

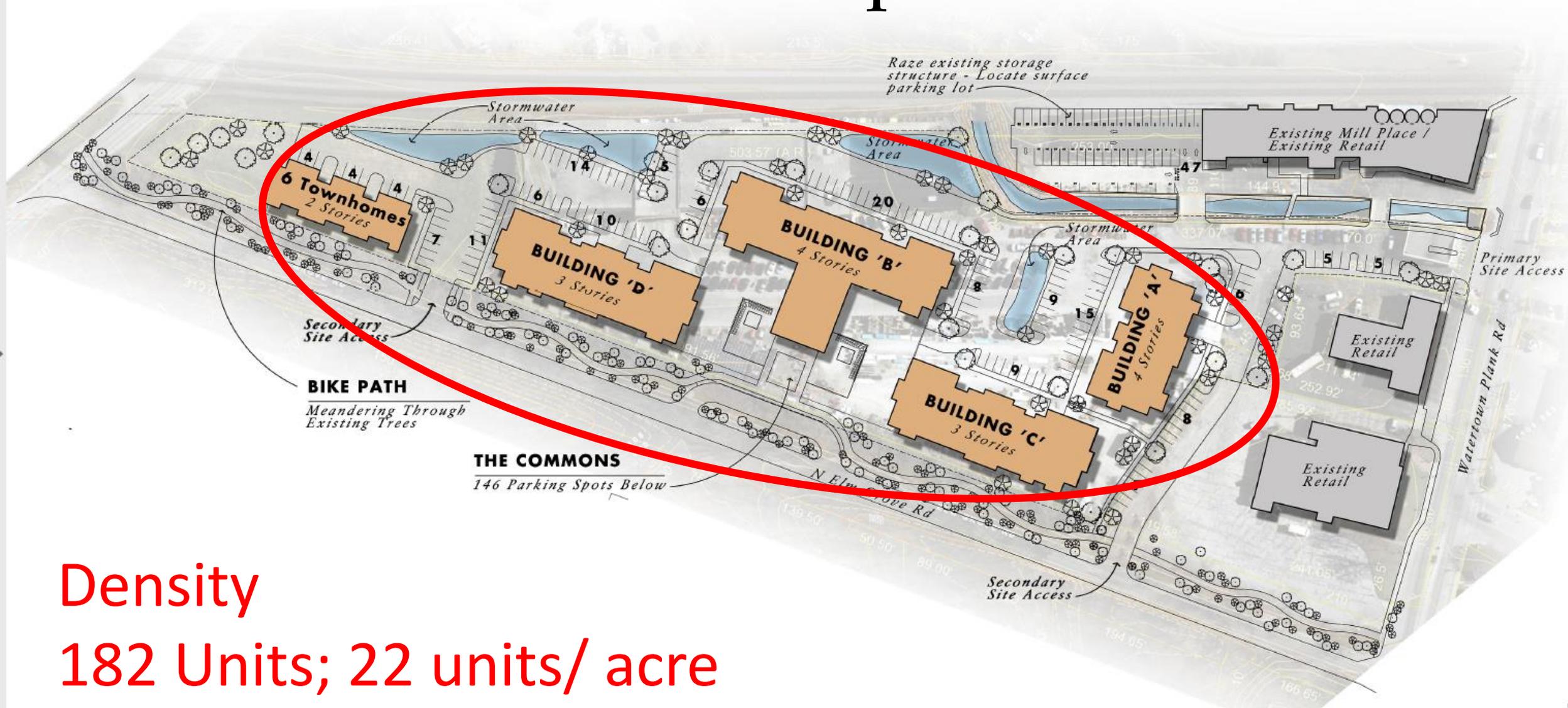
Reinders Redevelopment

Ad Hoc Committee Meeting

September 28th , 2016

