

# Southdale Neighborhood Plan



**Neighborhood Meeting 2  
February 26, 2007**

# Goal: Create a Vision for the Southdale Neighborhood

PRELIMINARY



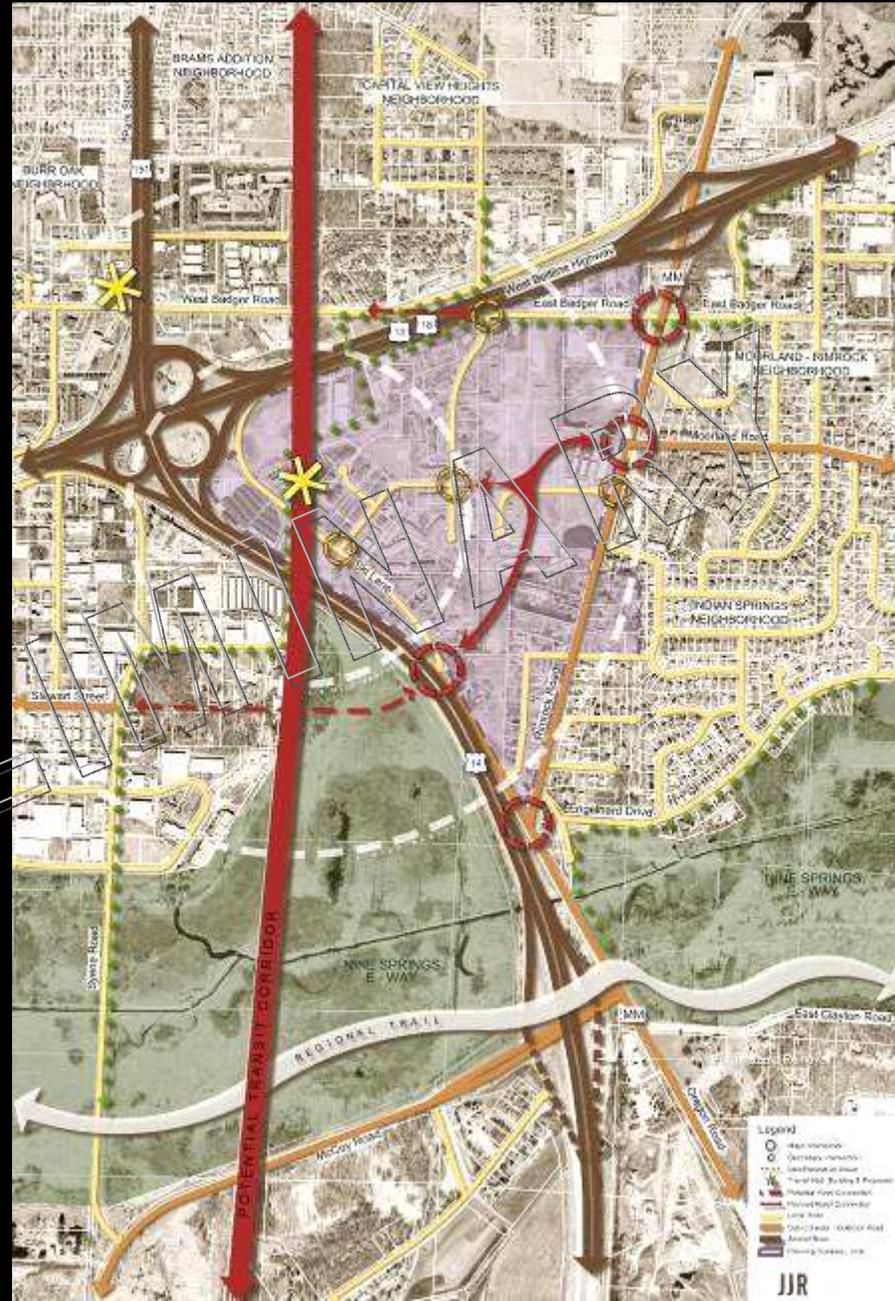
# Process:

<b>Meeting 1</b> (January 29)	<b>Introduce Neighborhood Plan Initiative &amp; Review Opportunities</b>
<b>Meeting 2</b> (February 26)	<b>Review Options &amp; Alternatives for Future Neighborhood Vision</b>
<b>Meeting 3</b> (April 9)	<b>Present Final Neighborhood Plan</b>
<b>Meeting 1-3</b>	<b>Specific Subarea Plans Impacting Neighborhood Vision</b>

