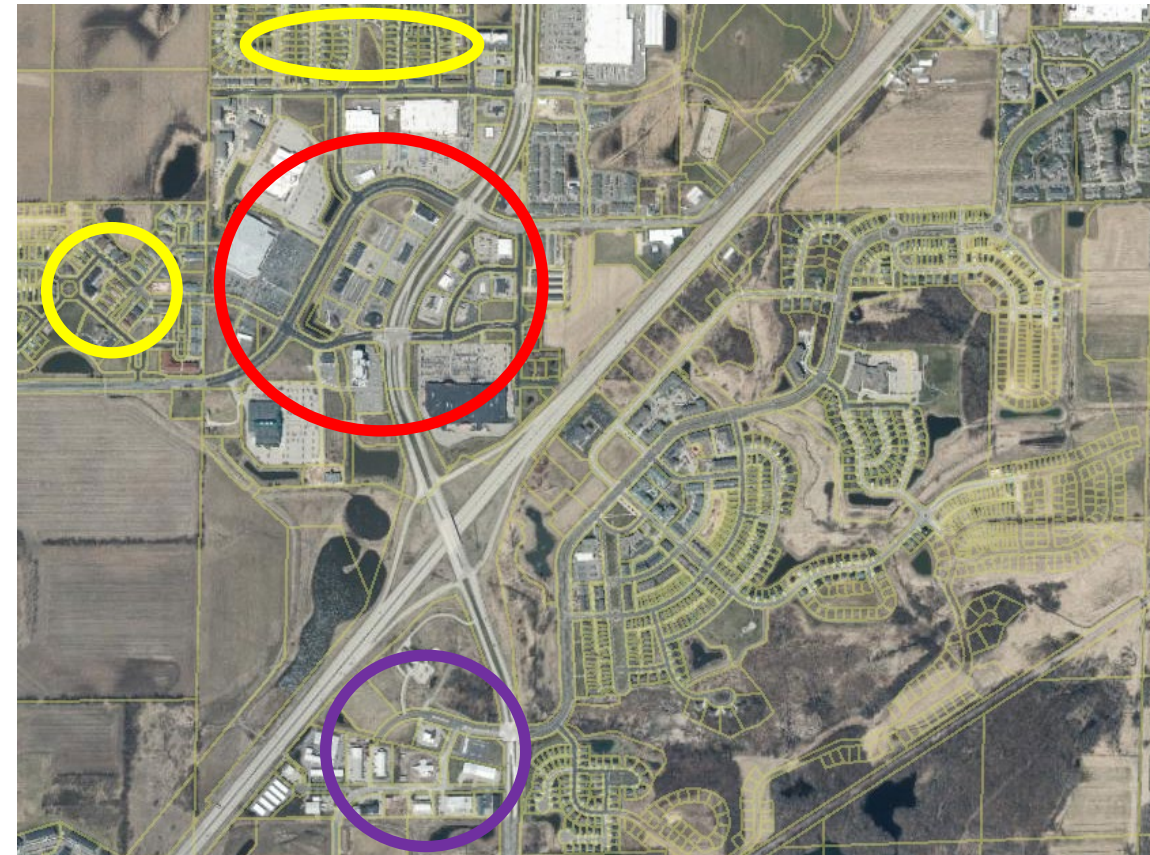
Why is the typical development pattern a PROBLEM?

- Creates pockets of SF/MF areas
  - with rental typically forced to higher capacity roadways

- Places jobs away from majority of housing
  - requiring vehicle/transit

- Creates varying levels of park & rec amenities near housing

- Impacts diversity of schools

- Lose opportunities to learn from people with different backgrounds
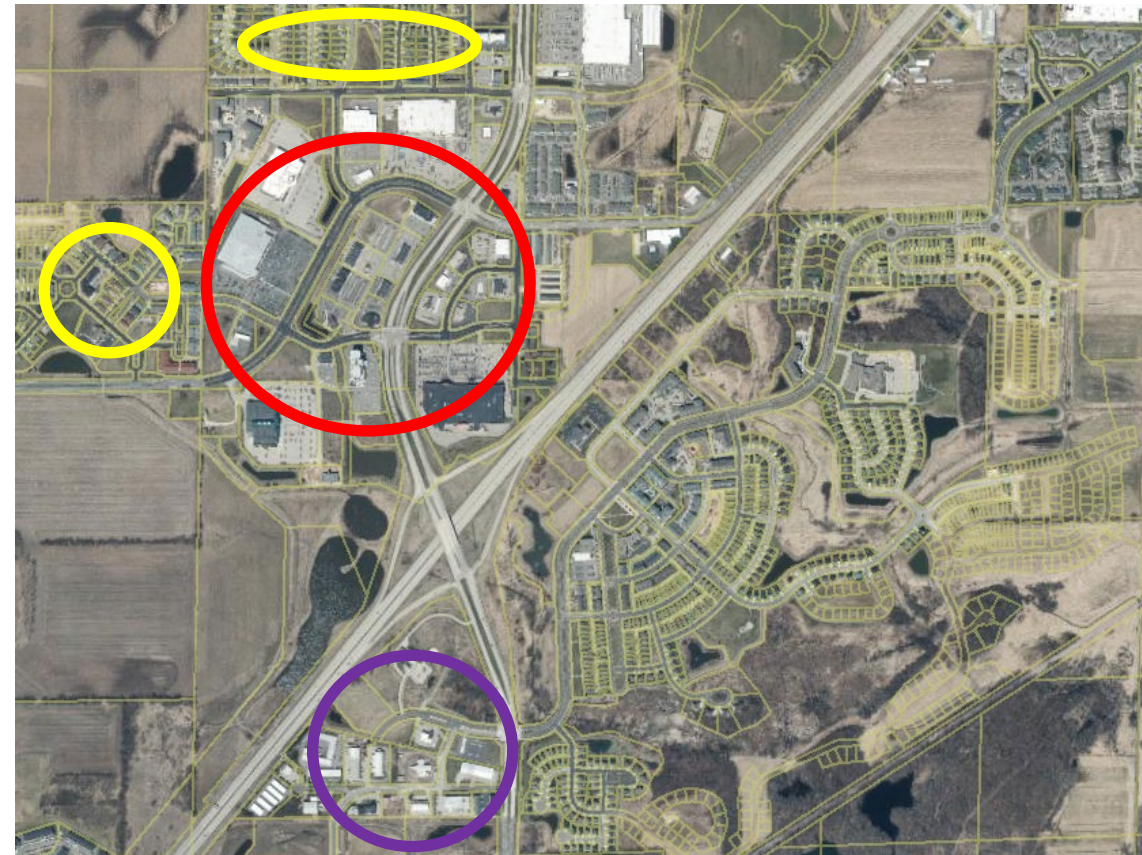
Why are SINGLE USE DISTRICTS still being approved?