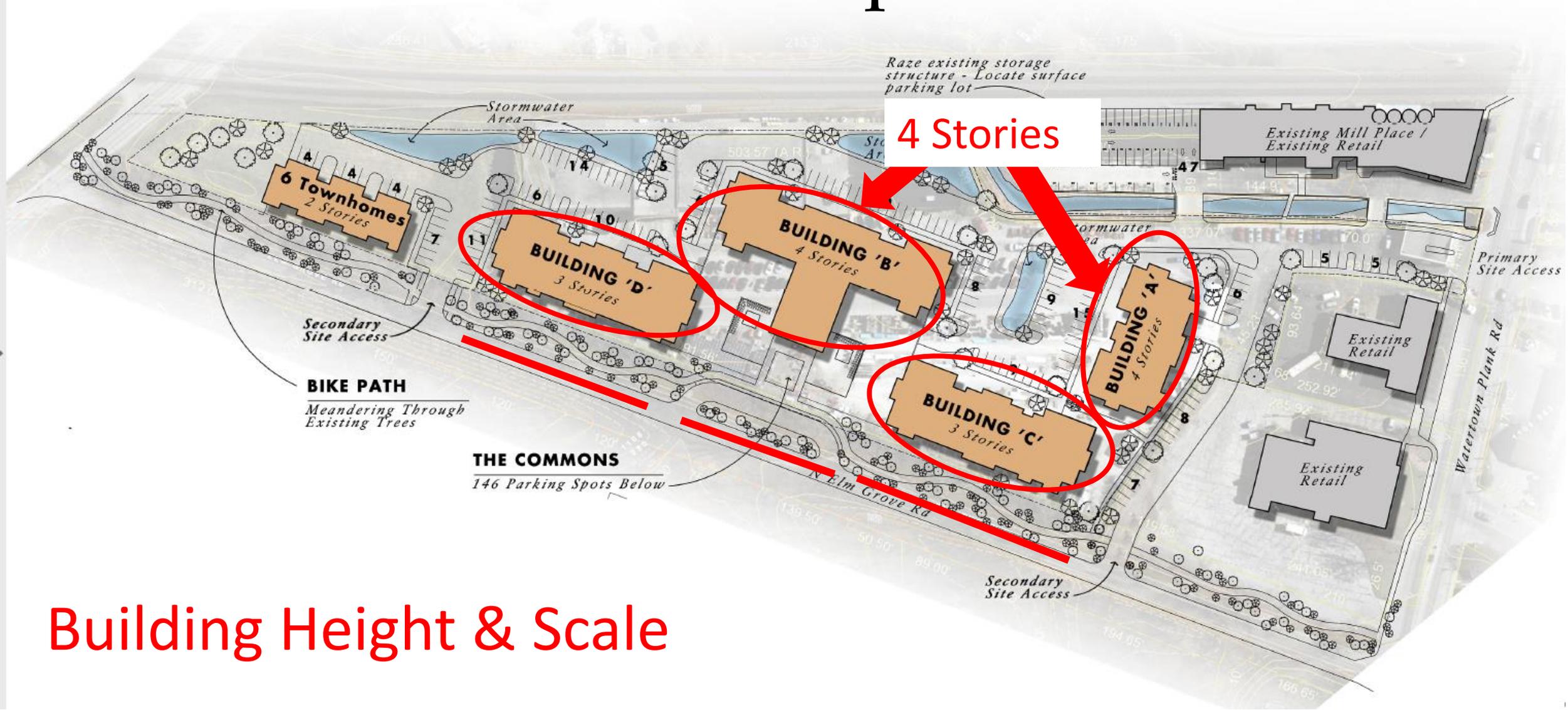
A development is better when the input of stakeholders is considered.