PRELIMINARY

# Southdale Area Opportunities

PRELIMINARY



# The Neighborhood Speaks On:

## Transportation

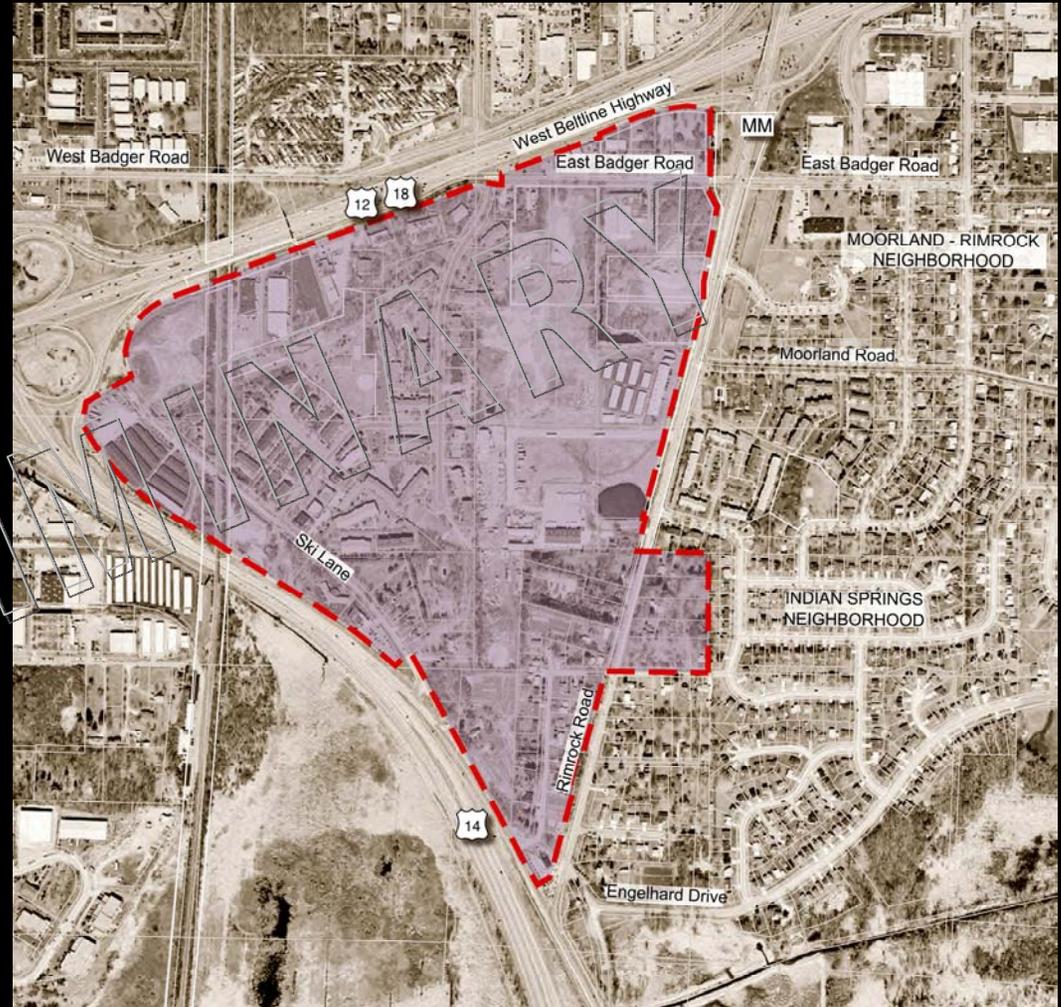
- Heavy truck traffic on neighborhood streets.
- Existing intersections unsafe.
- Fragmented local street network.

## Pedestrian Circulation

- More efficient and contiguous sidewalk network.
- Enhancement and expansion of existing bicycle network.
- Connection from Lake George Road to Deer Valley Road.

## Land Use

- Neighborhood lacks access to retail and services.
- Community gardens and green space preservation.
- Southdale Park vital to Neighborhood.



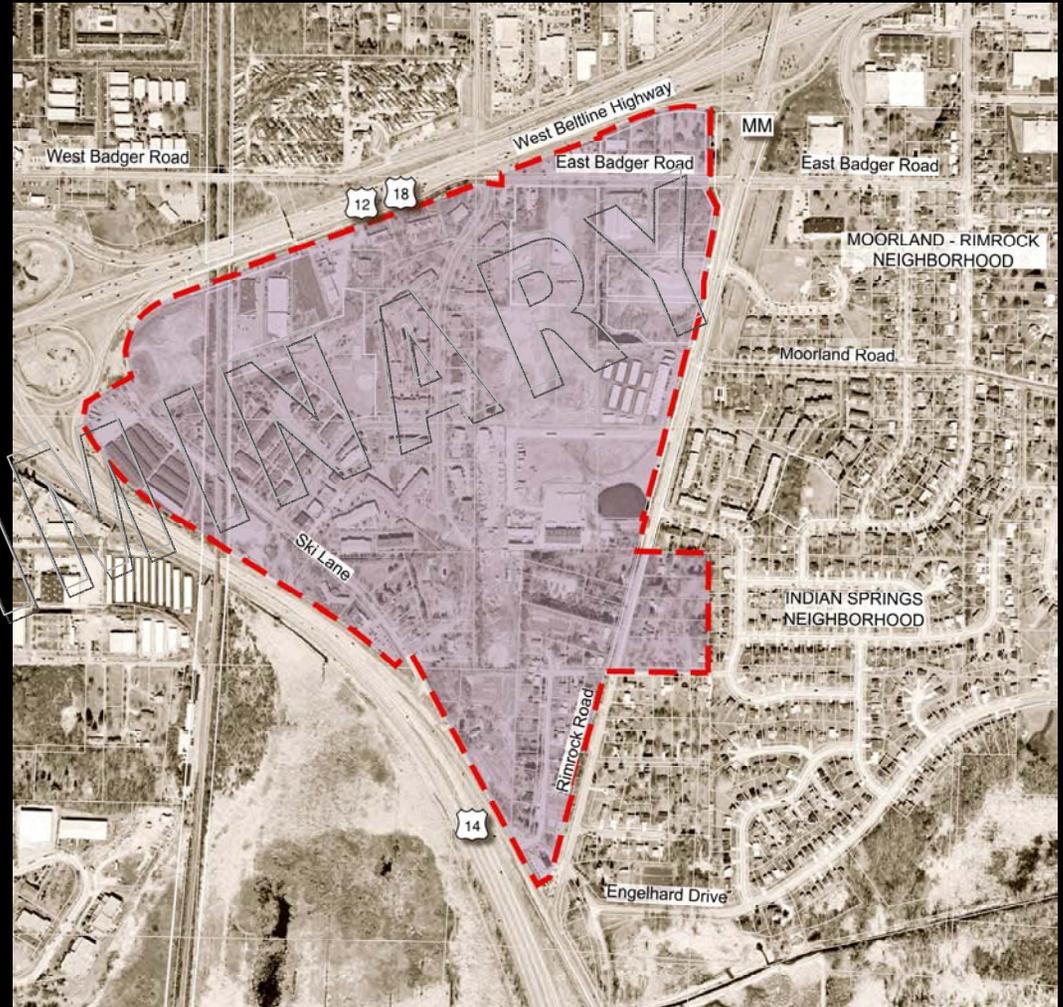
# The Neighborhood Speaks On:

## Identity and Gateways

- Isolation limits neighborhood services and increase potential for crime
- Isolation creates land values that support affordable housing options

## Miscellaneous

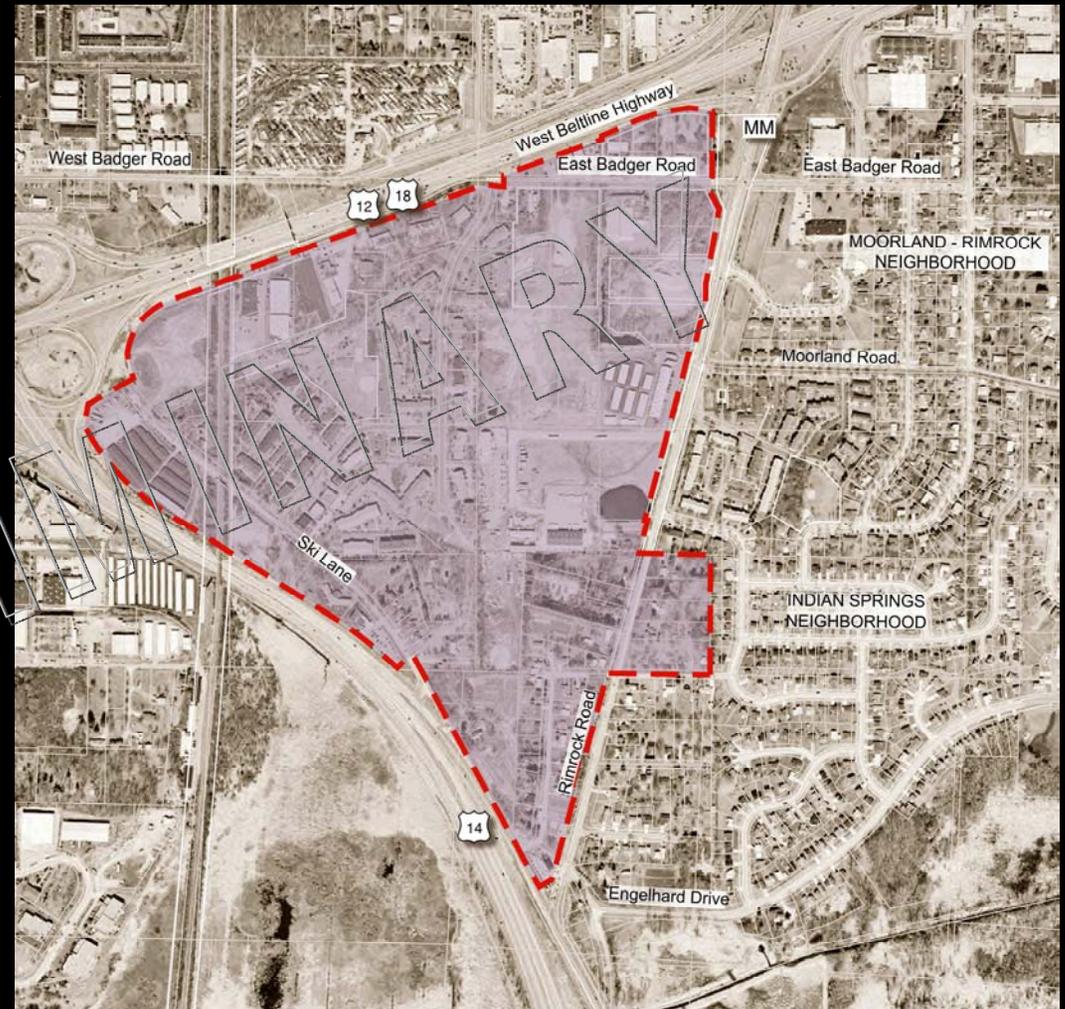
- Address the challenge of language barriers (Latin and Hmong community)
- Best method of conveying information to the to the community.