- **Neighborhood objections to more intensive uses**
  - "too big/tall"
  - "reduces home value"
  - "safety/crime"
  - "traffic/parking issues"
  - "stormwater impact"
  - "school district impacts"

- **Developer/lender interest & risk factors**
  - single use predictable
  - comfort of typical product

- **Decisions swayed by the most vocal participants**

TOOLS?

Comprehensive Plan

How can a <u>Comprehensive Plan</u> support Healthy Neighborhoods?

- **General goals & policies** that:
  - support healthy neighborhoods, and
  - discourage single-use districts

- Create **flexible future land use (FLU) districts**

- **FLU policies** that identify how varying residential unit types can fit into a single neighborhood/development

- Establish **compatibility standards** that guide how low-intensity uses can blend in with more intensive uses

How can a <u>Comprehensive Plan</u> support Healthy Neighborhoods?

FLEXIBLE FUTURE LAND USE DISTRICTS

- **Mixed neighborhood residential or density-based residential districts**

- **Multiple "mixed use" districts**
  - downtown | community | neighborhood

Community MU

Neighborhood MU

Collector

Arterial

How can a <u>Comprehensive Plan</u> support Healthy Neighborhoods?

SPECIFY PLACEMENT OF MIX OF TYPES

- **Accessory dwelling units (ADUs)**

- **Duplex units**
  - corner lots
  - middle of the block (similar character)
  - transitional use (adjacent to higher-intensity uses)

- **Townhomes (3-6 units)**
  - transitional use
  - facing public park or green space

- **Small multi-unit buildings (3-8 units)**
  - transitional use
  - within block (utilizing techniques to reduce size)

How can a <u>Comprehensive Plan</u> support Healthy Neighborhoods?

COMPATIBILITY STANDARDS

- **Use Intensity**
  - least intense use nearest other low-intensity

- **Building Heights**
  - Limit height near SF/duplexes

- **Bulk & Mass**
  - Varying building & roof planes at an interval =/< average lot width of adjacent uses

- **Other Considerations**
  - Architectural features requirements
  - Direct street access
  - Buffer parking and screen dumpsters

APA WI — American Planning Association, Wisconsin Chapter

MSA | planning + design studio

TOOLS?

Zoning Ordinance

How can the <u>Zoning Ordinance</u> support Healthy Neighborhoods?

- **District amendments**
  - Expand Choice in All Residential Zoning District - Madison, WI
  - Lowering area minimums on Planned (Unit) Development District
  - Allow Accessory Dwelling Units (ADUs) in All Residential Districts

How can the <u>Zoning Ordinance</u> support Healthy Neighborhoods?

- **Requirement Revisions**

  - Eliminate/Lower unit size requirements

  - Transition rules at boundary between districts -Waunakee, WI

How can the <u>Zoning Ordinance</u> support Healthy Neighborhoods?

