

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

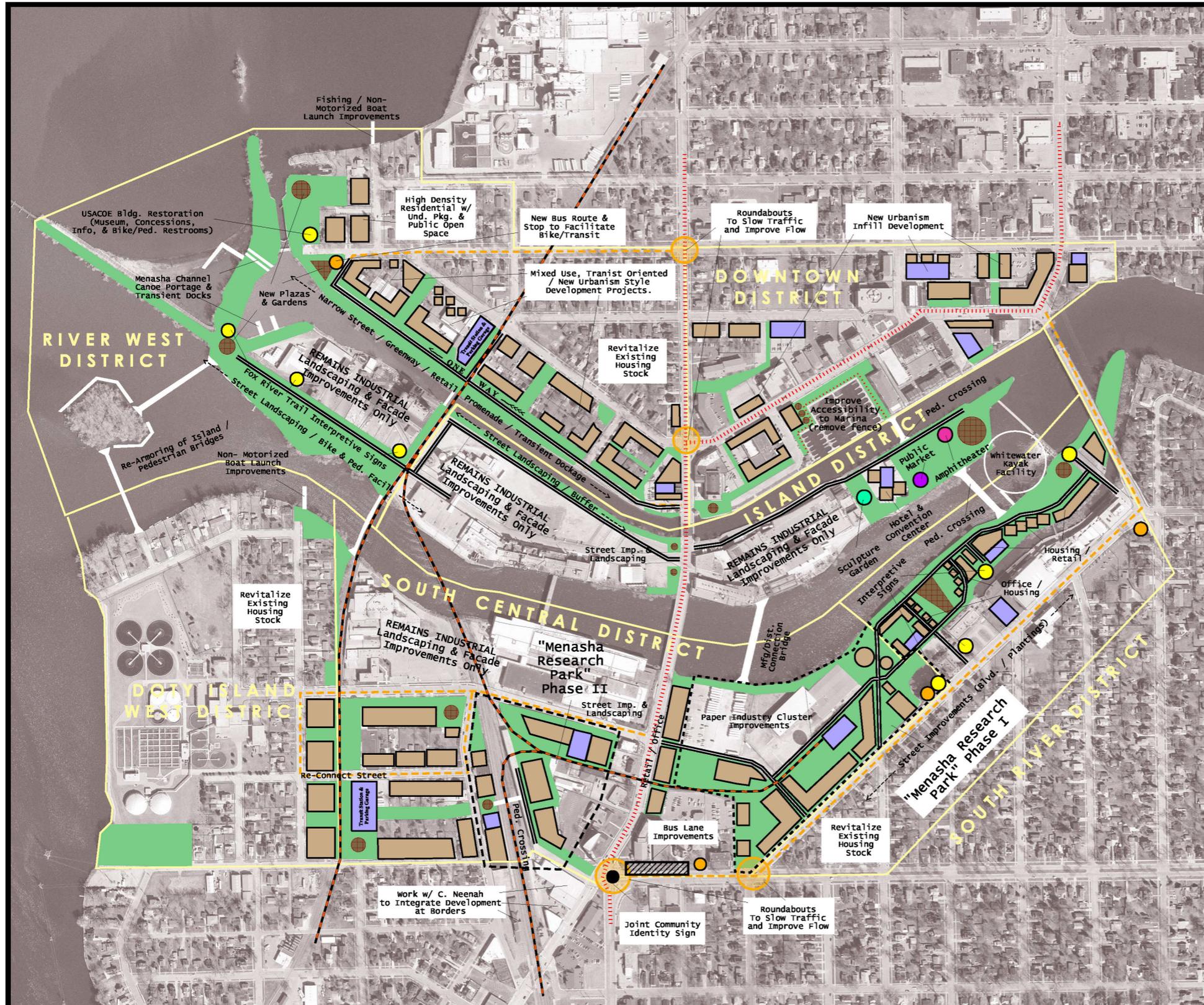
- Project Objectives & Prior Planning
- Existing Conditions
- Housing Opportunities
- Tayco Street
- Menasha Lock
- Canal
- Water Street



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



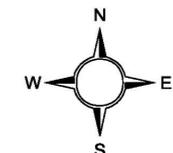
City of Menasha

Riverfront Redevelopment Concept Plan

- Proposed New Transit (Bus) Routes (dep. on dev.)
- Existing Transit (Bus) Routes
- Newroads.shp
- Potential Light Rail Transit Corridor
- Planning Districts / Neighborhoods

- Transit Stations / Pkg Ramps (not exact locations)
- New Structures, Facilities & Bridges
- Proposed Roundabouts
- New Buildings / Development (not exact locations)
- Public & Private Green Space
- Parcel Boundaries

- Historic Interpretation Signs / Facility
- Amphitheatre
- Public Market
- Sculpture Garden
- New Bus Stop
- New Plazas / Shelters & Park Amenities

