

WATER STREET DESIGN WORKSHOP

January 29th 2019
Menasha, Wisconsin

AGENDA

- Welcome & Overview - 5:30
- Hands-On Exercises - 6:00
- Table Presentations - 7: 00
- Neighborhood Identity & Corridor Theme Discussion - 7:30



Welcome & Overview

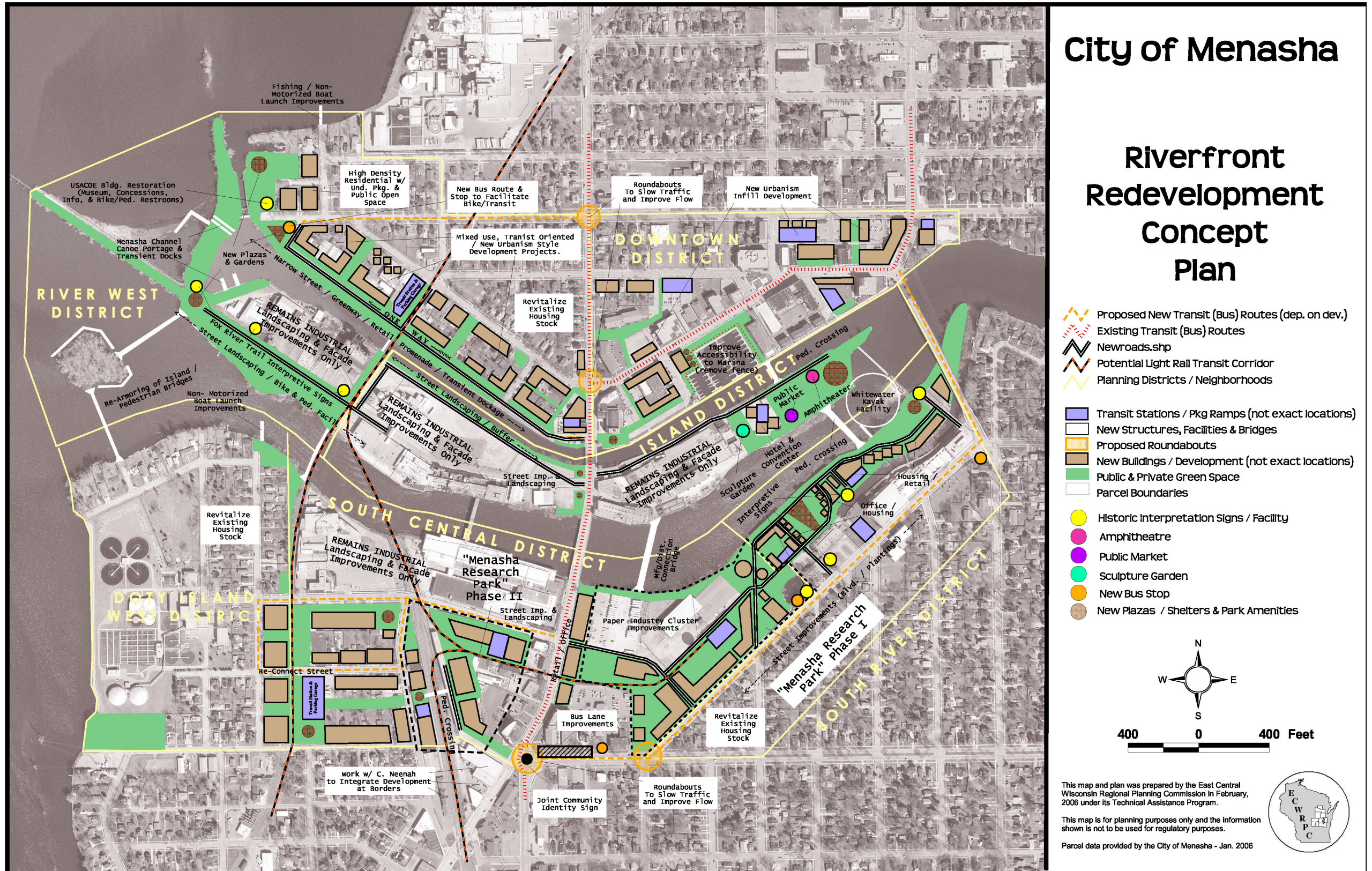
- Project Objectives & Prior Planning
- Existing Conditions
- Housing Opportunities
- Tayco Street
- Menasha Lock
- Canal
- Water Street