Prior Proposal



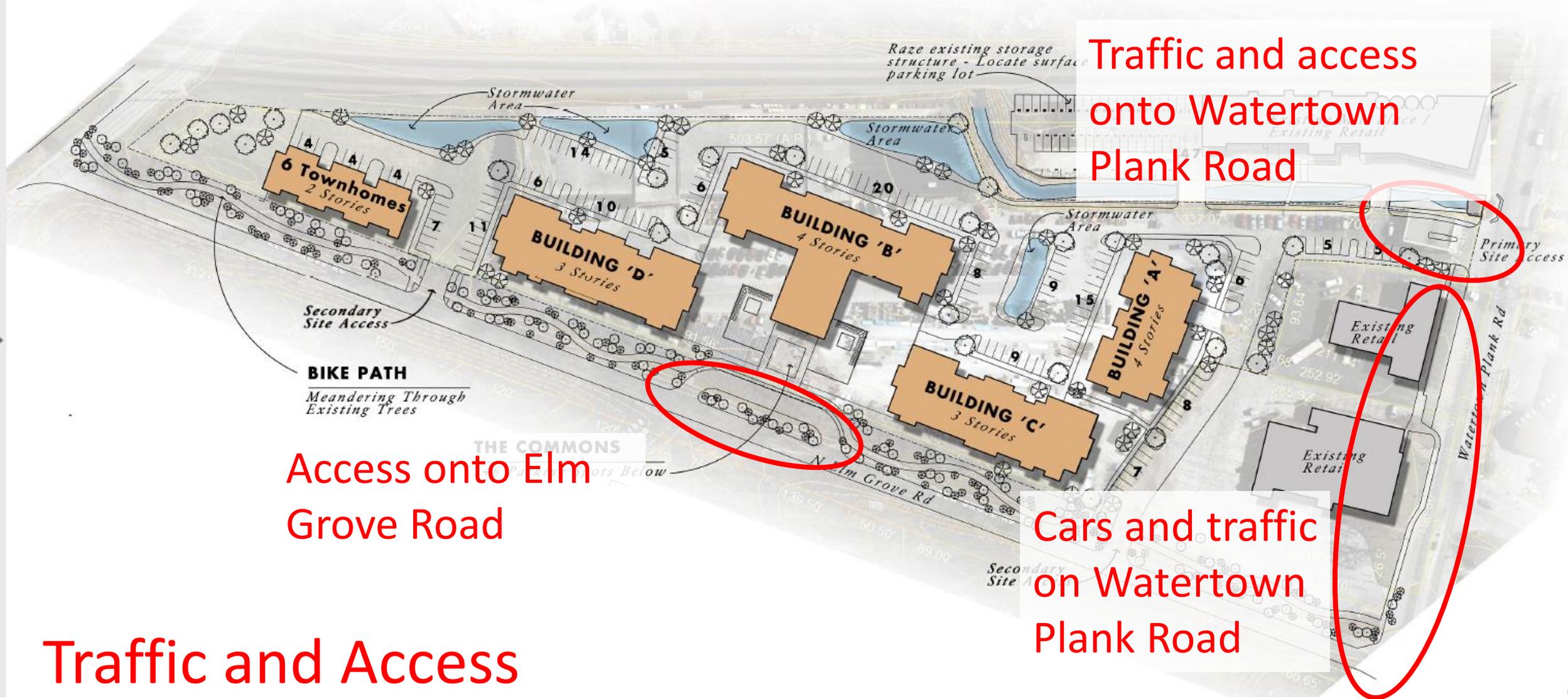
Density
182 Units; 22 units/ acre

Prior Proposal



Building Height & Scale

Prior Proposal