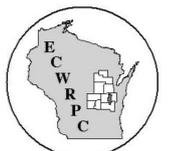


400 0 400 Feet

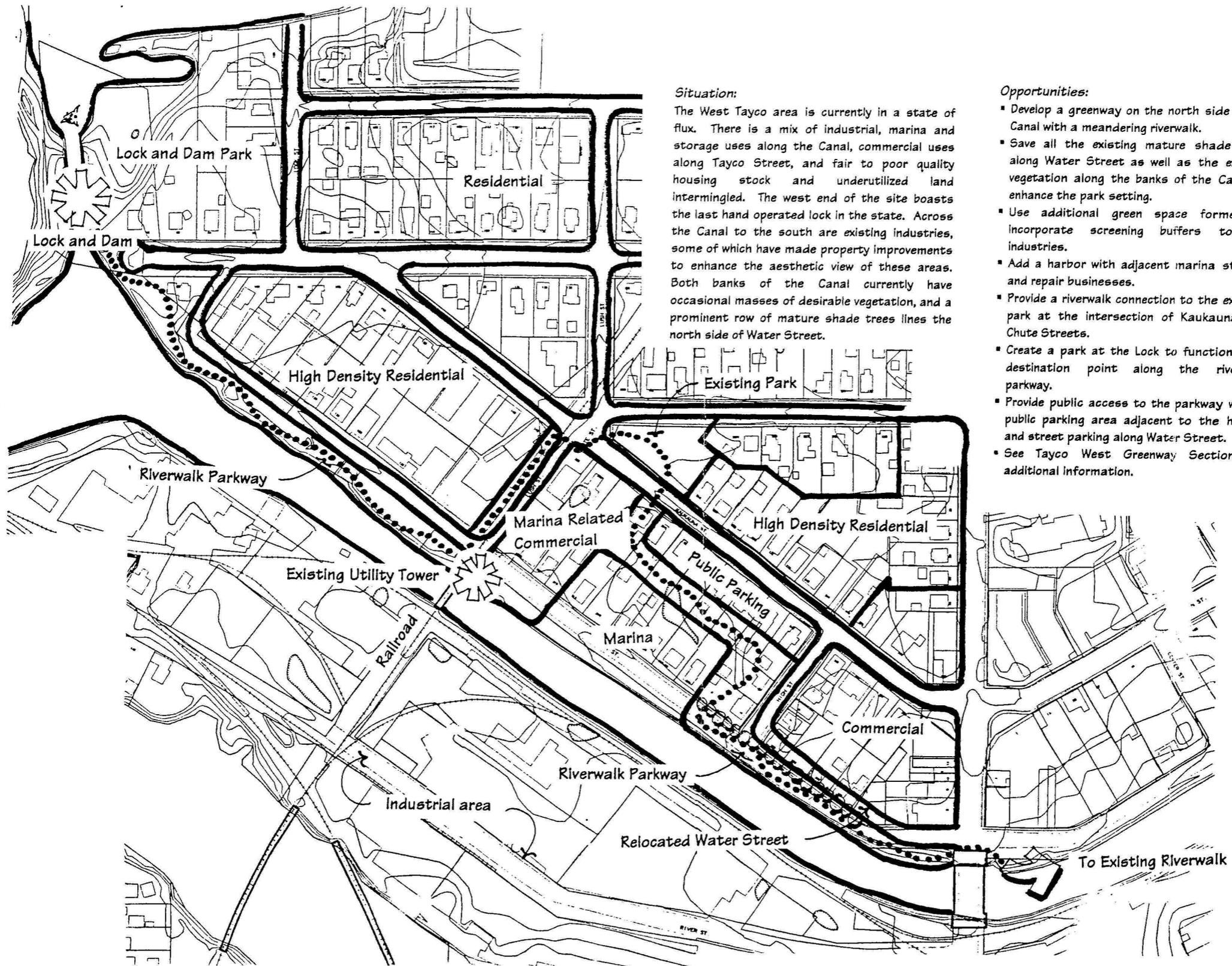
This map and plan was prepared by the East Central Wisconsin Regional Planning Commission in February, 2006 under its Technical Assistance Program.

This map is for planning purposes only and the information shown is not to be used for regulatory purposes.

Parcel data provided by the City of Menasha - Jan. 2006



➤ 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.

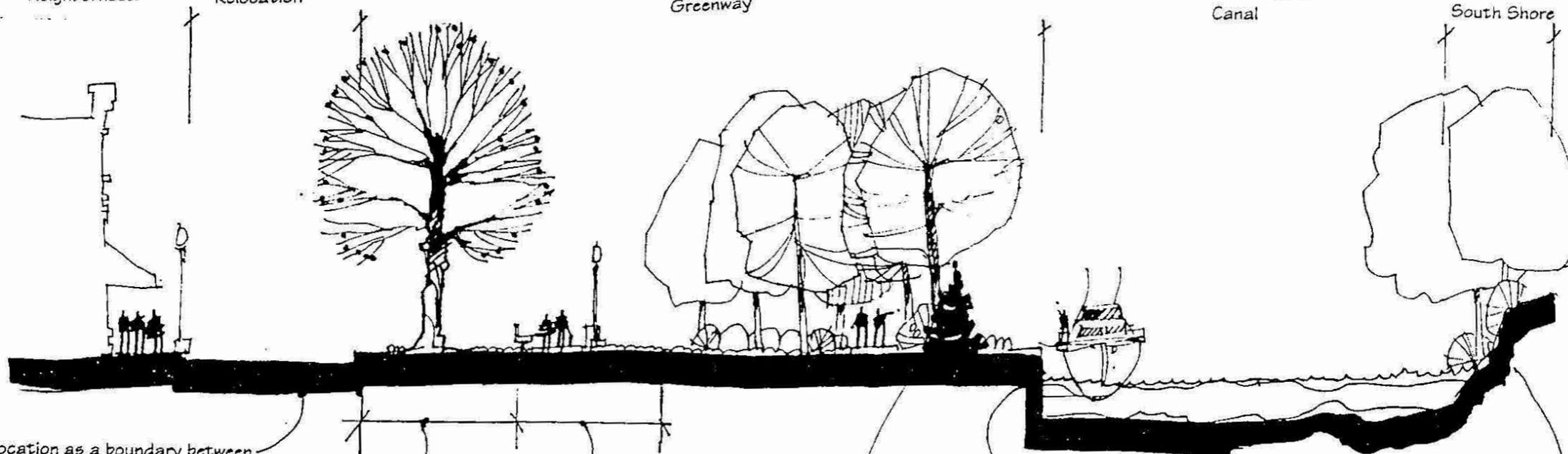
Redeveloping Neighborhood

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:

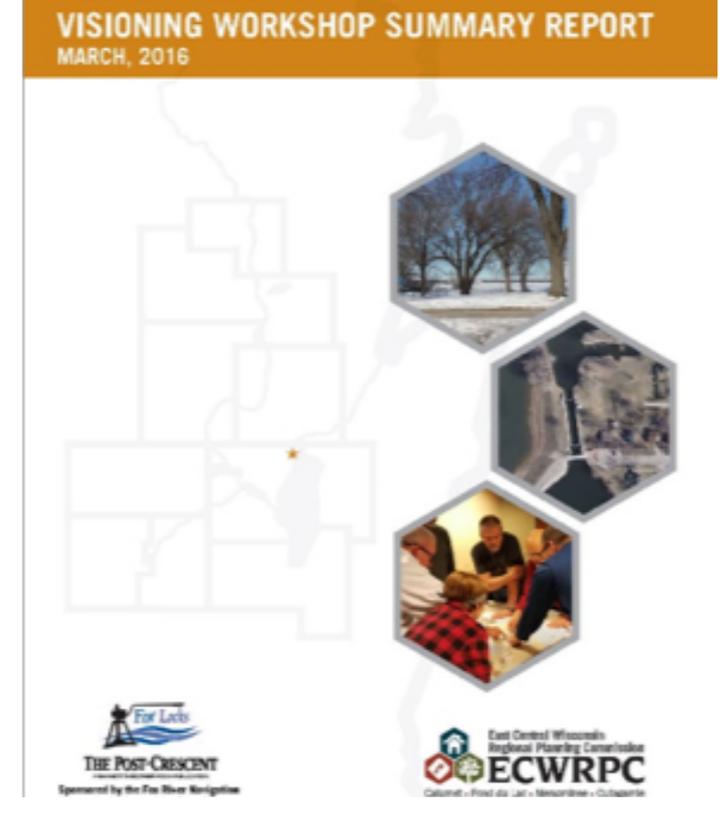
- Restaurant(s) / Café / Concessions / (13)
- Boat charters, / bike / boat rentals (9)
- Lodging (7)