# The City of Fitchburg Speaks:

## Informational Meeting Statements

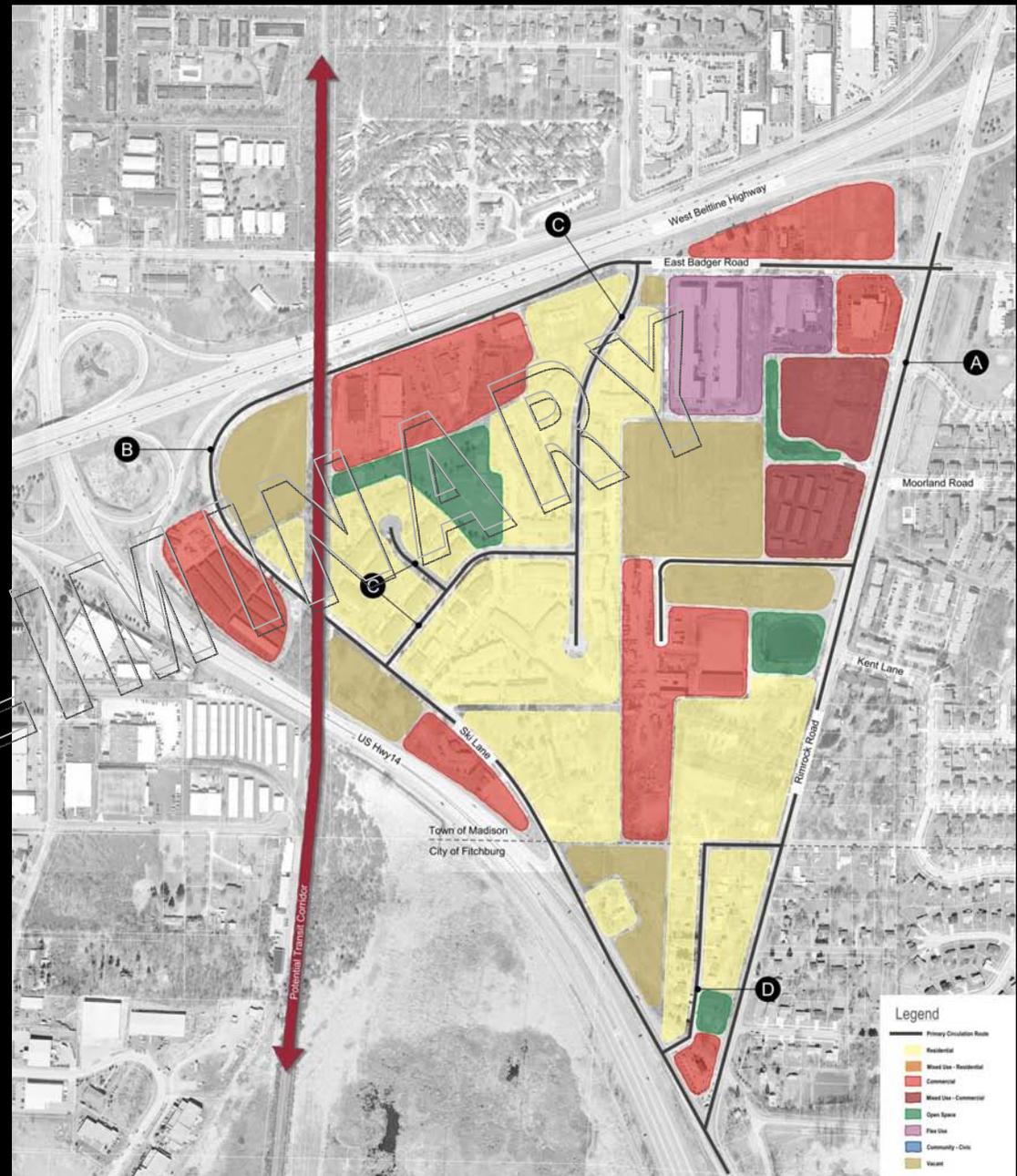
- Expand planning area to include Rimrock and Oregon Road intersection
- Look for ways to integrate uses rather than buffer them
- Look for ways to reconnect the local street network improving neighborhood isolation
- Develop a grand vision as this area is ready for significant change and revitalization
- As redevelopment occurs, the City will look for the inclusion of workforce housing with a 50/50 rental to owner split