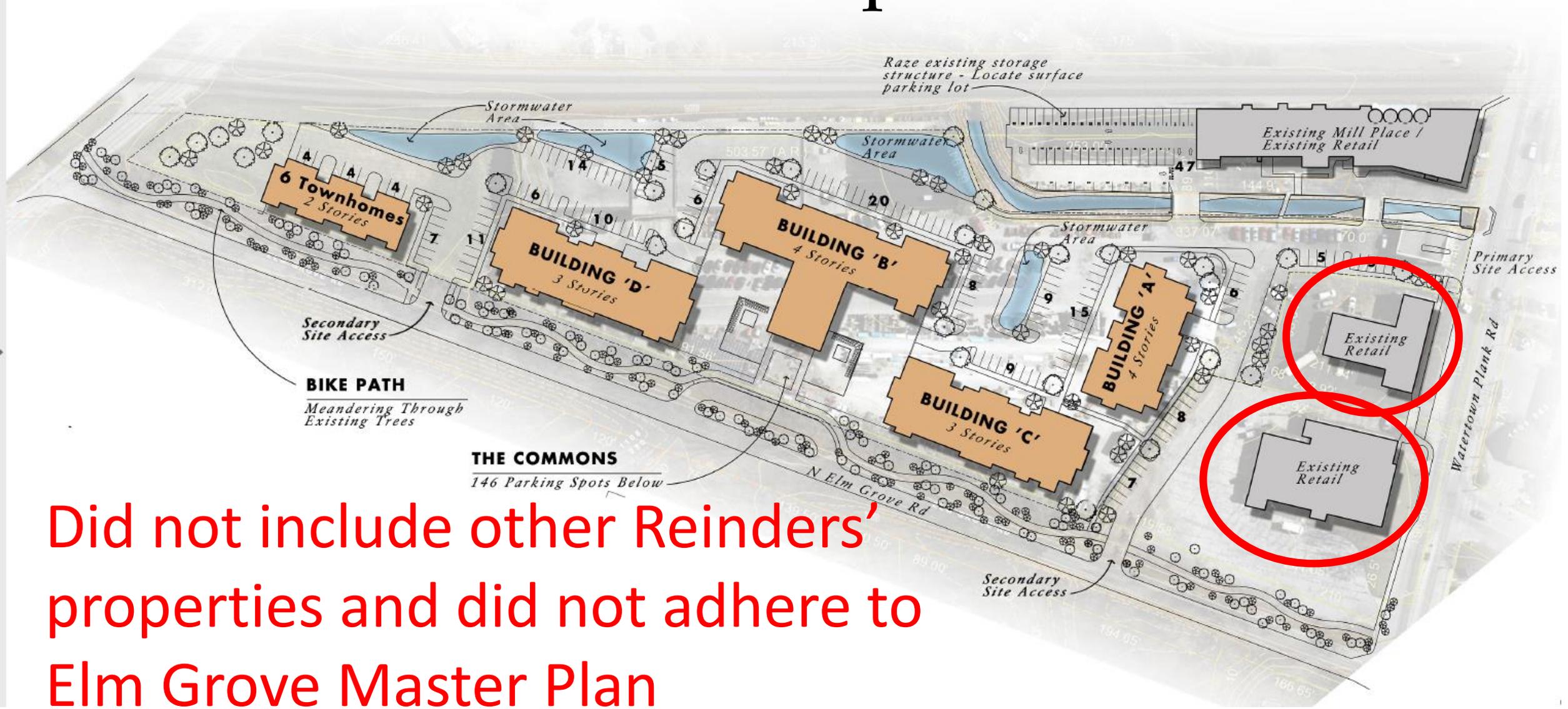
Traffic and access onto Watertown Plank Road

Access onto Elm Grove Road

Cars and traffic on Watertown Plank Road

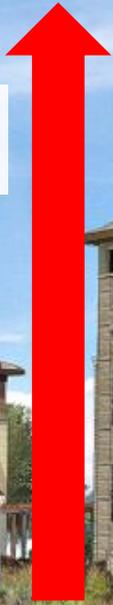