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

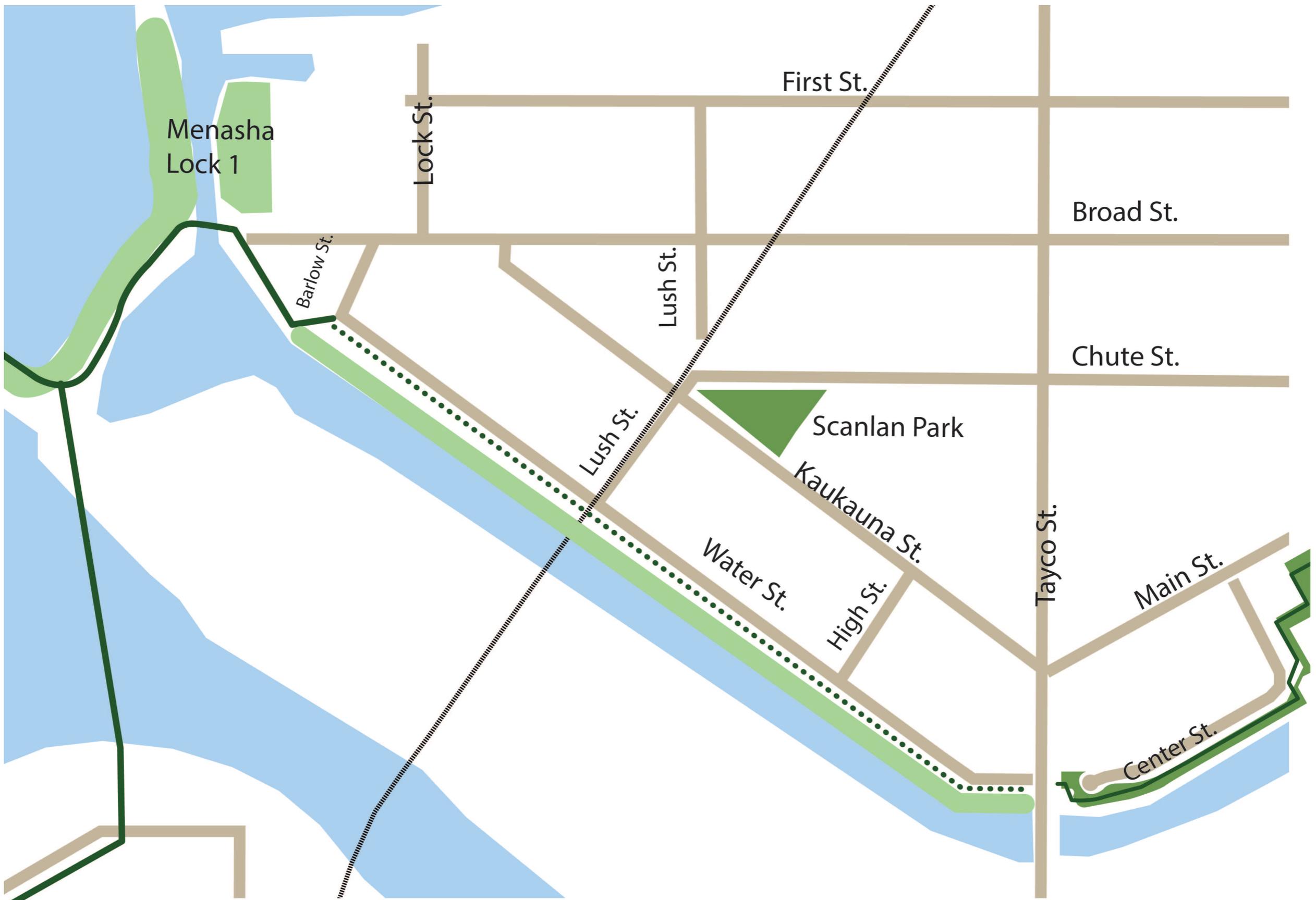




PEDESTRIAN NETWORK
 WATER STREET CORRIDOR PLAN

- EXISTING SIDEWALK
- MISSING SIDEWALK

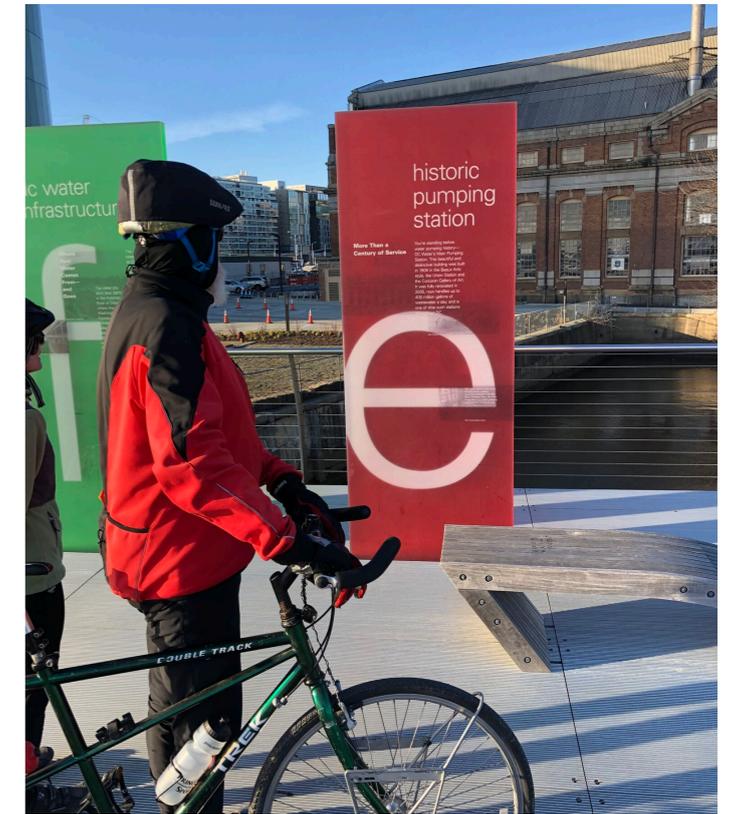
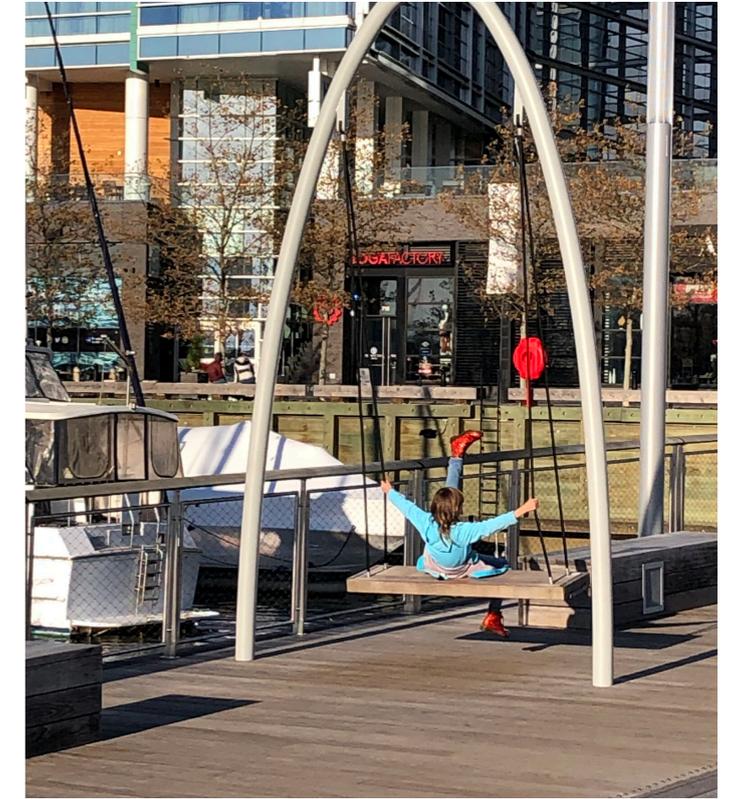