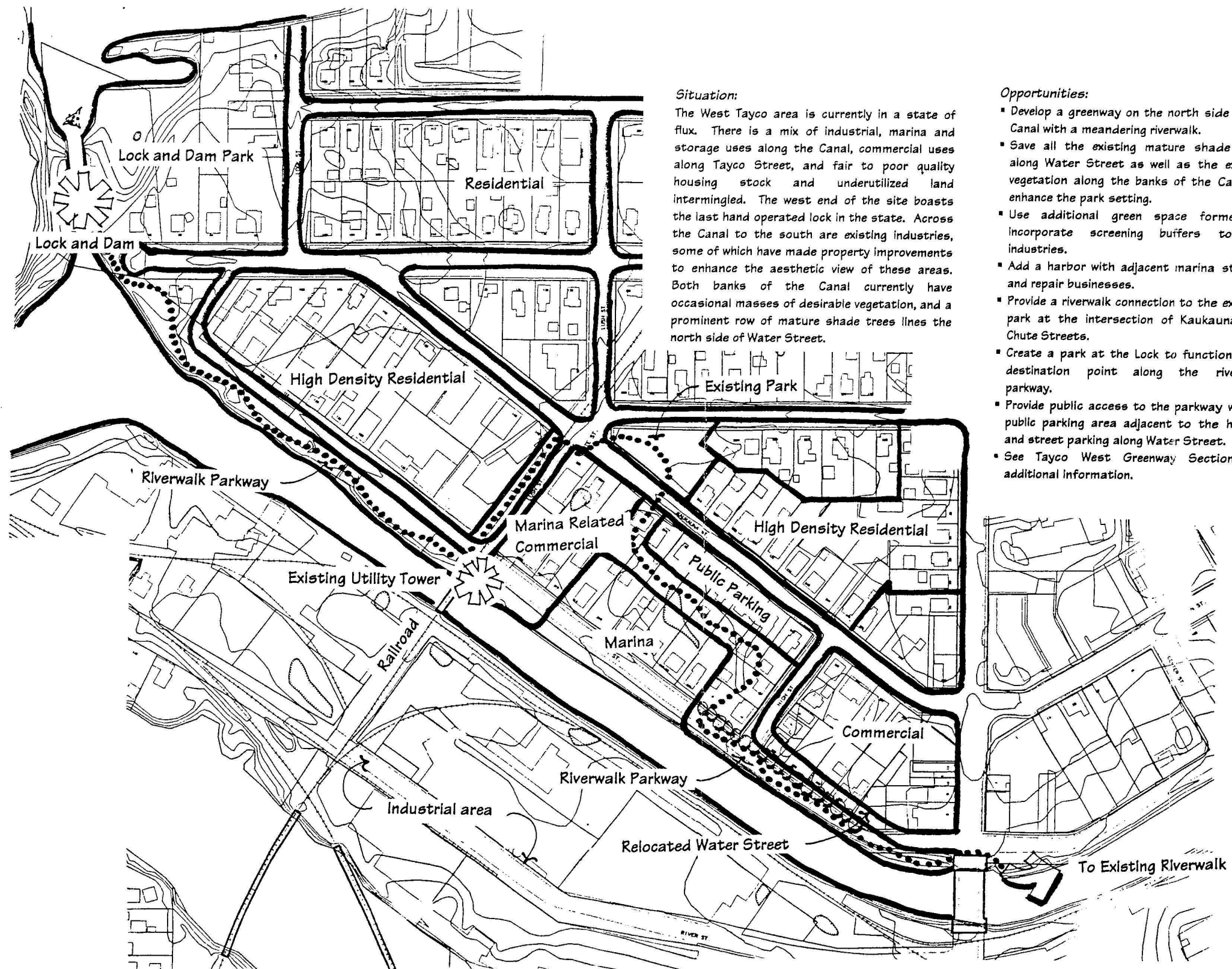
Project Objectives

- ✻ Prepare a Corridor Plan to guide, revitalize, and develop future growth within the area including:
 - ✻ Shore wall suggestions
 - ✻ Proposed trails
 - ✻ Land use plan and implementation strategy
 - ✻ Conceptual designs
 - ✻ Recreation suggestions
 - ✻ Funding recommendations

Prior Planning



➤ Case Study Sketch: West Tayco Redevelopment Scheme



Situation:

The West Tayco area is currently in a state of flux. There is a mix of industrial, marina and storage uses along the Canal, commercial uses along Tayco Street, and fair to poor quality housing stock and underutilized land intermingled. The west end of the site boasts the last hand operated lock in the state. Across the Canal to the south are existing industries, some of which have made property improvements to enhance the aesthetic view of these areas. Both banks of the Canal currently have occasional masses of desirable vegetation, and a prominent row of mature shade trees lines the north side of Water Street.

Opportunities:

- Develop a greenway on the north side of the Canal with a meandering riverwalk.
- Save all the existing mature shade trees along Water Street as well as the existing vegetation along the banks of the Canal to enhance the park setting.
- Use additional green space formed to incorporate screening buffers to the industries.
- Add a harbor with adjacent marina storage and repair businesses.
- Provide a riverwalk connection to the existing park at the intersection of Kaukauna and Chute Streets.
- Create a park at the Lock to function as a destination point along the riverwalk parkway.
- Provide public access to the parkway with a public parking area adjacent to the harbor and street parking along Water Street.
- See Tayco West Greenway Section for additional information.

Meander the river walk through the Greenway,
varying the distance between Water Street and
the canal bank.

Redeveloping
Neighborhood

Water Street
Relocation

Greenway

Government
Canal

South Shore

New Water Street location as a boundary between
the neighborhood and Greenway

Existing mature shade trees on the north side of
Water Street should be included in the Greenway

Remove existing Water Street and transform to
Greenway.