Traffic and Access

Prior Proposal



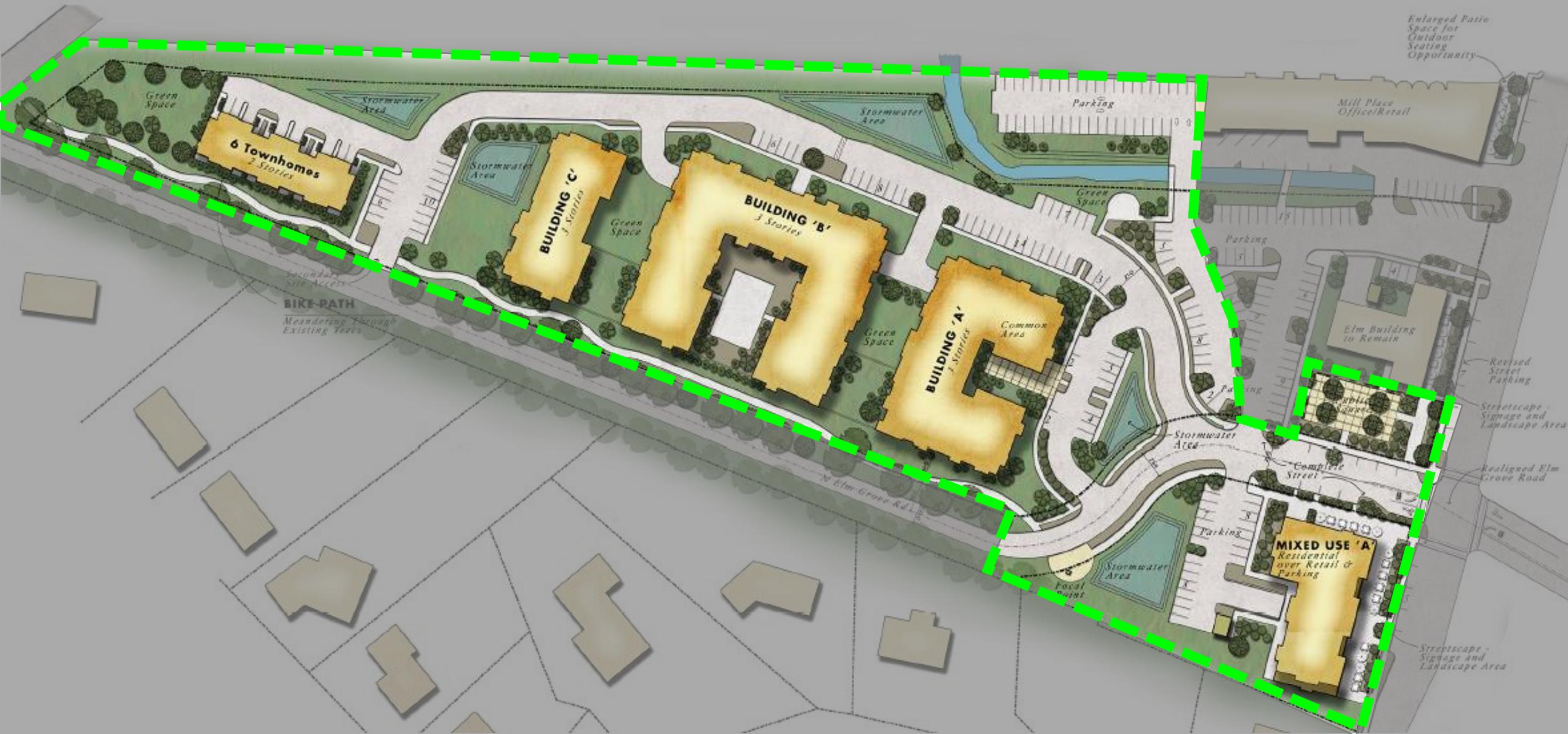
Did not include other Reinders' properties and did not adhere to Elm Grove Master Plan