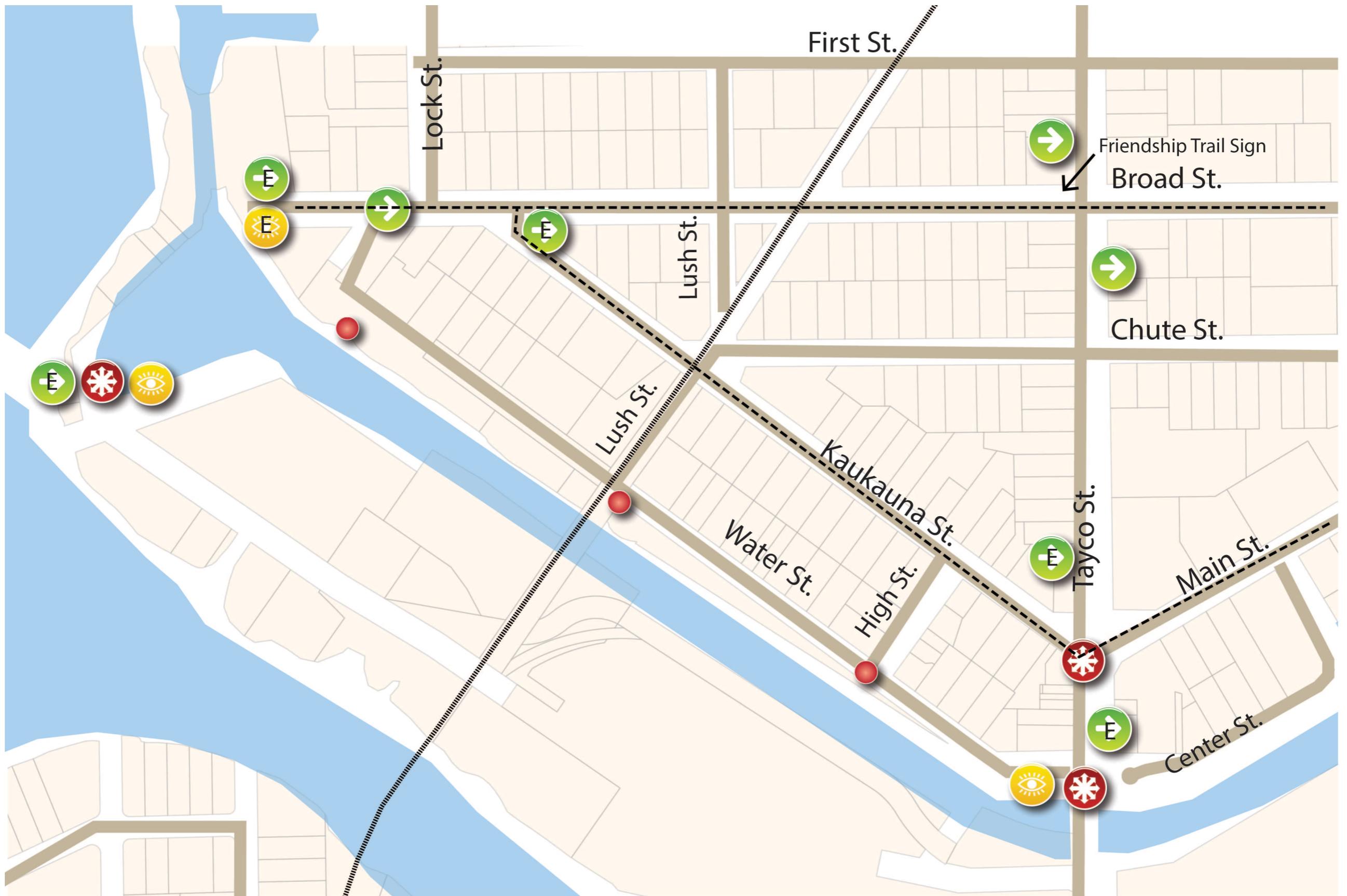


PARKS, TRAILS, & OPEN SPACE OPPORTUNITIES
 WATER STREET CORRIDOR PLAN

 Existing Parks
Trails & Open Space

 Future Parks, Trails
& Open Space Opportunities





WAYFINDING OPPORTUNITIES
 WATER STREET CORRIDOR PLAN



PRIMARY POINT OF ARRIVAL IDENTIFICATION



SECONDARY POINT OF ARRIVAL



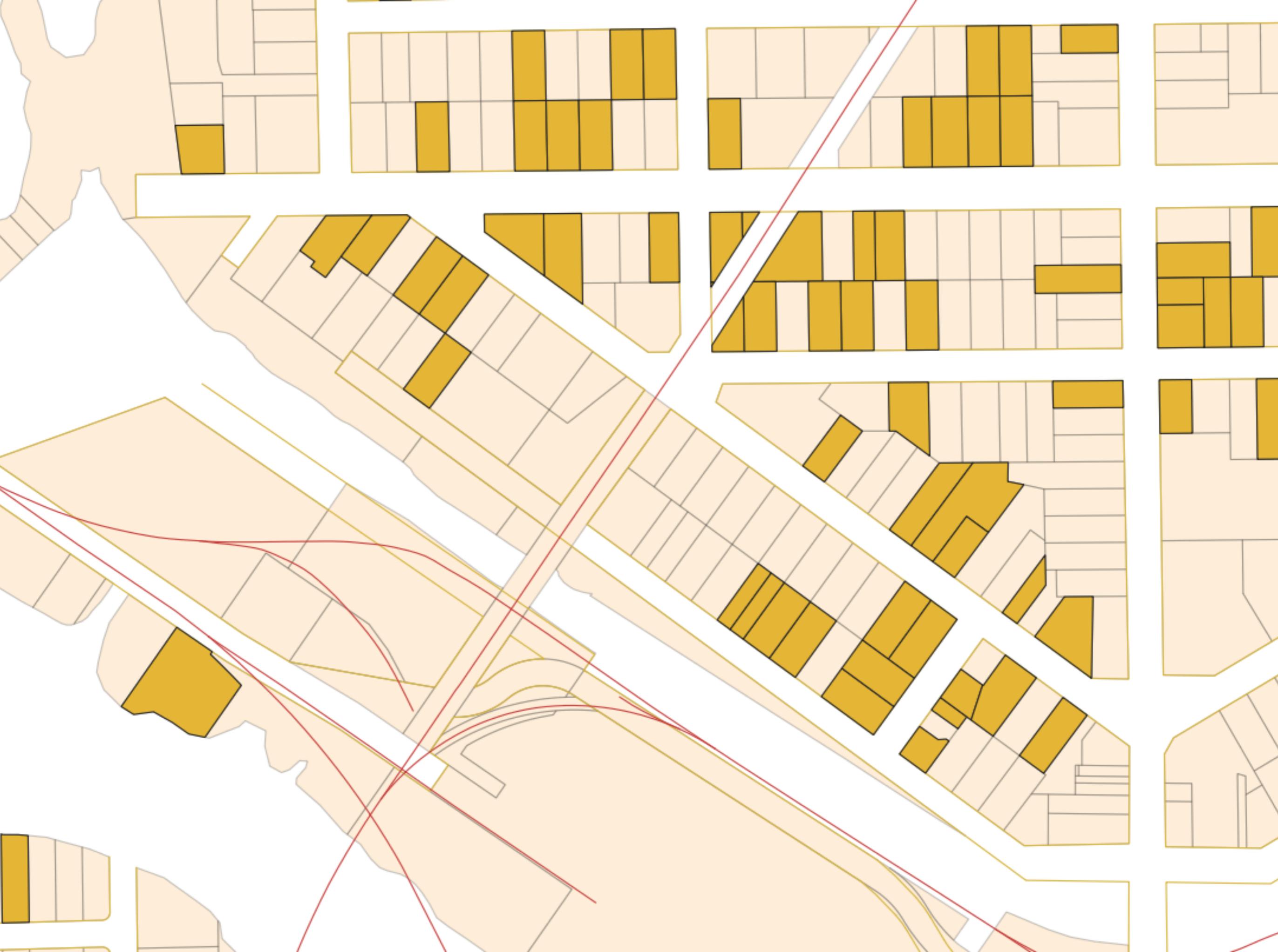
ORIENTATION MAPPING DESTINATIONS, SERVICES, ETC. (E=EXISTING)



