

# DOWNTOWN PLAN

## PRELIMINARY ANALYSIS OF DOWNTOWN CHARACTER DISTRICTS

DRAFT | 02.25.09 (revised)

This is a working map for discussion purposes.

**STATE STREET**  
**Predominant Use:** Mixed-use (retail, culture, and entertainment)  
**Emphasis:**  
 - Residential or office units on upper stories  
 - Retail /restaurant on first floor  
 - Reflect current design guidelines  
**Scale:** Street facade 2-4 stories

**LANGDON**  
**Predominant Use:** Residential  
**Emphasis:**  
 - Student focus  
 - Preserve the character of Langdon Street  
 - Higher density residential redevelopment on selected sites  
**Scale:**  
 - Follow Downtown Design Zones

**MANSION HILL**  
**Predominant Use:**  
 - Residential  
**Emphasis:**  
 - Preservation  
**Scale:**  
 - Maintain existing

**JAMES MADISON PARK**  
**Predominant Use:** Residential  
**Emphasis:**  
 - Neighborhood conservation  
 - Opportunities for families  
**Scale:** *Alternative A:* 2-3 story house-like structures  
*Alternative B:* Higher density on some identified blocks

**FIRST SETTLEMENT**  
**Predominant Use:**  
 - Residential  
**Emphasis:**  
 - Preservation  
**Scale:**  
 - 2-4 stories

**STUDENT HIGH-RISE**  
**Predominant Use:**  
 - High-intensity mixed-use (residential and commercial)  
**Emphasis:**  
 - Focus on students  
**Scale:**  
 - Taller, higher-density buildings

**KOHL CENTER AREA**  
**Predominant Use:** Mixed-use (employment, commercial, residential, and institutional)  
**Emphasis:** Employment  
 - District-serving commercial  
 - Allow UW uses  
 - Preserve landmark building  
 - Transit-oriented development  
**Scale:** 6-8 + stories

**WEST RAIL**  
**Predominant Use:**  
 - Mixed-use (office and residential)  
**Emphasis:**  
 - Pursuant to existing plan  
**Scale:**  
 - 3-6 stories

**MIFFLIN**  
**Predominant Use:** Residential  
**Emphasis & Scale:**  
 - *Alternative A:* Student focus, conservation/preservation/restoration (2-3 stories existing)  
 - *Alternative B:* Less student-focus, large-scale redevelopment, transit-oriented development (4-6 stories -- urban form)



**BASSETT**  
**Predominant Use:**  
 - Residential  
**Emphasis:**  
 - Conservation  
**Scale:**  
 - 3-4 stories

**BROOM**  
**Predominant Use:**  
 - Mixed-use (residential, commercial, and employment)  
**Emphasis:**  
 - Higher intensity development  
**Scale:**  
 - Larger/taller buildings

**SOUTH HAMILTON**  
**Predominant Use:** Residential  
**Emphasis & Scale:**  
 - *Alternative A:* Conservation and viewshed preservation, strengthen ties to Bassett (selective 3-4 story redevelopment)  
 - *Alternative B:* Higher-density residential, viewshed preservation, preserve significant buildings (larger, taller buildings: 8-10 stories)

**DOWNTOWN CORE**  
**Predominant Use:**  
 - Mixed-use  
**Emphasis:**  
 - Employment/government center  
 - Increased density  
**Scale:**  
 - Larger/taller buildings

**DISTRICTS OF INFLUENCE**  
*These areas have significant influence on the Downtown Planning Area due to their location, existing land uses, current plans and activities contained therein.*

**NOTES ON TRANSITION AREAS/SUB-DISTRICTS:**

- Area 1:**
  - Higher-intensity portion of the State Street District
  - 8-10 stories with 4-6 stories on street frontages
- Area 2:**
  - Preserve MMSD Landmark Building
  - Allow UW uses
  - Engaging street frontages
  - 6-8 stories
- Area 3:**
  - *Alternative A:* Open space
  - *Alternative B:* New office, townhouses or move existing houses here
- Area 4:**
  - *Alternative A:* Conservation and preservation, Limited infill at same mass/scale/form
  - *Alternative B:* Urban residential redevelopment, 4-6+ stories
- Area 5:**
  - 3-4 stories with urban form
  - Preserve historic structures
- Area 6:**
  - Concentration of cultural/arts facilities and activities
- Area 7:**
  - 3-4 stories
  - Redevelopment generally OK
  - Setbacks for view preservation
  - Smaller, spaced out buildings
- Area 8:**
  - Government focus, civic buildings and public spaces
- Area 9:**
  - Focus on entertainment and restaurants with upper story offices
  - Historic district
- Area 10:** State office cluster