Building Height



An architectural site plan for a development named 'THE COMMONS'. The plan shows several buildings, including 'BUILDING 'A'', 'BUILDING 'B'', 'BUILDING 'C'', and 'BUILDING 'D'', each labeled as '4 Stories'. A central area is labeled 'THE COMMONS' with '146 Parking Spots Below'. Other features include 'Stormwater Area', 'BIKE PATH', 'Existing Mill Place Existing Retail', 'Existing Retail', 'Primary Site Access', 'Secondary Site Access', and 'Watertown Plank Rd'. A note at the top right says 'Raze existing storage structure - Locate surface parking lot'. The plan also shows various parking spots and landscaping elements like trees and shrubs.

Refocused our development
on *public benefit, reducing
scale* and creating *public
and green spaces...*



Enlarged Patio Space for Outdoor Seating Opportunity

Mill Place Office/Retail

Parking

6 Townhomes
2 Stories

BUILDING 'C'
3 Stories

BUILDING 'B'
3 Stories

BUILDING 'A'
3 Stories

Common Area

MIXED USE 'A'
Residential over Retail & Parking

Elm Building to Remain

Public Square

BIKE-PATH
Meandering through Existing Trees

N Elm Grove Rd.

Revised Street Parking

Streetscape Signage and Landscape Area

Realigned Elm Grove Road

Streetscape Signage and Landscape Area

Focal Point

Parking

Complete Street

Stormwater Area

Parking

Parking

Green Space

Green Space

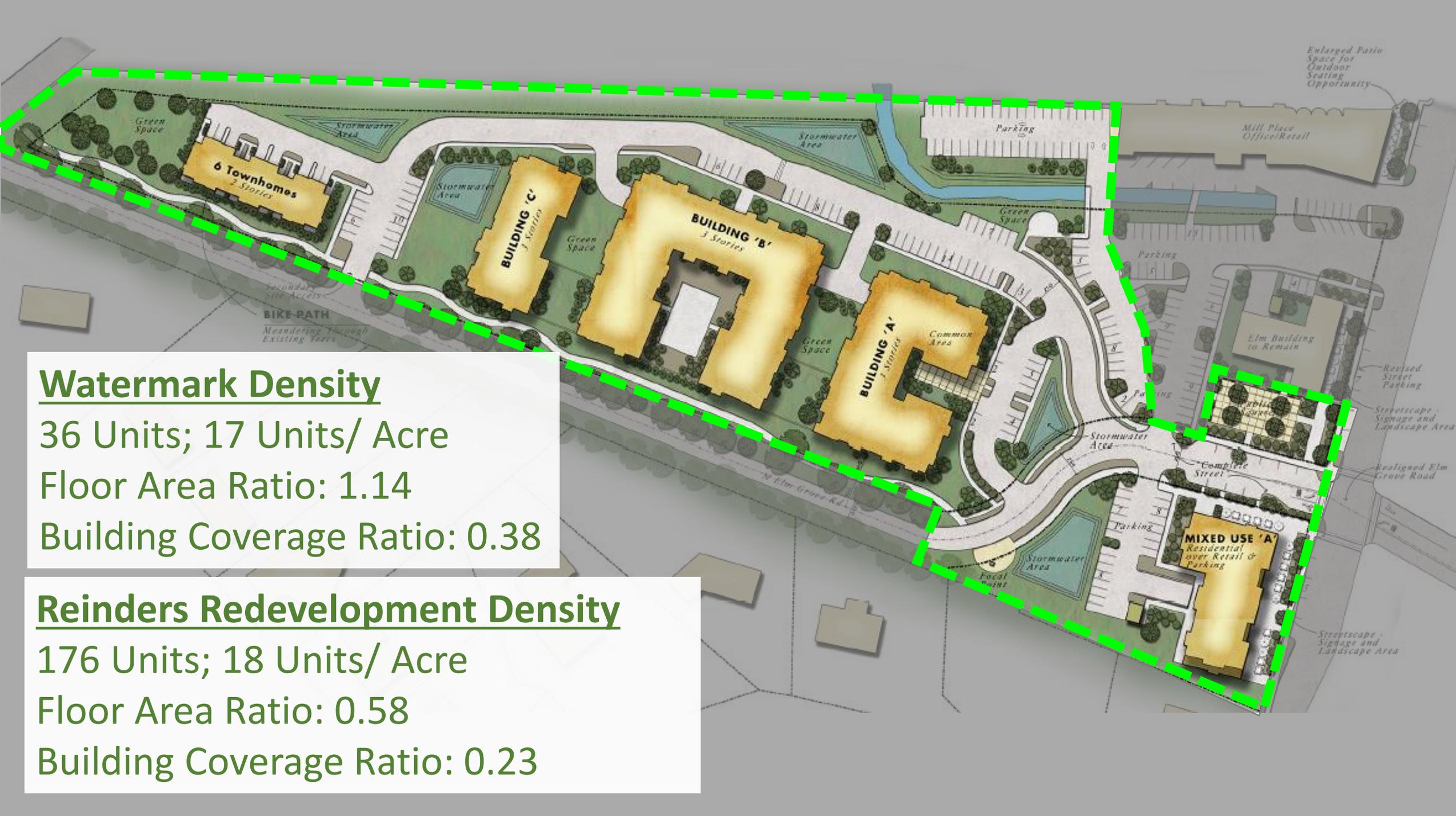
Green Space

Green Space

Stormwater Area

Stormwater Area

Stormwater Area



Watermark Density

36 Units; 17 Units/ Acre

Floor Area Ratio: 1.14

Building Coverage Ratio: 0.38

Reinders Redevelopment Density

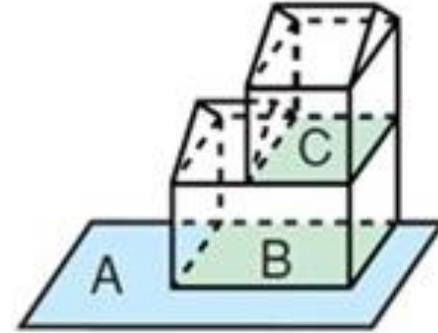
176 Units; 18 Units/ Acre

Floor Area Ratio: 0.58

Building Coverage Ratio: 0.23

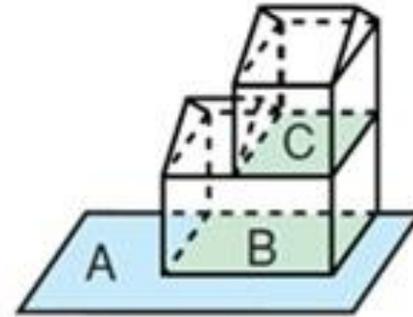
● Floor-Area Ratio (FAR)

$$\text{FAR}(\%) = \frac{\text{total floor area (B+C)}}{\text{site area (A)}} \times 100$$