PRIMARY DIRECTIONALS AT DECISION POINTS (E=EXISTING)

 SIGNED BIKE ROUTE







EXISTING LAND USE
WATER STREET CORRIDOR PLAN

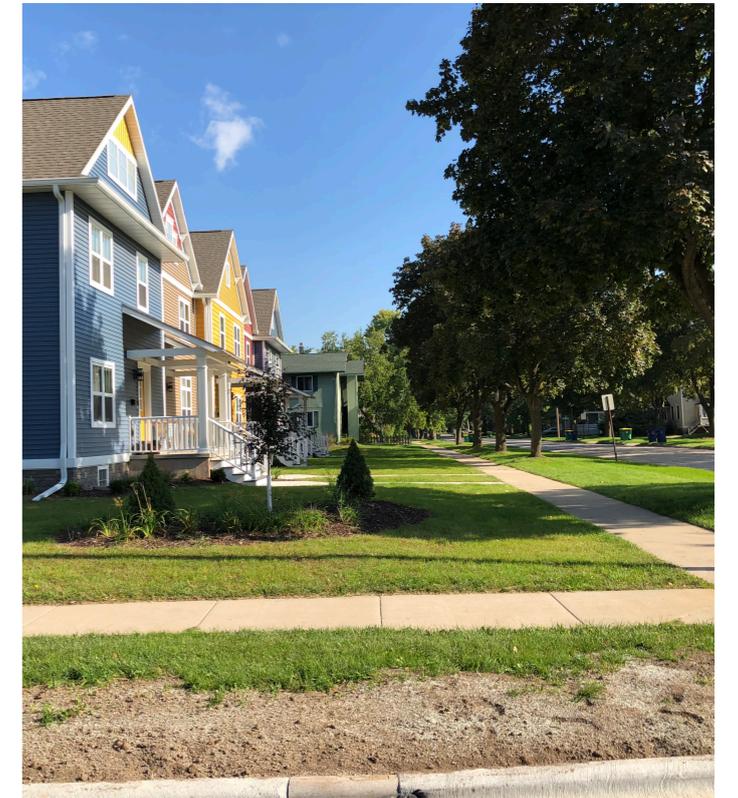
- | | | | |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  Vacant/
Parking |  Residential |  Commercial |  Storage &
Light Industrial |
|  Parks &
Green Space |  Historic Mixed Use |  Public/Institutional | |



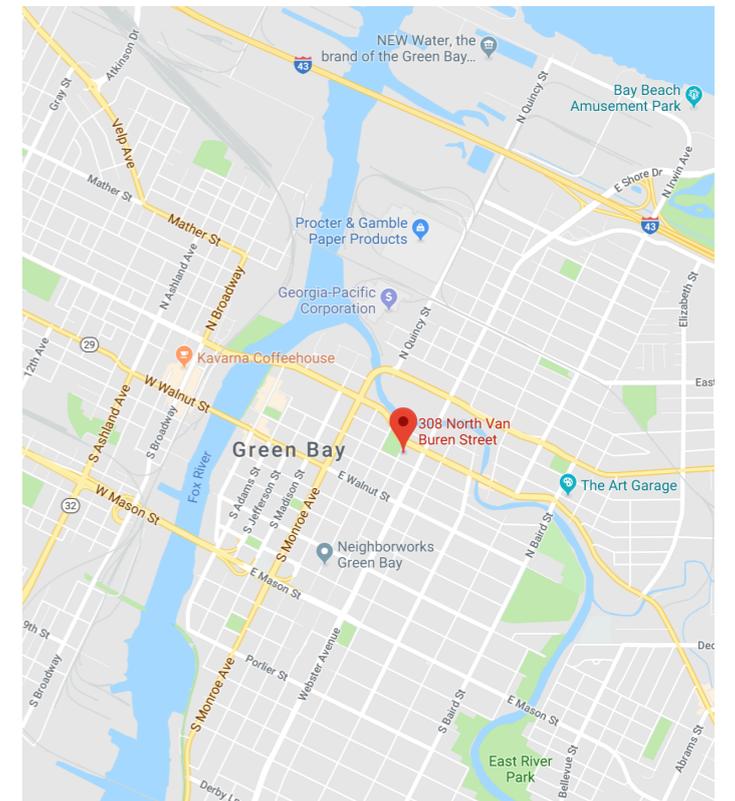
-  Social Gathering Areas
-  New Residential Development Opportunity
-  Historic Preservation Opportunity
-  Study Area
-  Destinations