- **Process Changes**

  - Encourage/Require neighborhood meetings

  - "Fast tracking" - Sun Prairie, WI
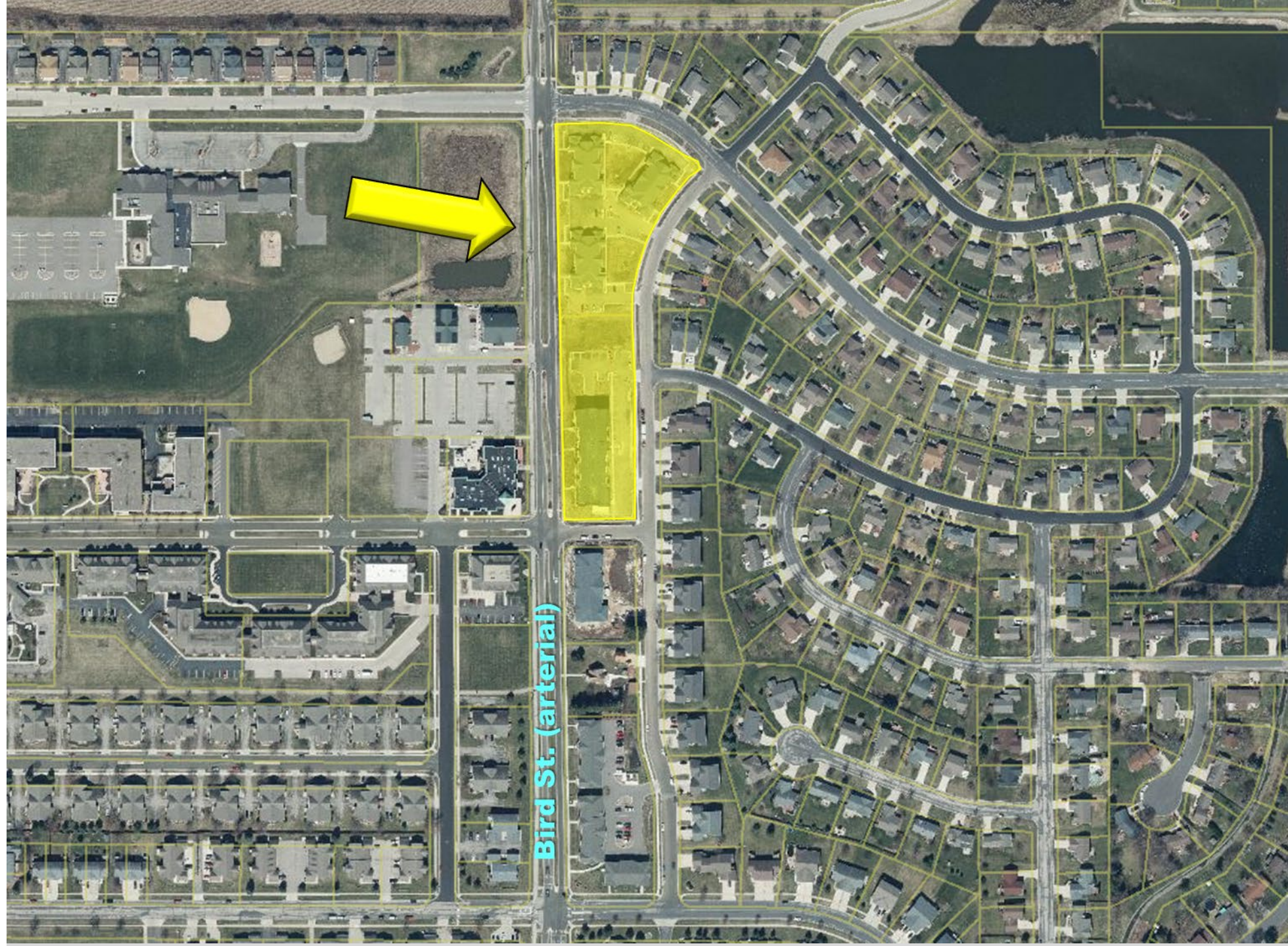
  - Predictable approval process / not "slow tracking"

EXAMPLES?

Sun Prairie, WI
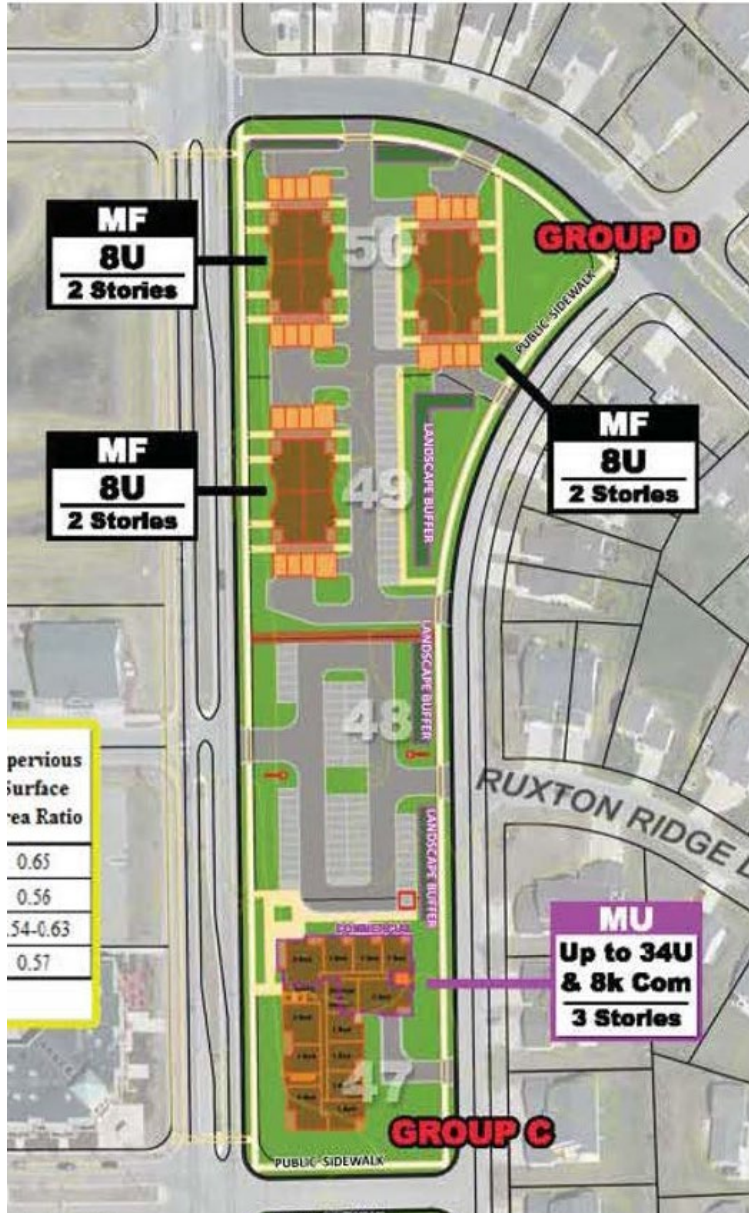
Case Study:
Stoneridge Commons GDP / PIP

- Three **8-Unit Bldgs**

- **34-Unit Mixed Use Bldg**

Case Study:
Stoneridge Commons GDP / PIP

- Comprehensive Plan Amendment

- Rezone (Planned Development)