● Building Coverage Ratio (BCR)

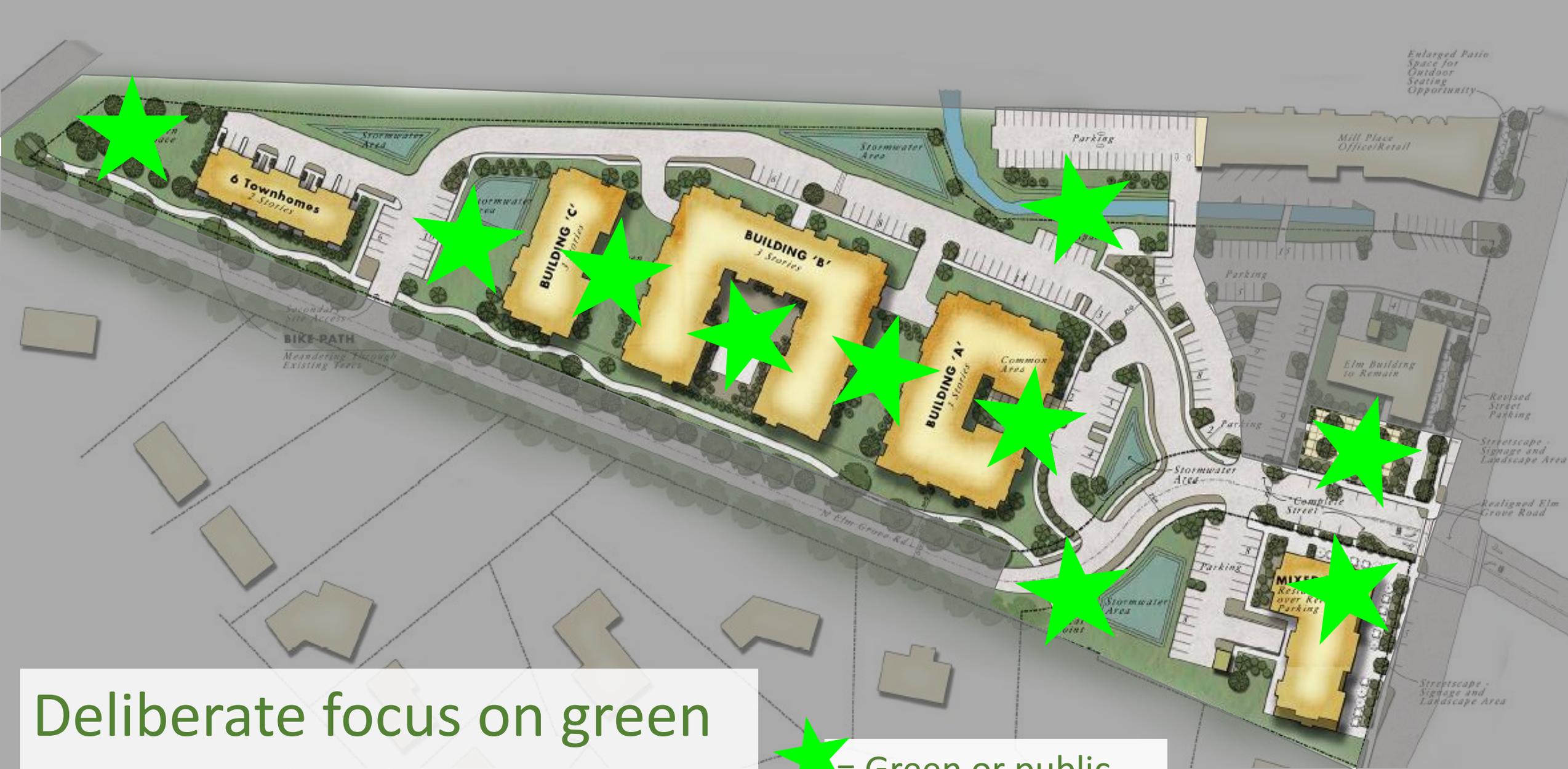
$$\text{BCR}(\%) = \frac{\text{building area (B)}}{\text{site area (A)}} \times 100$$