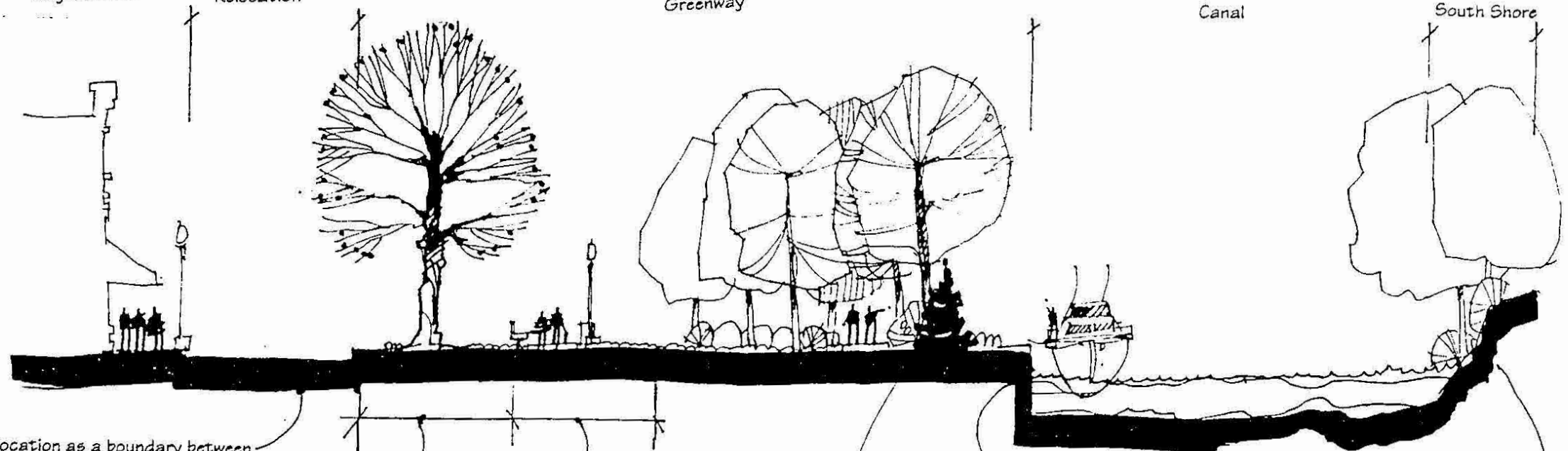
Develop north side of canal to be boat docks and
tie-ups.

On the Industrial south side of the canal, retain
existing trees and use fencing to create buffer
screen.

Plant tree massings to buffer the Tayco
neighborhood from the industrial district and to
form a green edge to the canal.

Tayco West GreenWay

Cross Section



Big Ideas for the area included:

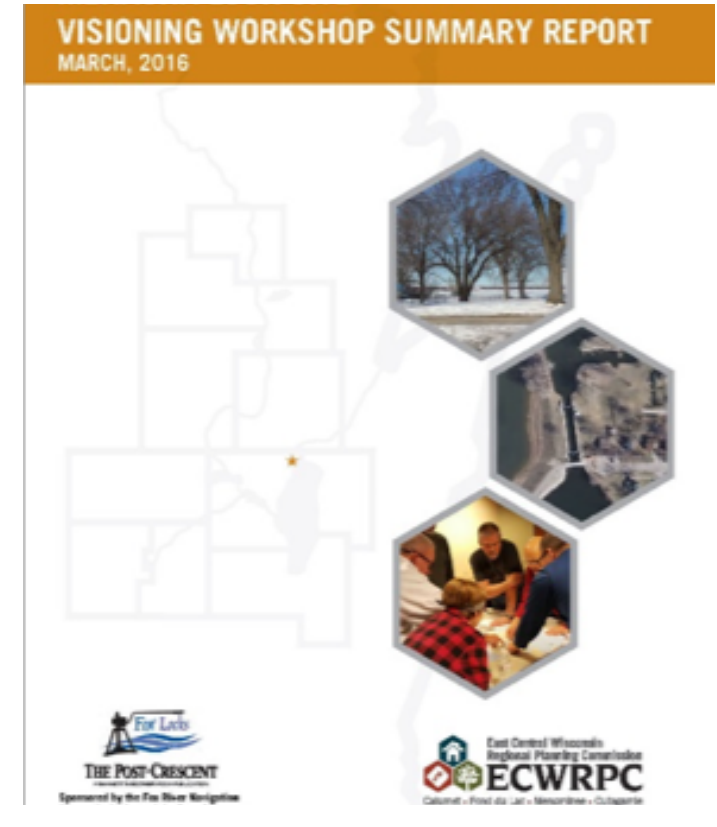
- Restaurant(s) / Café / Concessions / (13)
- Boat charters, / bike / boat rentals (9)
- Lodging (7)

Destinations for the areas included:

- Observation tower (10)
- Educational / Heritage / Visitors facility (10)
- Amphitheater/Community Center (9)

Redevelopment opportunities:

- Sports/recreation (boating/fishing)
- Marina and light retail and restaurant





LAND USE OPPORTUNITIES

WATER STREET CORRIDOR PLAN



Rowhouse
Residential



Low Density
Residential



Medium Density
Residential



Traditional Main
Street Mixed Use

Existing Conditions





PEDESTRIAN NETWORK
WATER STREET CORRIDOR PLAN

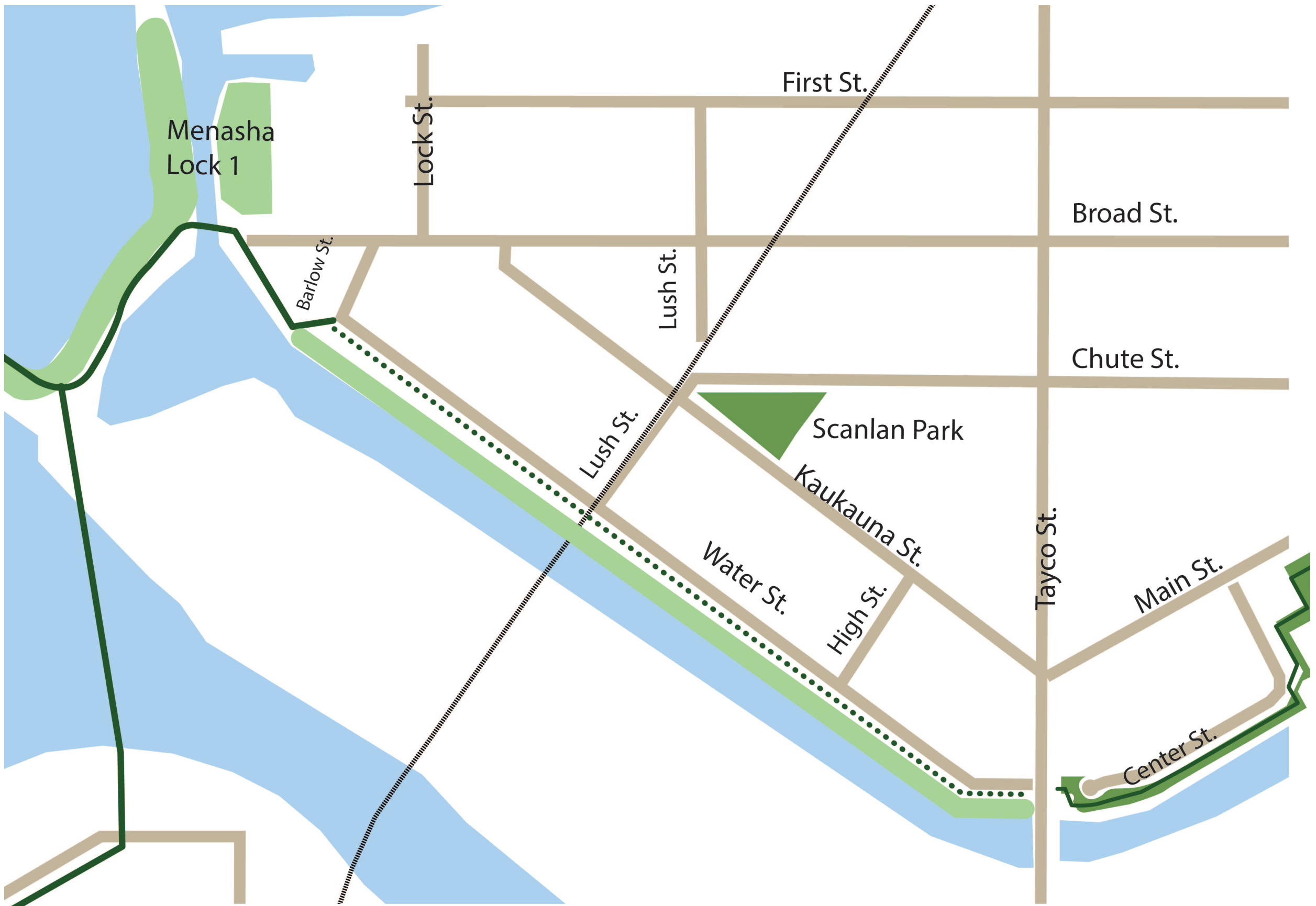
EXISTING SIDEWALK




MISSING SIDEWALK