General Development Plan
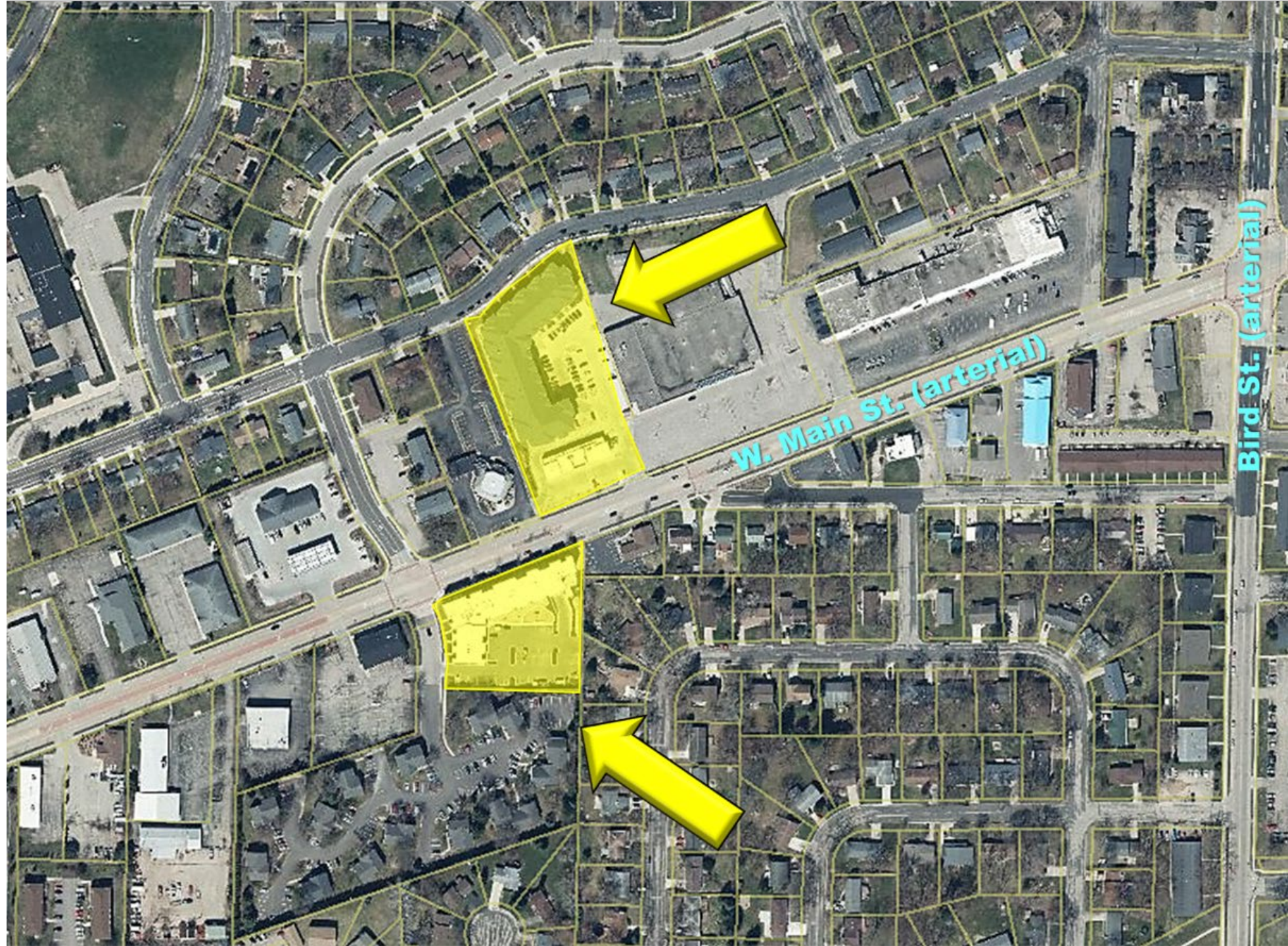
Precise Implementation Plan

Case Study:
Stoneridge Commons
GDP / PIP

Case Study: McHenry Development & Eleven41 Main

Both projects within City's:

- Main Street Overlay district

MAIN STREET VIEW

Case Study:
McHenry Development

"Horizontal" Mixed Use Development

- Multi-tenant **Commercial Building** fronting Main Street
- **74-Unit Multi-Family Building** between Com. & Low-Density Res.
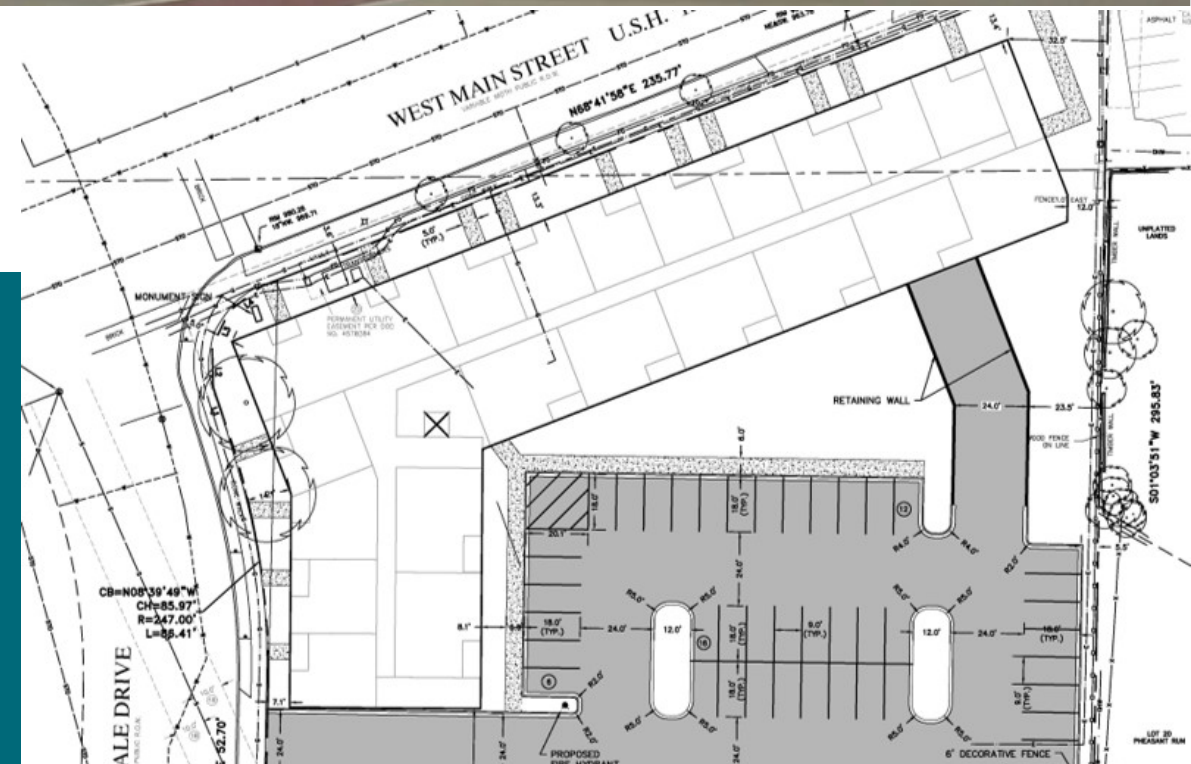 *(to the north of the site)*