3 Stories

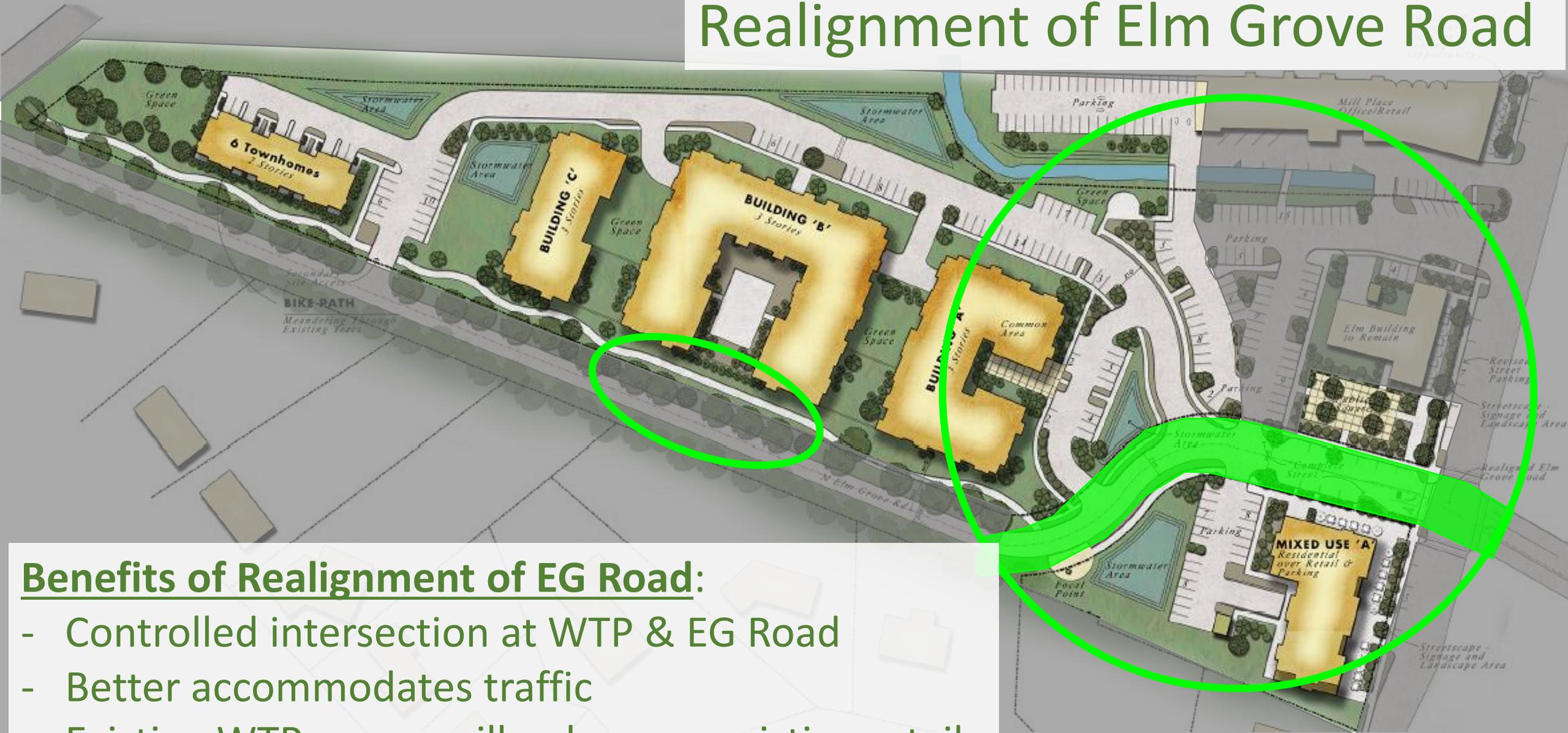
Building height & permeable view through site



Deliberate focus on green space and public use

★ = Green or public gathering space

Realignment of Elm Grove Road



Benefits of Realignment of EG Road:

- Controlled intersection at WTP & EG Road
- Better accommodates traffic
- Existing WTP access will only serve existing retail
- Eliminated 3 access points onto WTP



Protecting more trees on Elm Grove Road



Includes redevelopment of Reinders' properties/ adheres to Elm Grove Master Plan





