

MAP LEGEND

- Recreation/Open Space
- Madison Historic Landmark
- Potential Landmark or Contributing Building
- Rail

Lake Mendota

Yahara River

Lake Monona

SEGMENT 2

Specific Urban Design Recommendations

- 1 Preserve industrial era historic structures
- 2 Create pedestrian plazas at East Washington Avenue corners (Patterson St. and Ingersoll St.)
- 3 Orient buildings to Breese Stevens Field
- 4 Enhance Breese Stevens Stadium
- 5 Enhance Stadium Plaza
- 6 Use Mautz Building as architectural precedent for street level building height
- 7 Scale buildings and orient activity areas compatibility with Lapham School. (See Figure 9)
- 8 Maintain solar access to Lapham School
- 9 Scale buildings at frontage compatibility with Main St. scale
- 10 Orient buildings to respect and take advantage of views to Reynold's Field

SEGMENT 4

Specific Urban Design Recommendations

- 1 Preserve industrial era historic structures
- 2 Scale buildings compatibly with adjacent existing Mifflin St. residential properties
- 3 Incorporate bike and pedestrian connections to Yahara River
- 4 Maintain solar access to Yahara Parkway
- 5 Locate river-oriented master planned development
- 6 Integrate development in with Yahara Parkway bike and pedestrian circulation
- 7 Incorporate potential over/underpass at rail
- 8 Extend Mifflin St.
- 9 Locate shared parking structure
- 10 Integrate new development with site access from East Washington Avenue at the Yahara River Bridge
- 11 Incorporate historic references to Madison's industrial era
- 12 Locate public art

SEGMENT 5

Specific Urban Design Recommendations

- 1 Scale buildings compatibly with existing residential properties
- 2 Scale buildings compatibly with existing residential properties on north side of First St.
- 3 Integrate new development with new site access from East Washington Avenue at Yahara River Bridge
- 4 Locate river-oriented master planned development
- 5 Integrate development with Yahara Parkway bike and pedestrian circulation
- 6 Utilize site gradient in site, building, and parking design
- 7 Incorporate Capitol Corridor Gateway feature
- 8 Utilize views of and access to Burr Jones Field as redevelopment asset (See Figure 18)
- 9 Acquire and develop rail air rights

SEGMENT 1

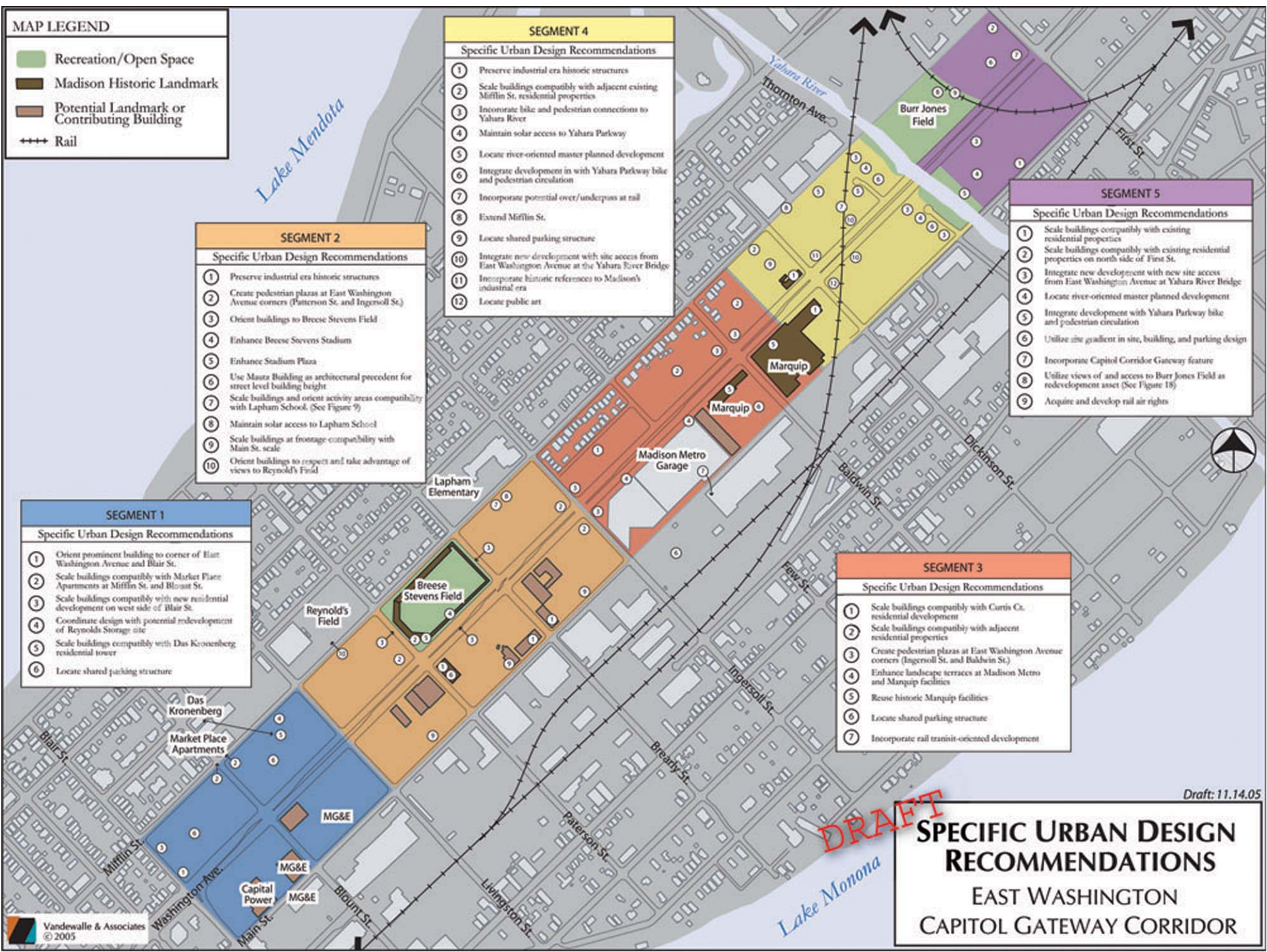
Specific Urban Design Recommendations

- 1 Orient prominent building to corner of East Washington Avenue and Blair St.
- 2 Scale buildings compatibly with Market Place Apartments at Mifflin St. and Blount St.
- 3 Scale buildings compatibly with new residential development on west side of Blair St.
- 4 Coordinate design with potential redevelopment of Reynolds Storage site
- 5 Scale buildings compatibly with Das Kronenberg residential tower
- 6 Locate shared parking structure

SEGMENT 3

Specific Urban Design Recommendations

- 1 Scale buildings compatibly with Curtis Ct. residential development
- 2 Scale buildings compatibly with adjacent residential properties
- 3 Create pedestrian plazas at East Washington Avenue corners (Ingersoll St. and Baldwin St.)
- 4 Enhance landscape terraces at Madison Metro and Marquip facilities
- 5 Reuse historic Marquip facilities
- 6 Locate shared parking structure
- 7 Incorporate rail transit-oriented development



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SPECIFIC URBAN DESIGN
RECOMMENDATIONS
EAST WASHINGTON
CAPITOL GATEWAY CORRIDOR