Case Study:
McHenry Development

Case Study:
Eleven41 Main

- Used City's Main Street overlay district as a guide
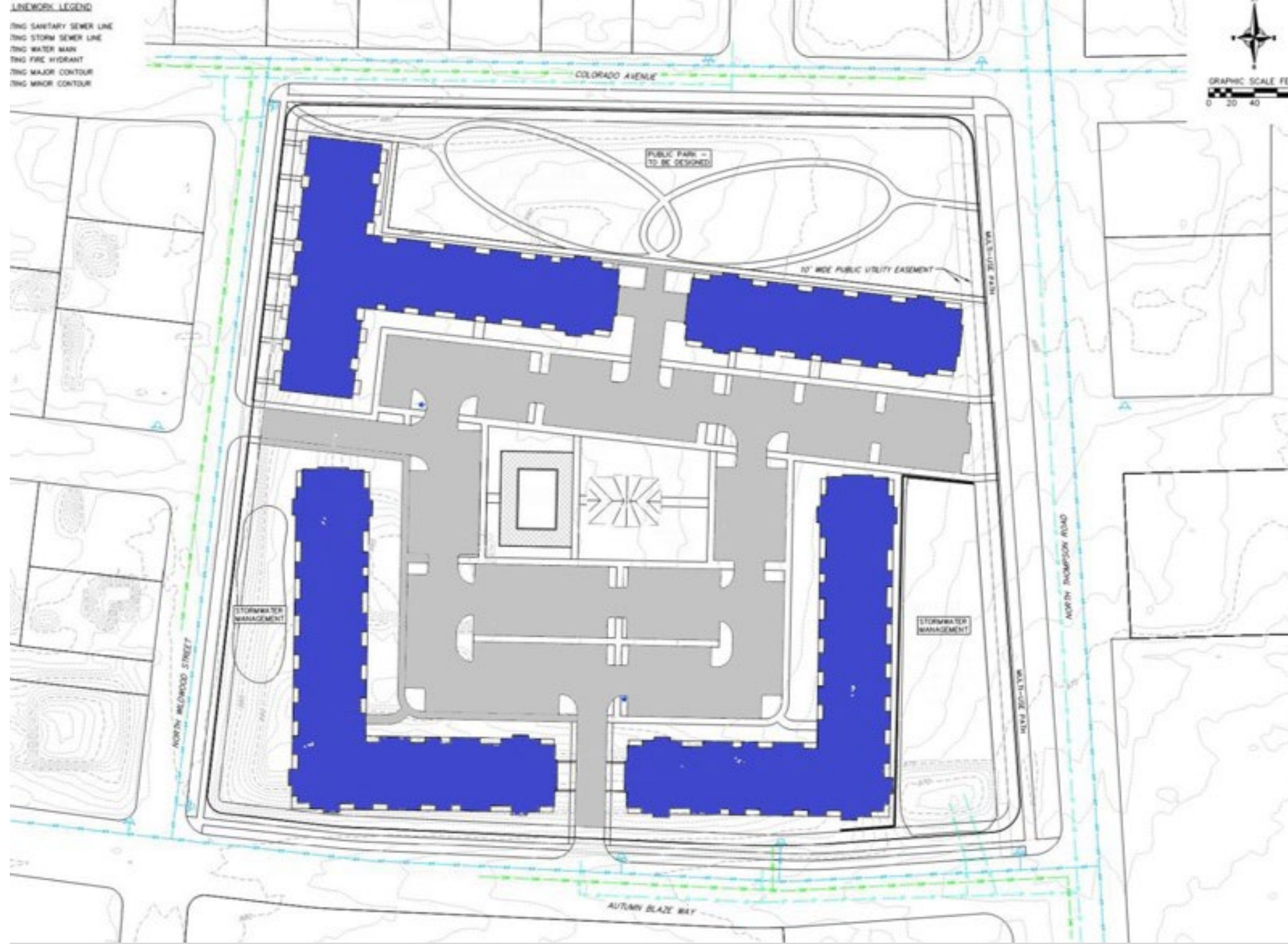- Rezoned to Planned Development

Case Study:
Eleven41 Main

Case Study:
Colorado Commons

- **284-Unit Multi-Family** Residential Development *(4 buildings)*

- 1.5-acre Park

Case Study:
Colorado Commons

- Comprehensive Plan Amendment

- Rezone (Planned Development)

Case Study:
Colorado Commons

Used Newly Adopted City Comprehensive Plan:

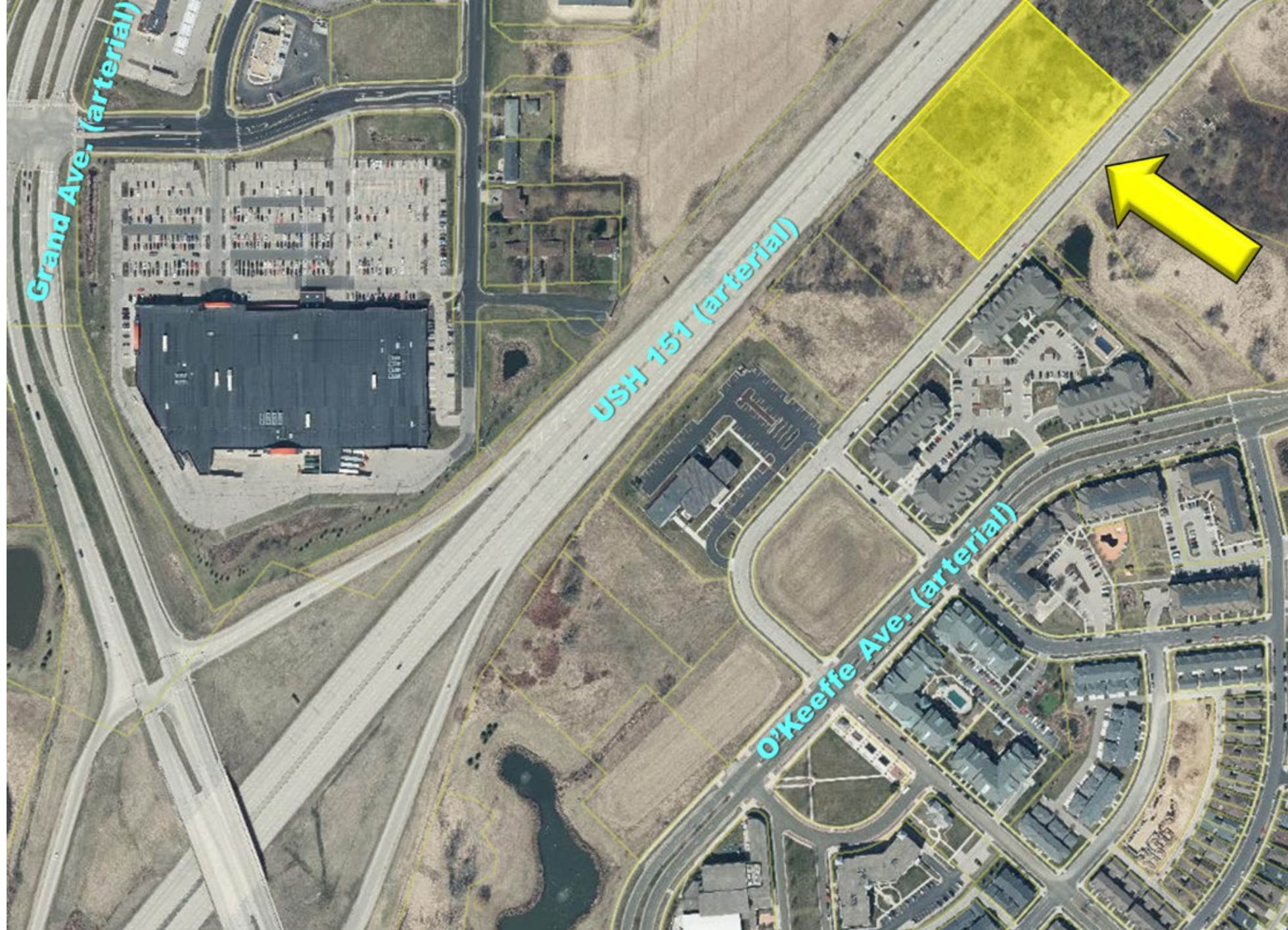- "Residential Compatibility" Standards
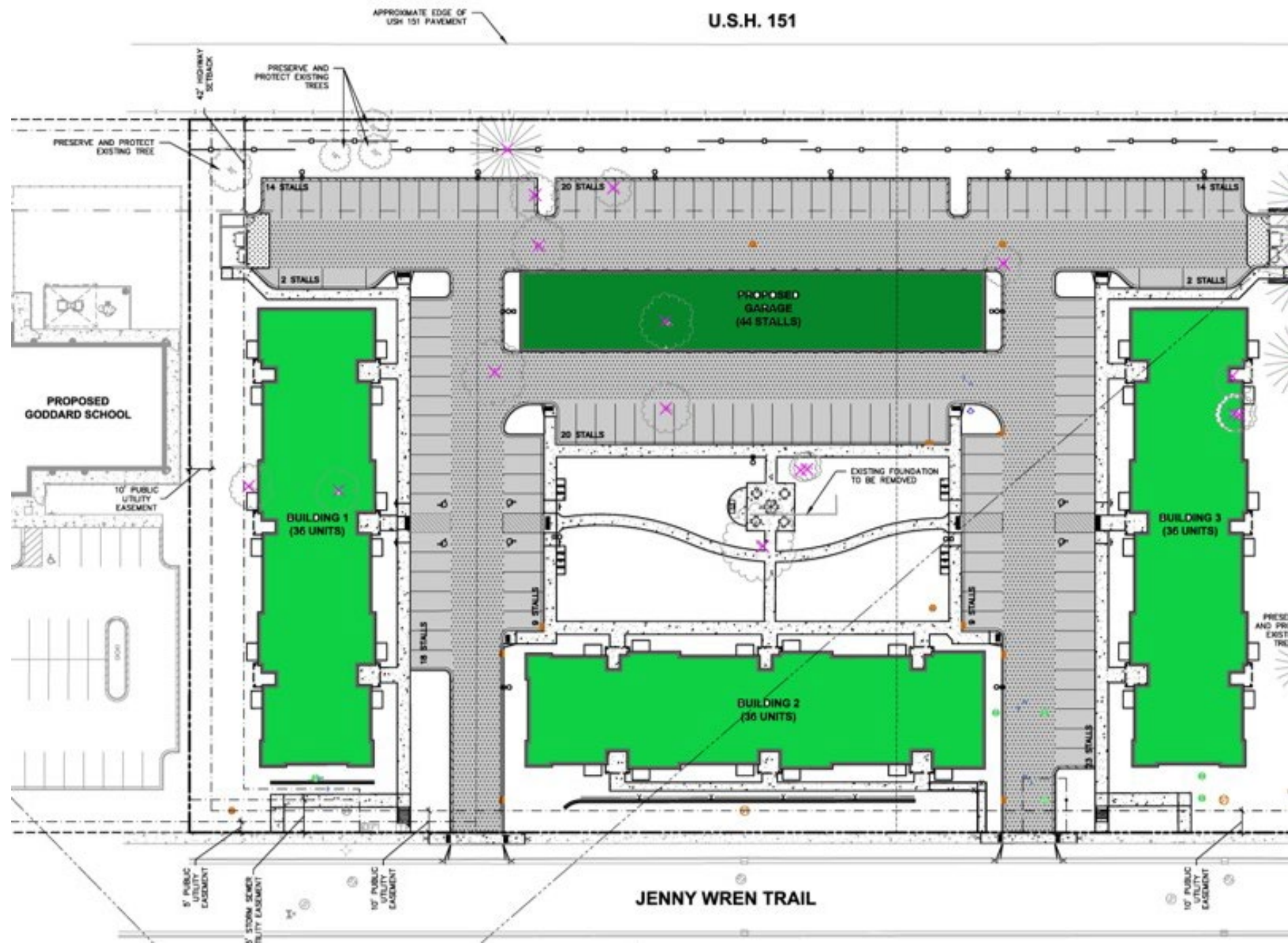