# Southdale Neighborhood

Current – Spring 2007

PRELIMINARY



# Southdale Neighborhood

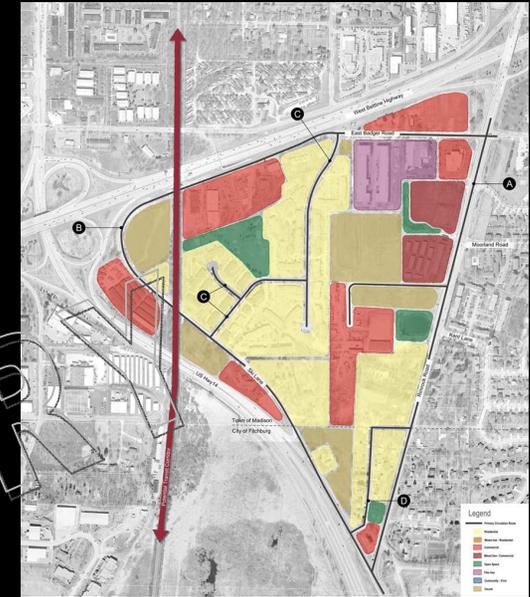
Current – Spring 2007

## Positives

- Affordable place to live
- Vacant land – open space
- Isolated neighborhood - private
- Close proximity to downtown

## Negatives

- Fragmented street network
- Vacant land – no tax base increase
- Few opportunities for homeownership
- Poorly integrated uses/ conflict between uses
- Isolated neighborhood – undesirable activity
- Unsafe street intersections & wide streets
- Lack of diverse housing options
- Poor pedestrian mobility
- Lack of community center
- Underutilized land
- Limited access to neighborhood good and services
- Truck traffic through neighborhood
- Highway noise
- Unsafe & underutilized open space



PRELIMINARY

# Southdale Neighborhood

## Alternative 1

PRELIMINARY



# Southdale Neighborhood

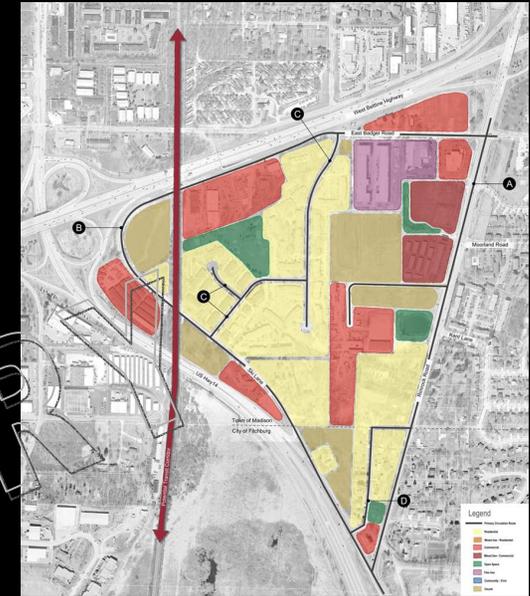
## Alternative 1

### Positives

- Affordable place to live
- Some increased access to goods and services
- Utilization of vacant land – increased tax base
- Potential for business start-ups
- Increased “eyes on streets”
- Preservation of existing housing
- Preserves open space
- Provides jobs
- Isolated neighborhood - private
- Some circulation improvements
- Narrow streets – reduced speeds, walkable, bikeable
- Close proximity to downtown
- Preservation of existing housing

### Negatives

- Fragmented street network
- Lack of diverse housing options
- Poorly integrated uses
- Isolated neighborhood
- Lack of community center
- Unsafe street intersections



# Southdale Neighborhood

## Alternative 2

PRELIMINARY



# Southdale Neighborhood

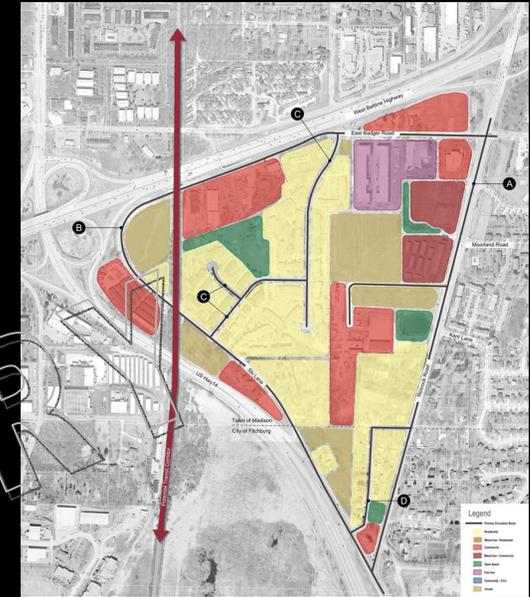
## Alternative 2

### Positives

- Connected street network
- Increased homeownership opportunities
- Provides jobs
- Diverse housing options
- Green space preservation
- Integrated uses
- Better circulation through the neighborhood
- Increased access to local goods and services
- Close proximity to downtown
- Narrow streets – reduced speed, walkable, bikeable
- Utilization of vacant land – increased tax base
- Preservation of existing housing
- Community center

### Negatives

- Some unsafe street intersections remain
- Reduced amount of existing housing preservation