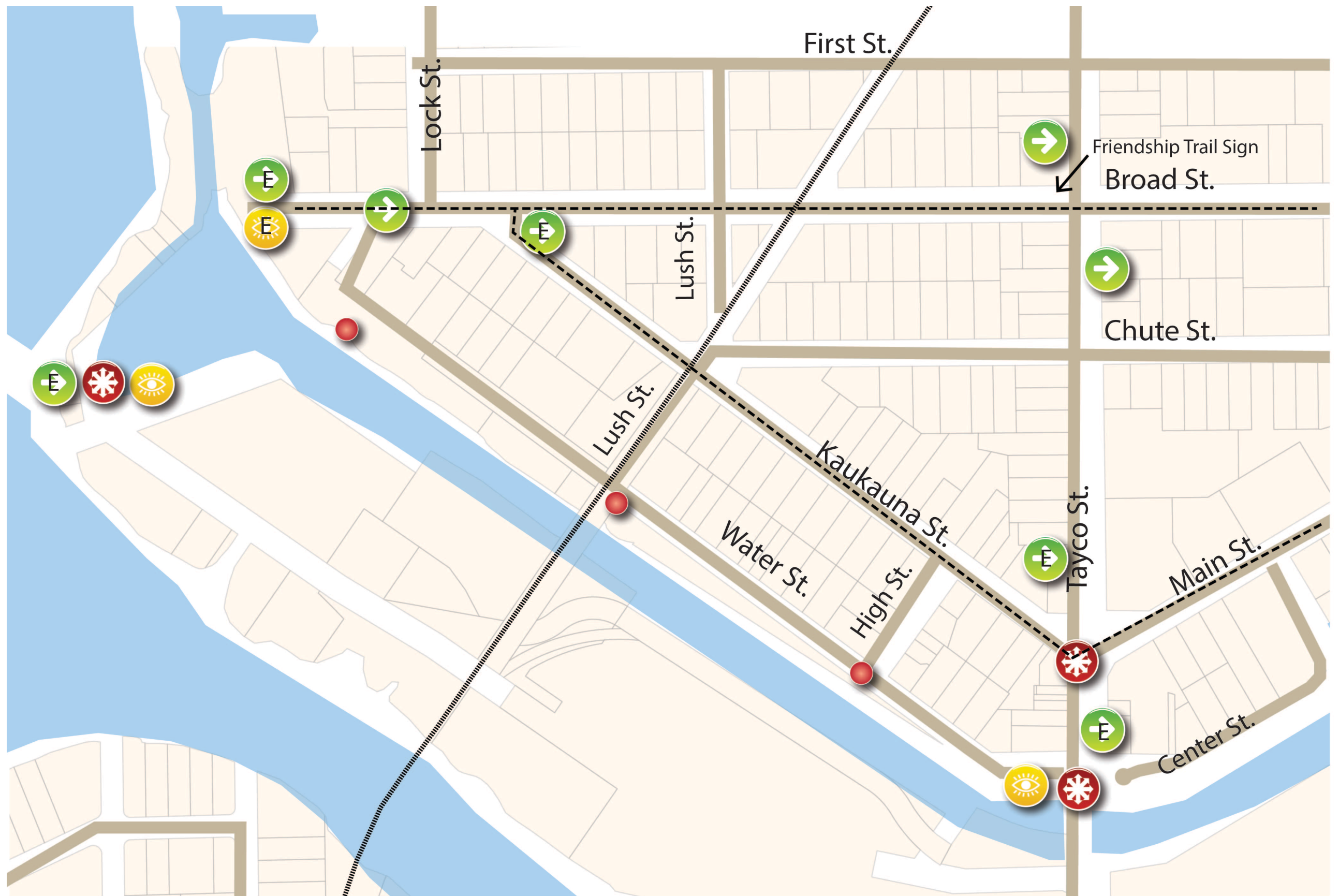


PARKS, TRAILS, & OPEN SPACE OPPORTUNITIES
WATER STREET CORRIDOR PLAN

 Existing Parks
Trails & Open Space

 Future Parks, Trails
& Open Space Opportunities

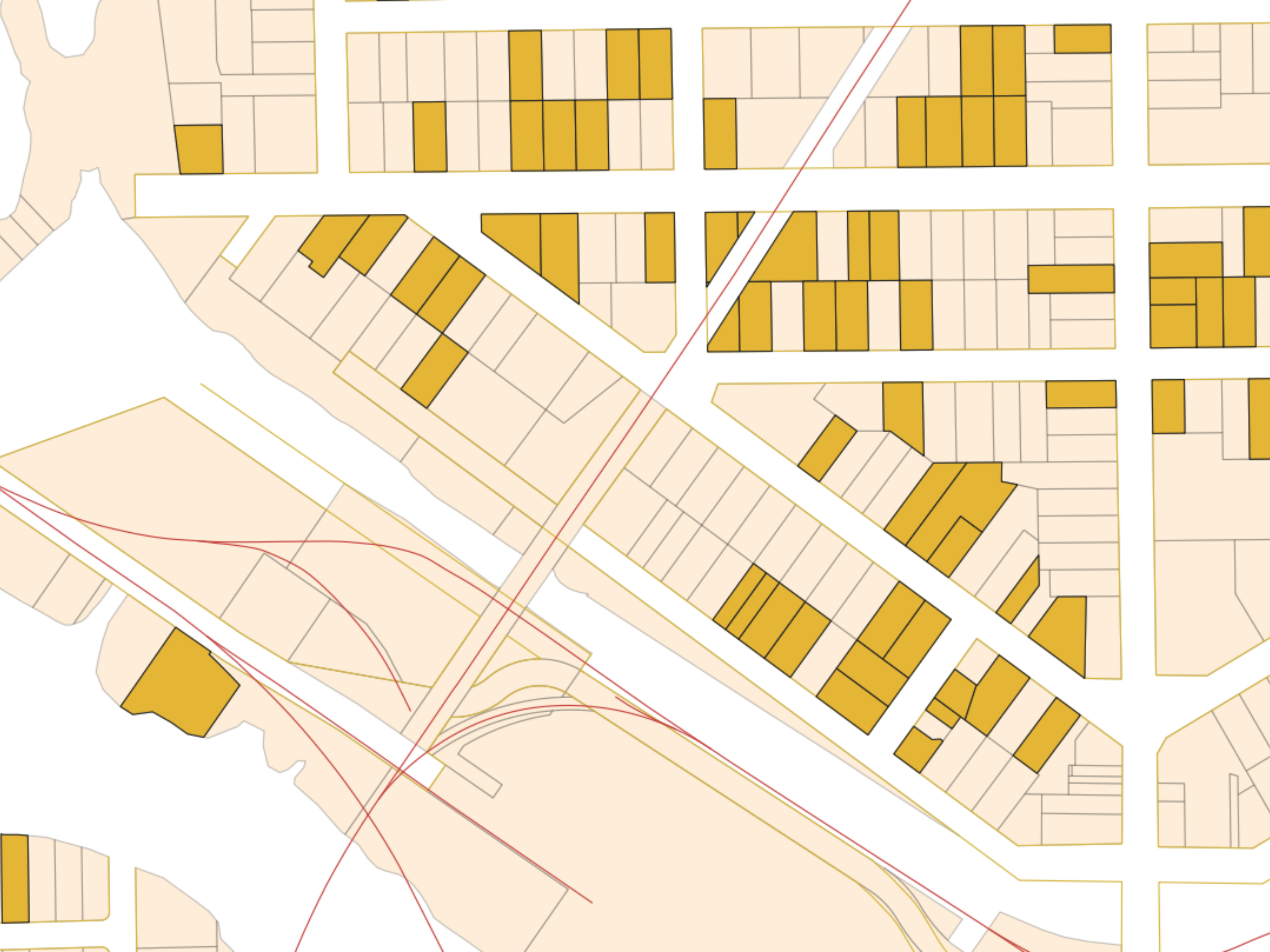


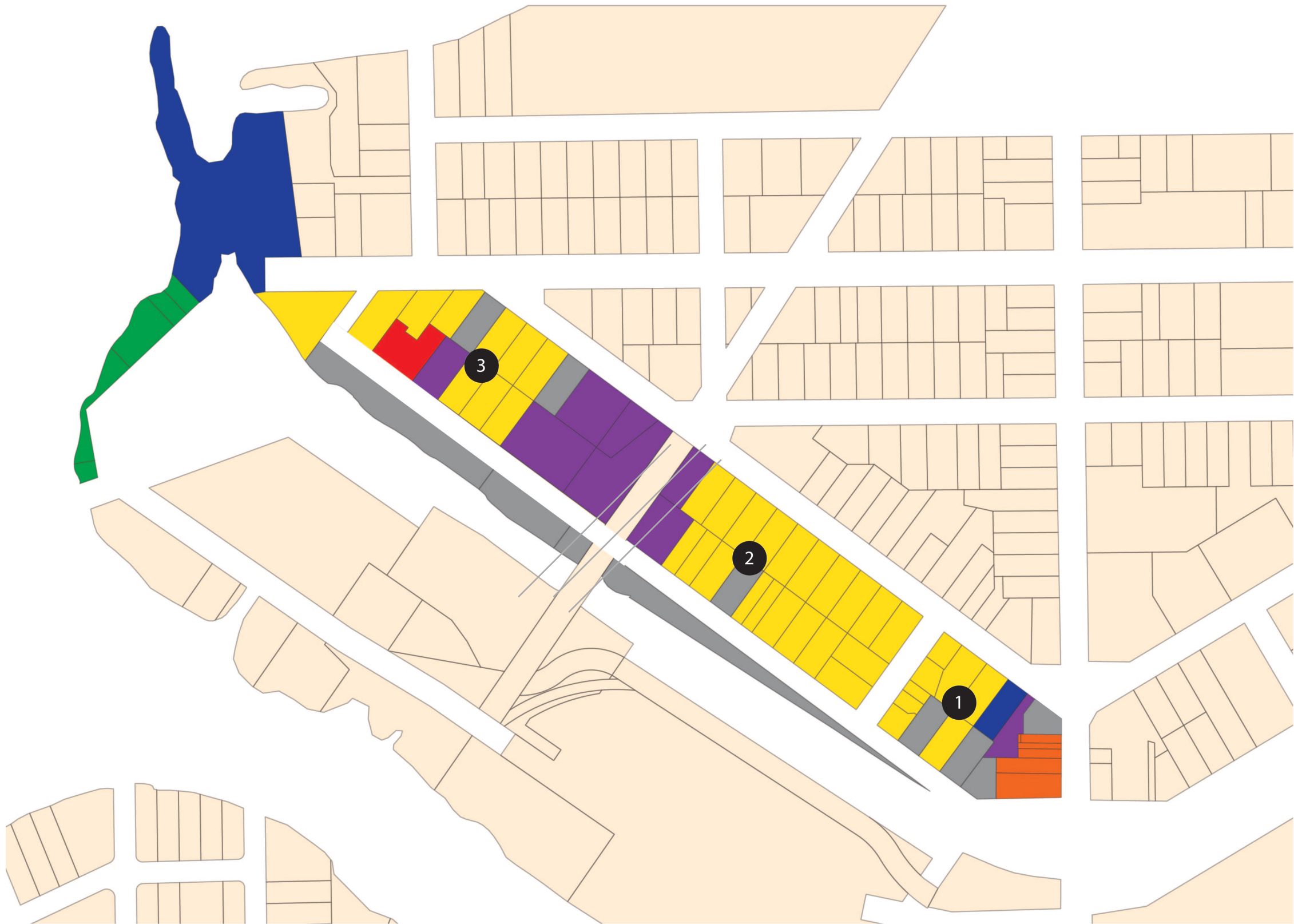


WAYFINDING OPPORTUNITIES

WATER STREET CORRIDOR PLAN







EXISTING LAND USE
WATER STREET CORRIDOR PLAN



Vacant/
Parking



Residential