View from Northwest above

Case Study:
Jenny Wren Trail Apartments

- **108-Unit Multi-Family** Residential Development *(3 buildings)*

- Targeted toward "missing middle" income earners

Case Study:
Jenny Wren Trail Apartments

- Comprehensive Plan Amendment

- Rezone (Planned Development)

Case Study:
Jenny Wren Trail Apartments

C3 **PARKING LOT SIDE**
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS

MARK	DESCRIPTION
A	DIMENSIONAL ARCHITECTURAL ASPHALT SHINGLES - CERTAINTEED 'GEORGETOWN GRAY'
B	LP 'SMART' HORIZONTAL SIDING - 8" REVEAL - COLOR MATCH CERTAINTEED 'MIDNIGHT BLUE'
L	MASONRY VENEER - CREAM COLOR - SIZE AND JOINTS BY ARCHITECT
Q	CERTAINTEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'MIDNIGHT BLUE'
R	CERTAINTEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'FOREST'
S	CERTAINTEED CEDAR TEXTURE VINYL SHAKES - COLOR 'SABLE BROWN'
T	CERTAINTEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'AUTUMN YELLOW'
U	CERTAINTEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'AUTUMN RED'
V	CETAINTEED VERTICAL BOARD & BATTEN VINYL SIDING - COLOR 'CYPRESS'
W	CERTAINTEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'DESERT TAN'
X	CERTAINTEED VERTICAL VINYL SIDING - COLOR 'DESERT TAN'
Y	CERTAINTEED HORIZONTAL VINYL SIDING - 8" REVEAL - COLOR 'COLONIAL WHITE'

STREET SIDE
SCALE: 1/8" = 1'-0"

B2 **EAST END**
SCALE: 1/8" = 1'-0"