# Southdale Neighborhood

## Alternative 3

PRELIMINARY



# Southdale Neighborhood

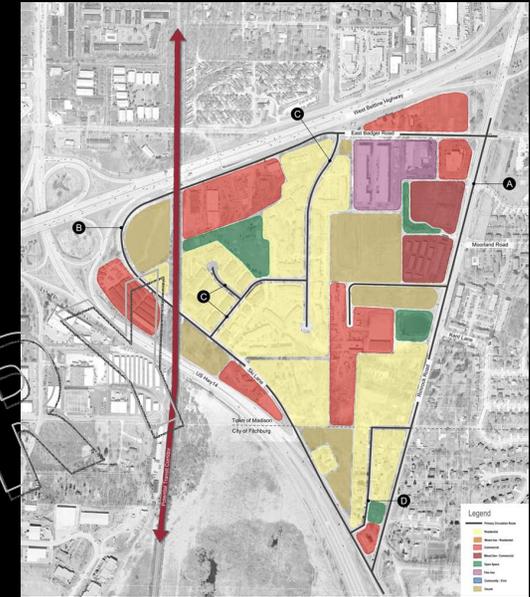
## Alternative 3

### Positives

- Best street network – local connections
- Best opportunity for homeownership
- Best mix and integration of land uses
- Provides jobs
- Greatest diversity of housing options
- Narrow streets – reduced speed, walkable, bikeable
- Improved street intersections
- Community center
- Green space preservation
- Increase tax base
- Access to local goods and services
- Close proximity to downtown
- Utilization of rail corridor - transit

### Negatives

- Limited preservation of existing housing



# Southdale Neighborhood - Potential Uses



Characteristics:



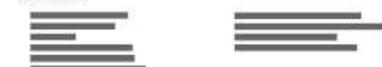
Characteristics:



Characteristics:



Characteristics:



Characteristics:



Characteristics:



Characteristics:



SOUTHDALE NEIGHBORHOOD CHARACTERISTICS



# Southdale Neighborhood - Potential Uses

FLEX USE



COMMERCIAL MIXED USE



# Southdale Neighborhood - Potential Uses

## COMMERCIAL



## RESIDENTIAL MIXED USE



# Southdale Neighborhood - Potential Uses

## RESIDENTIAL

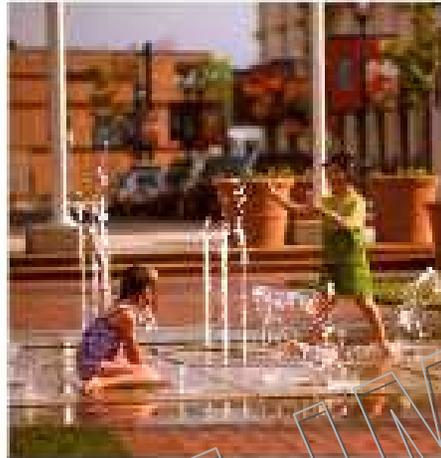


## CIVIC

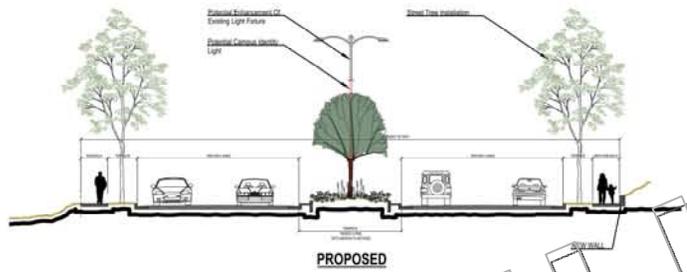
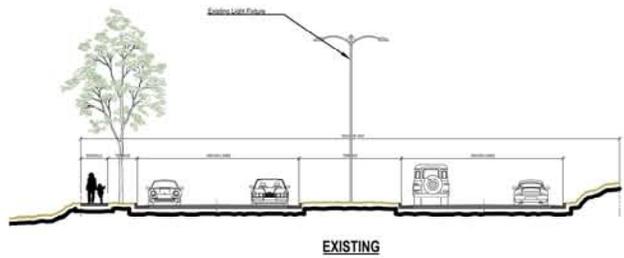


# Southdale Neighborhood - Potential Uses

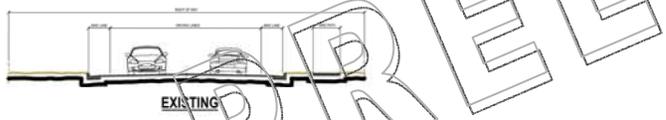
## OPEN SPACE



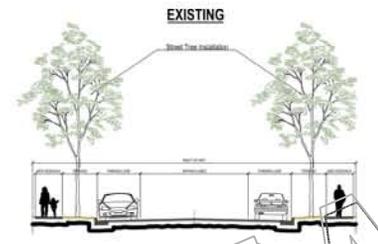
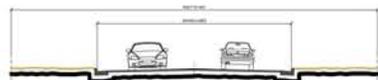
# Southdale Neighborhood – Street Enhancements



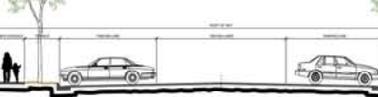
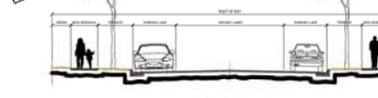
**A** Rimrock Road