Commercial



Storage &
Light Industrial



Parks &
Green Space



Historic Mixed Use



Public/Institutional



KEY ISSUES & OPPORTUNITIES DIAGRAM

WATER STREET CORRIDOR PLAN



Social Gathering Areas



New Residential Development Opportunity



Historic Preservation Opportunity



Study Area



Destinations



DETACHED SINGLE-FAMILY
HOMES

DUPLEX

TRIPLEX &
FOURPLEX

COURTYARD
APARTMENT

BUNGALOW
COURT

TOWNHOUSE

MULTIPLEX

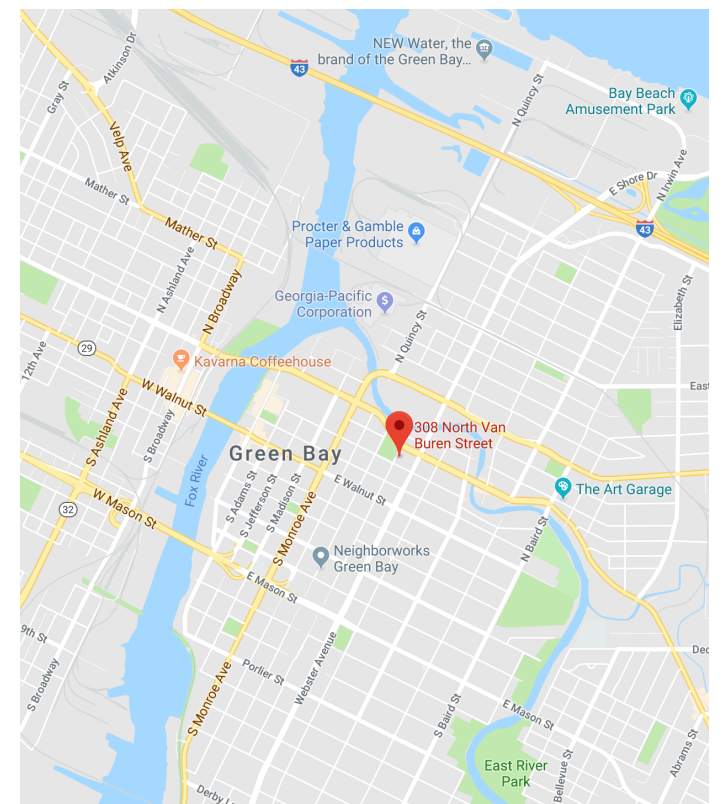
LIVE/WORK

MID-RISE

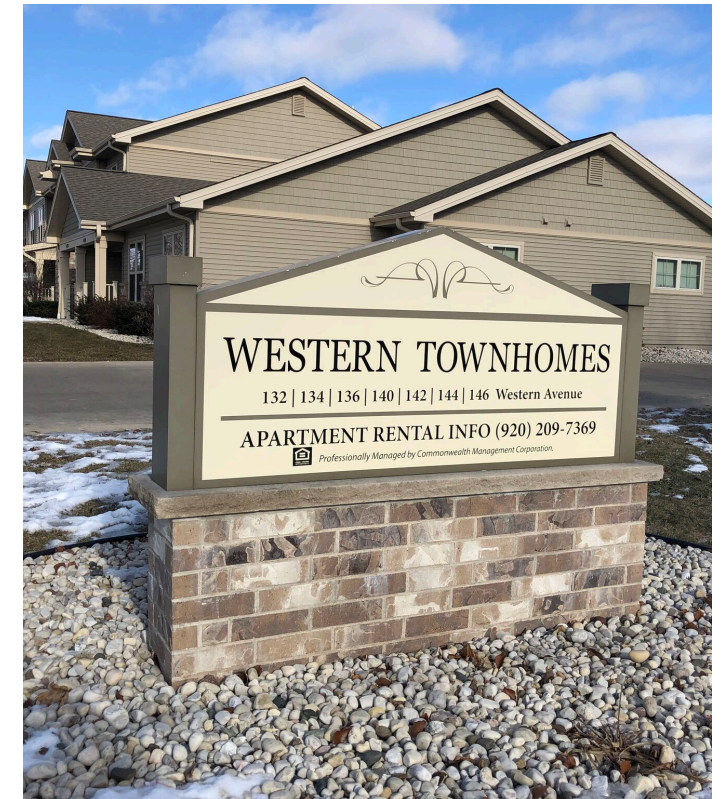
MISSING MIDDLE HOUSING



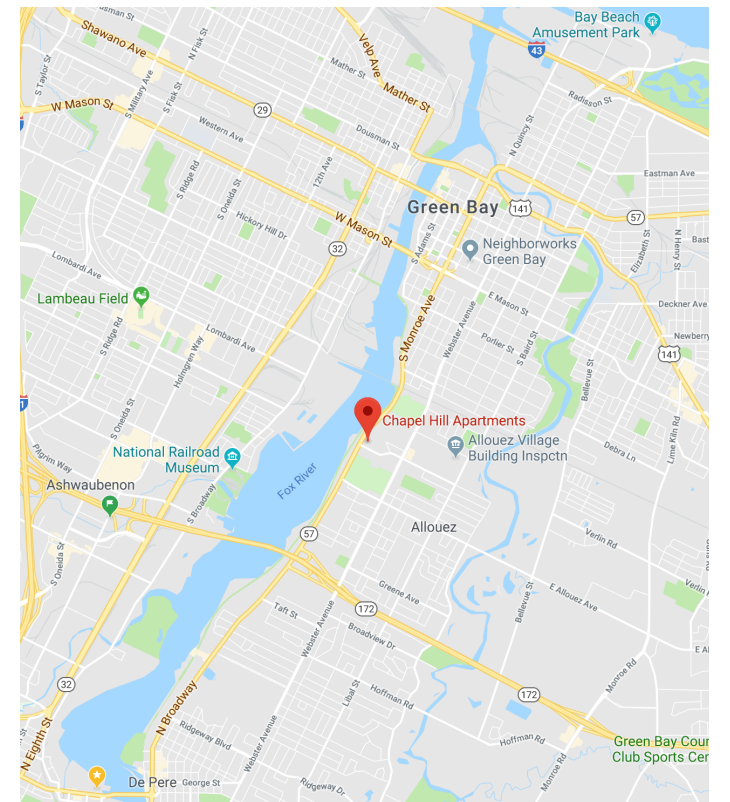
Neighborworks, Green Bay, WI



Whitney Park Townhomes, Green Bay, WI



Western Townhomes, Neenah, WI



Chapel Hill Apartments, Allouez, WI

Tayco Street

- Historic preservation
- Gateway to neighborhood
- Outdoor eating/dining