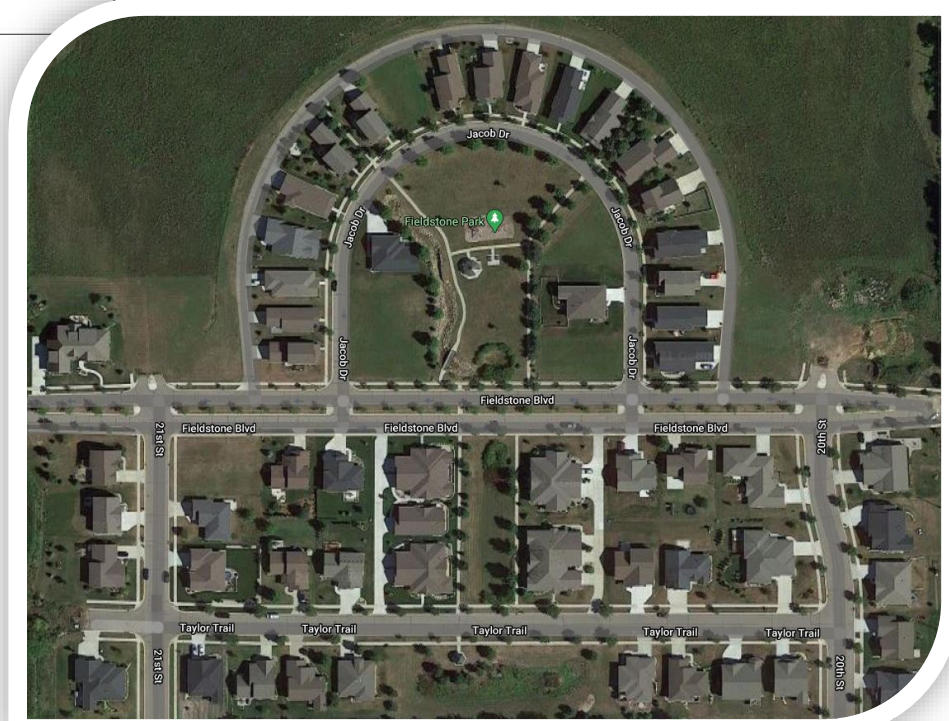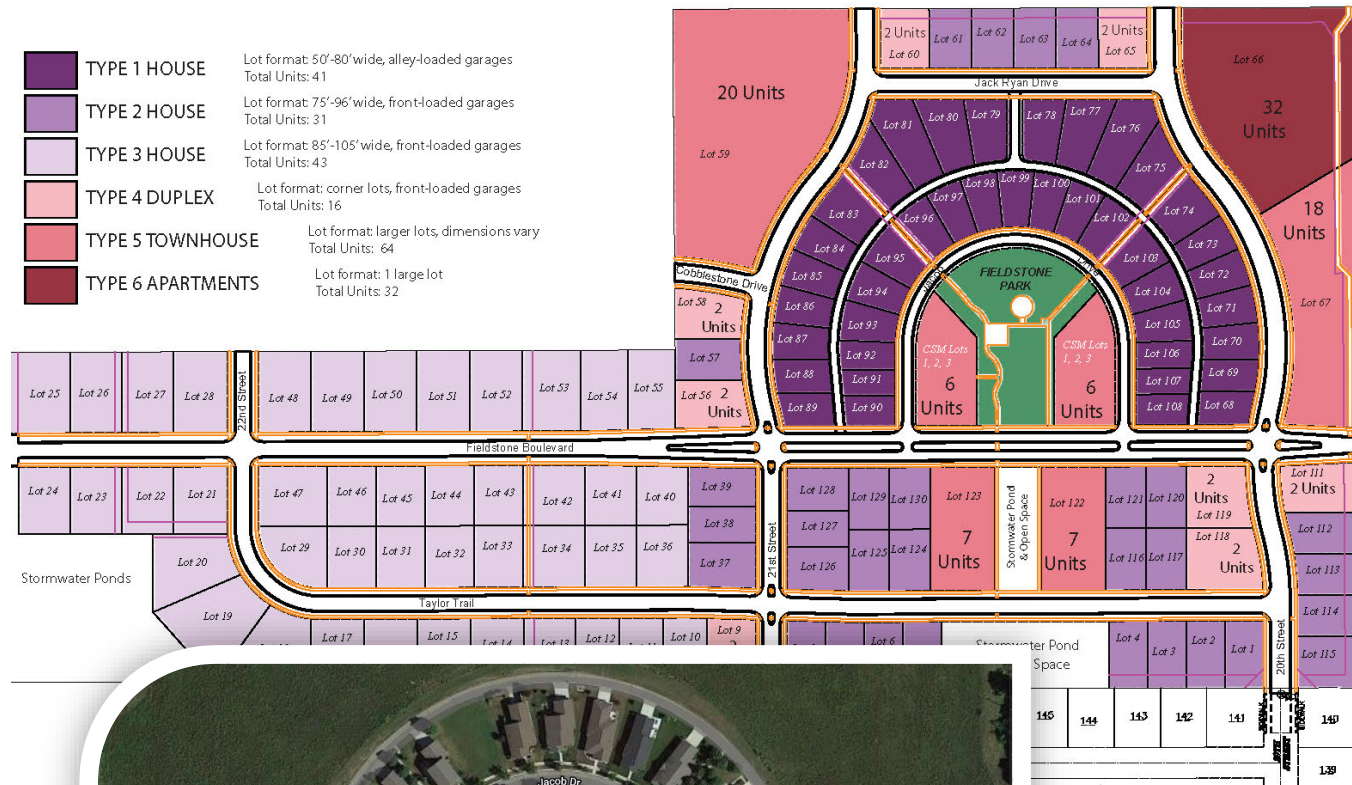**A3** **NORTH /SOUTH SIDE**

What did we learn?

Key Takeaways

Key Takeaways

- BALANCE and DIVERSITY are critical to resilience
- Comprehensive plans need POLICIES to allow for healthy neighborhood design
  - flexibility to allow **mix of unit types**
  - flexibility to allow **commercial & mixed use in a neighborhood**
  - design guidelines/standards to make **varying intensities of uses** compatible within a neighborhood
- Implementation of the comprehensive plan needs POLITICAL WILL
- Zoning amendments to allow for AFFORDABILITY & ACCESSIBILITY
- INCREMENTAL code changes

Other Considerations

Municipal-led Developments

- Create the Planned (Unit) Development District w/ General Development Plan Approved
  - Blueprint for development based on community needs/desires
  - Removes a portion of the process for developers
- Become the Master Developer
  - Develop the plan and final documents
  - (Potentially) put in the infrastructure
  - Market/Sell lands to several developers to provide a mix of housing products

TYPE 1 HOUSE	Lot format: 50'-80' wide, alley-loaded garages	Total Units: 41
TYPE 2 HOUSE	Lot format: 75'-96' wide, front-loaded garages	Total Units: 31
TYPE 3 HOUSE	Lot format: 85'-105' wide, front-loaded garages	Total Units: 43
TYPE 4 DUPLEX	Lot format: corner lots, front-loaded garages	Total Units: 16
TYPE 5 TOWNHOUSE	Lot format: larger lots, dimensions vary	Total Units: 64
TYPE 6 APARTMENTS	Lot format: 1 large lot	Total Units: 32

Thank you!

Q&A

Ria Hull, AICP
Senior Planner
MSA
rhull@msa-ps.com

Stephen Tremlett, AICP, CNU-A
Senior Planner
MSA
stremlett@msa-ps.com

Tim Semmann, AICP
Community Development Director
Village of Waunakee
tsemmann@waunakee.com