**B** Ski Lane



**C** Neighborhood Collector  
(Deer Valley & Pheasant Ridge)



**D** Neighborhood Street  
(Country Rose Court & Clausen Road)

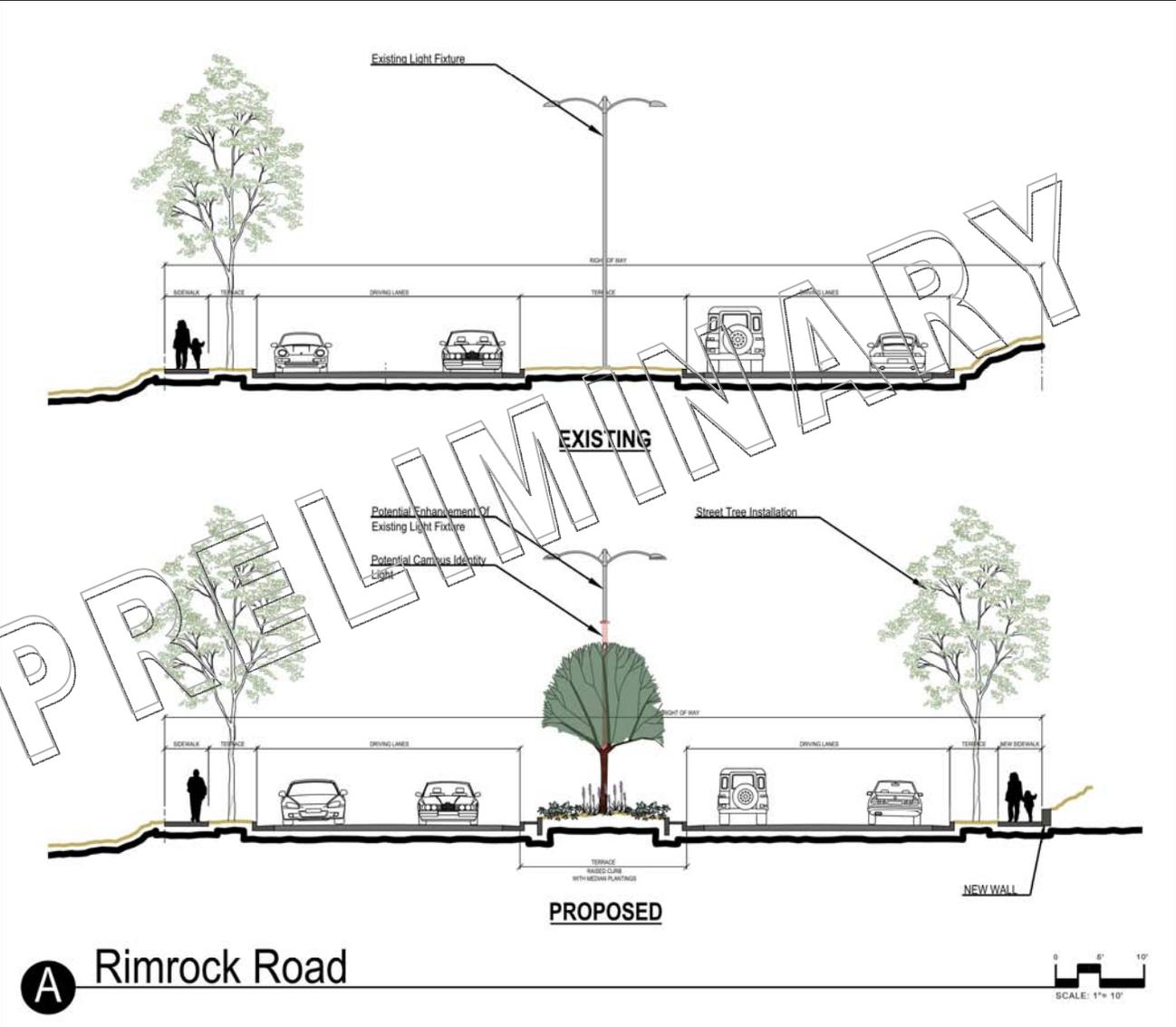


**E** Commercial Core Collector

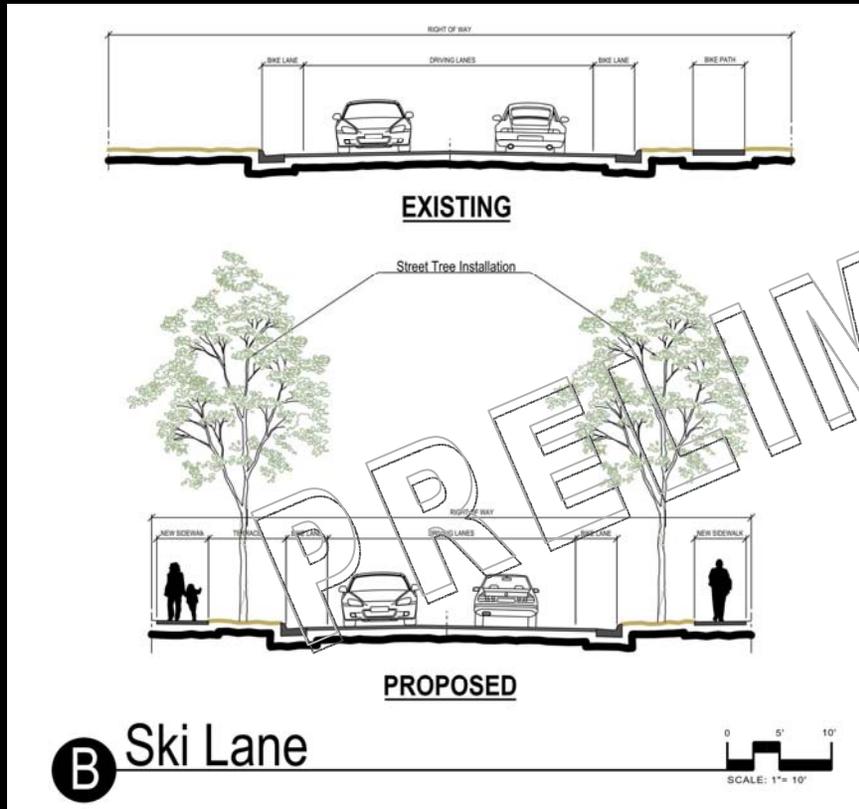
Conceptual Street Enhancements



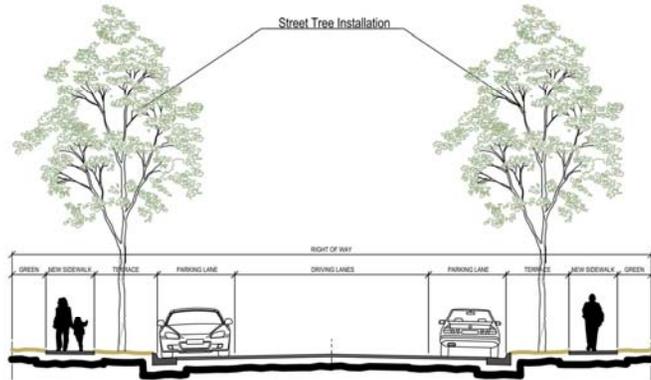
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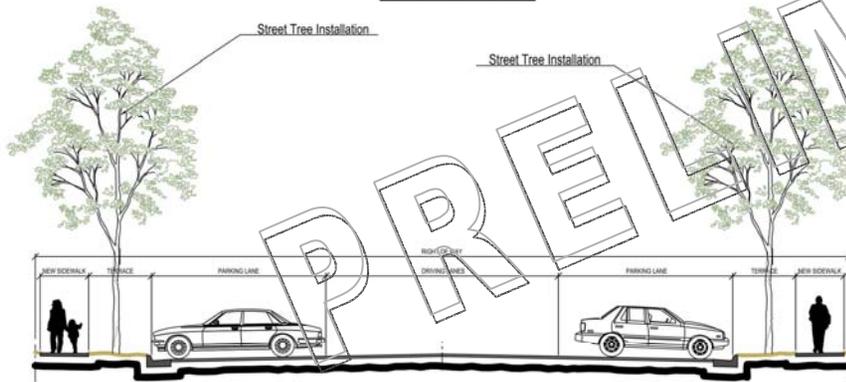
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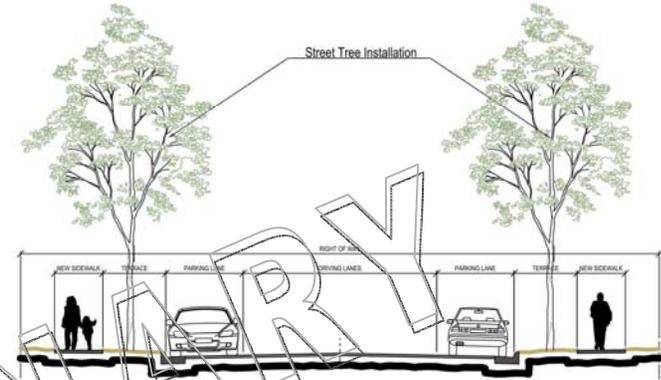


**PROPOSED 'A'**

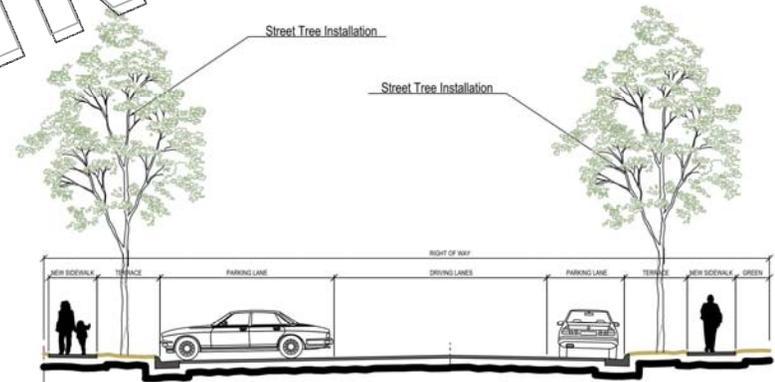


**PROPOSED 'B'**

**D** Neighborhood Street  
(Country Rose Court & Clausen Road)



**PROPOSED 'A'**



**PROPOSED 'B'**

**E** Commercial Core Collector



## Southdale Neighborhood – Questions & Comments

1. What alternative do you like most?
2. Please describe or list the ideas identified in the alternative that you like most?
3. Please describe or list the ideas identified in the alternatives that you like least?
4. Are there ideas or concepts missing from the alternatives.
5. Any additional comments?

PRELIMINARY

# Thank You for Attending



**Neighborhood Meeting 3  
Early April , 2007**