- Connection destinations
- Public art / murals / beautification



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THE BULL DOG

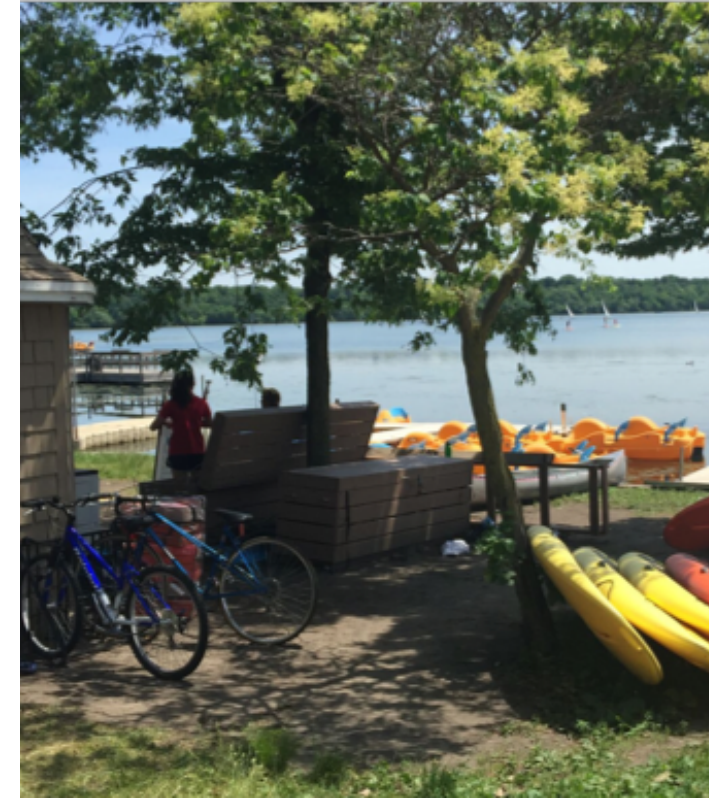
WILMA STREET



Menasha Lock Site

- Concessions
- Rentals
- Tower
- Amphitheater
- Lodging









Canal

- Connections / Access
- Landscaping / Tree Plantings





Water Street

- Cross sections
- Trails
- New housing fronting street
- Landscaping