KEY ISSUES & OPPORTUNITIES DIAGRAM
 WATER STREET CORRIDOR PLAN

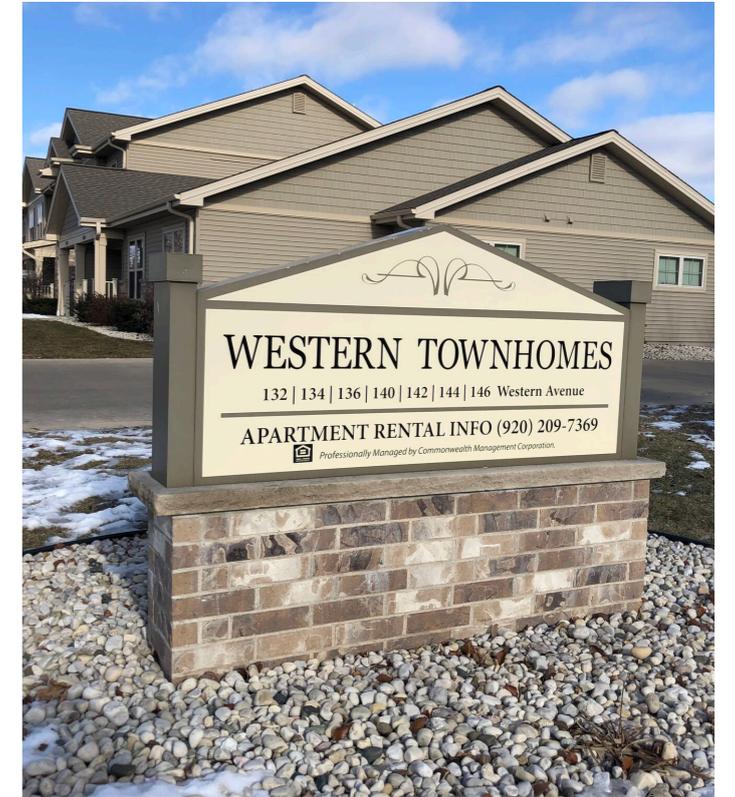




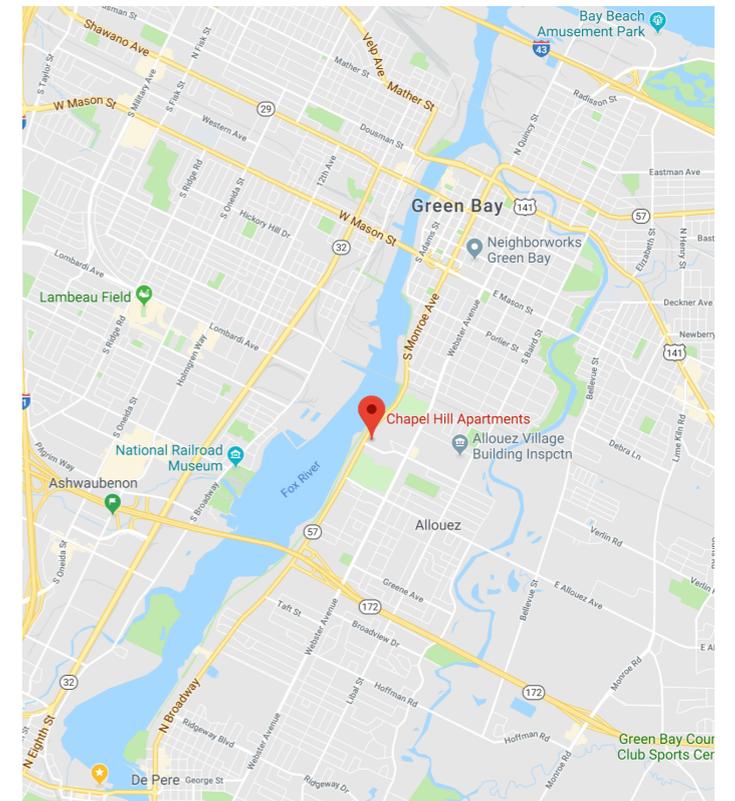
Neighborworks, Green Bay, WI



Whitney Park Townhomes, Green Bay, WI



Western Townhomes, Neenah, WI



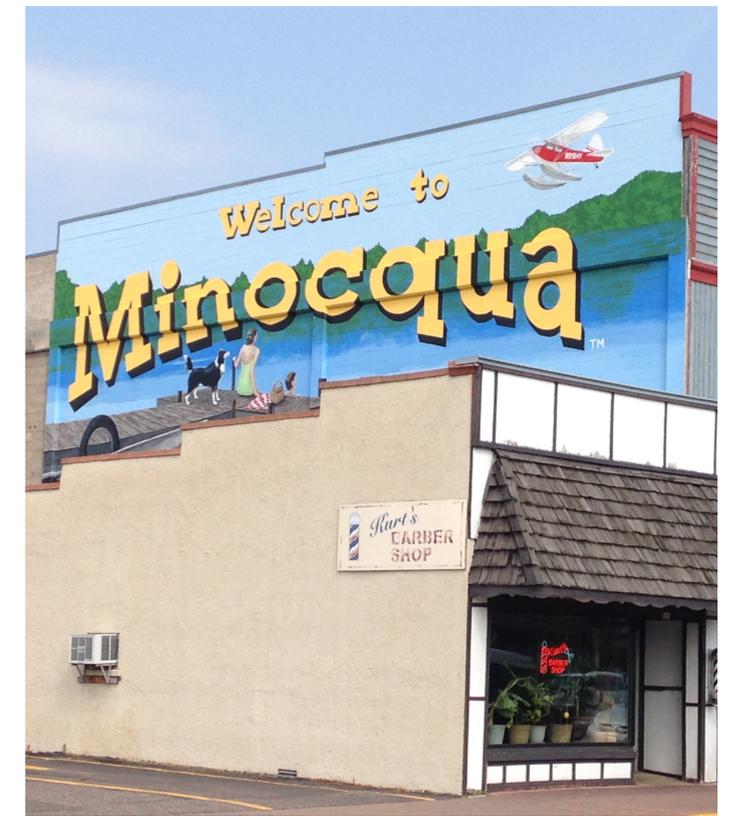
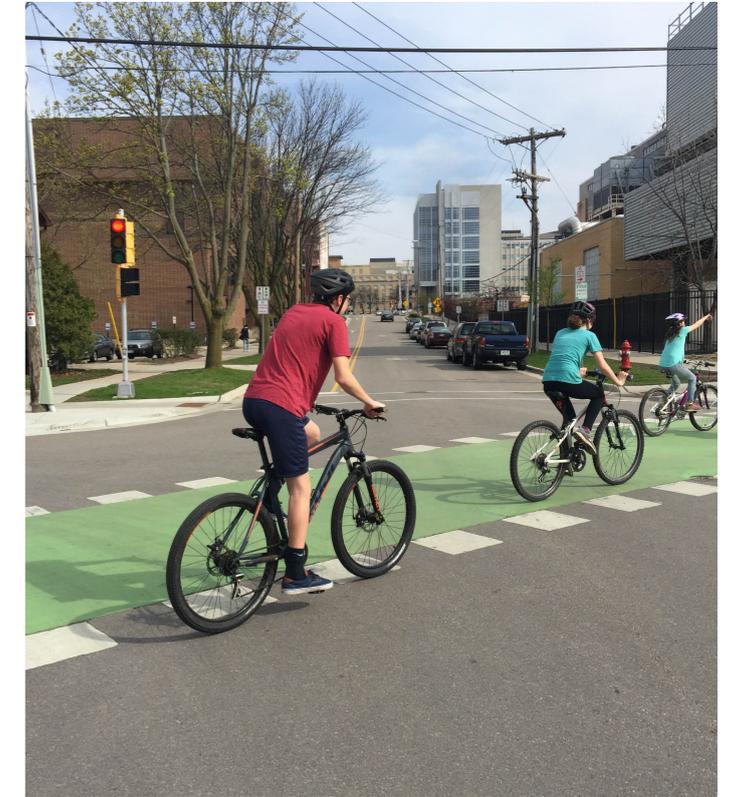
Chapel Hill Apartments, Allouez, WI

Tayco Street

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



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THE BULL DOG

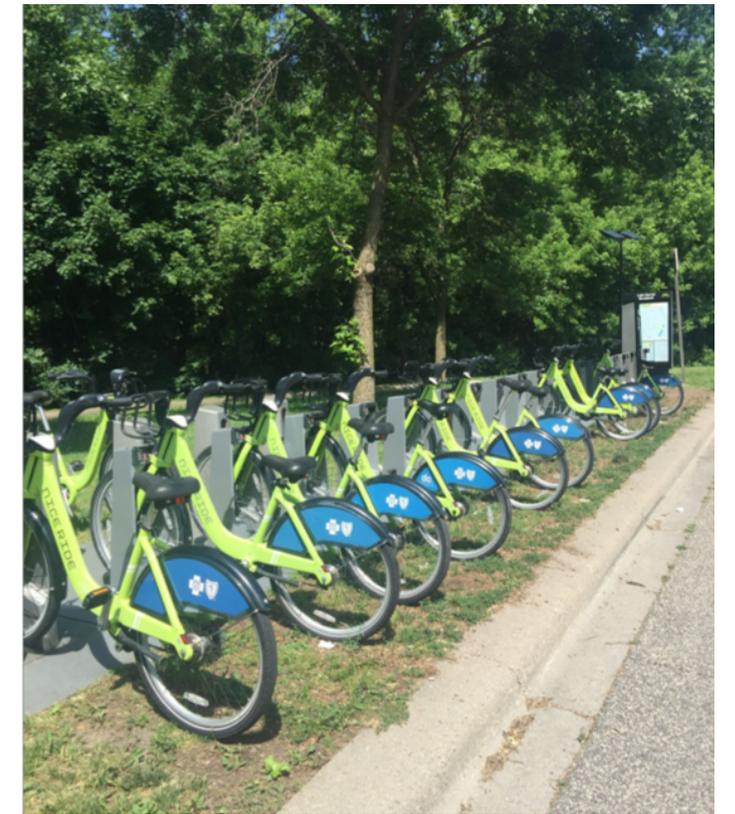
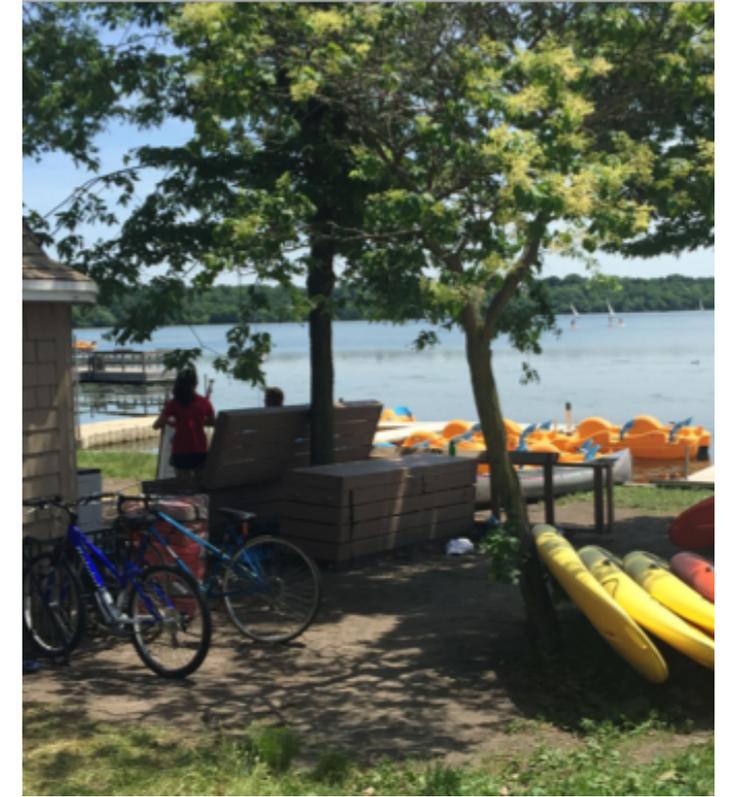
BIWAYSAINT



Menasha Lock Site

- Concessions
- Rentals
- Tower
- Amphitheater
- Lodging









Canal

- Connections / Access
- Landscaping / Tree Plantings





Water Street

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



