

Tosa Village Plaza

5th Urban Street Symposium

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Ayres Associates

Outline

- Historical Framework
- Public Involvement Process
- The Design

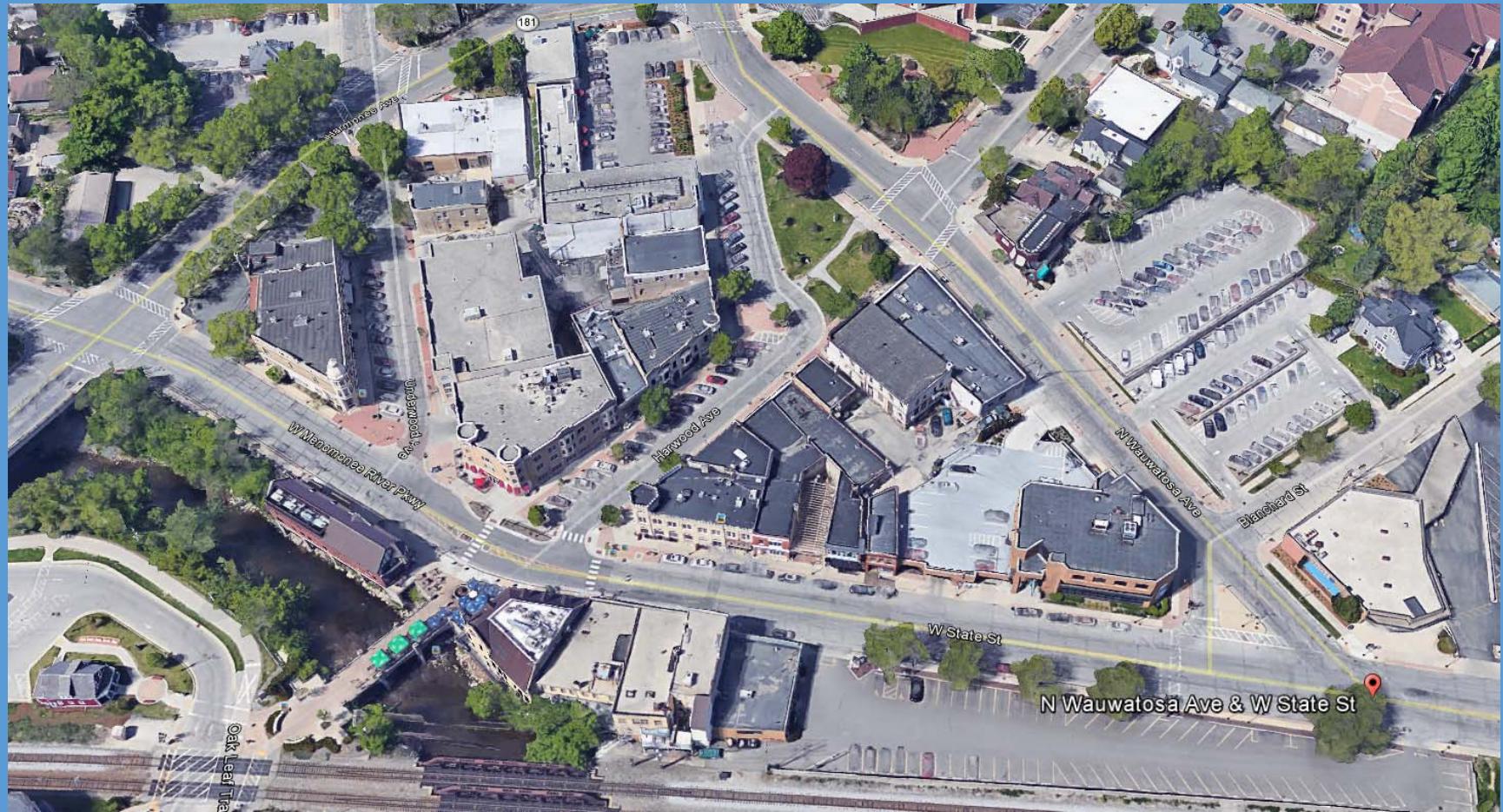


Historical Framework

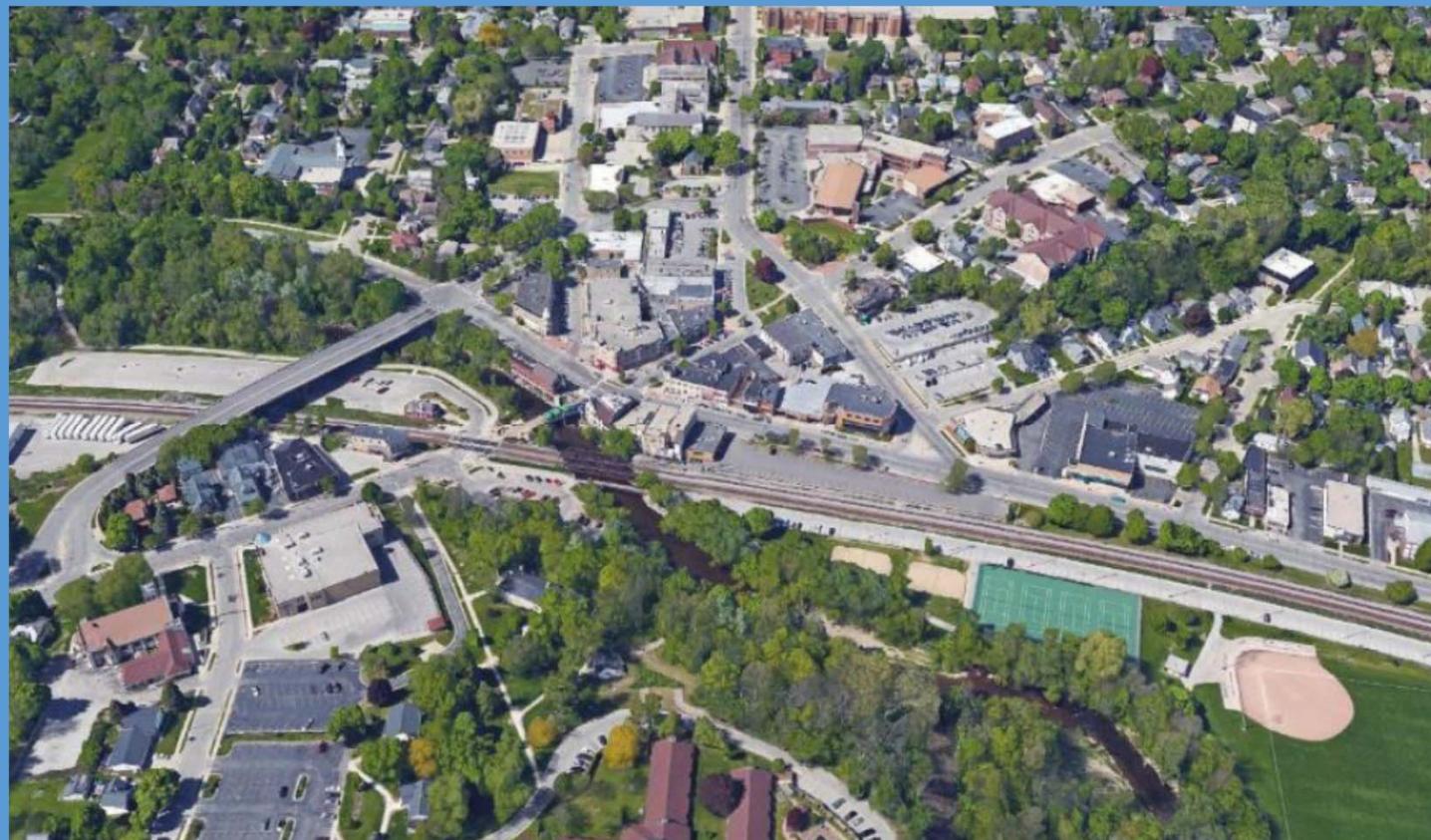
- Wauwatosa, Wisconsin
- Settled in 1835 as Hart's Mill
- Located along the Menomonee River
- 1851
 - Watertown Plank Road
 - Milwaukee and Mississippi Railroad
- 2010 population of 54,000



Tosa Village Today



Extended Village Project Area



Village Transportation Network



Village Strategic Development Plan

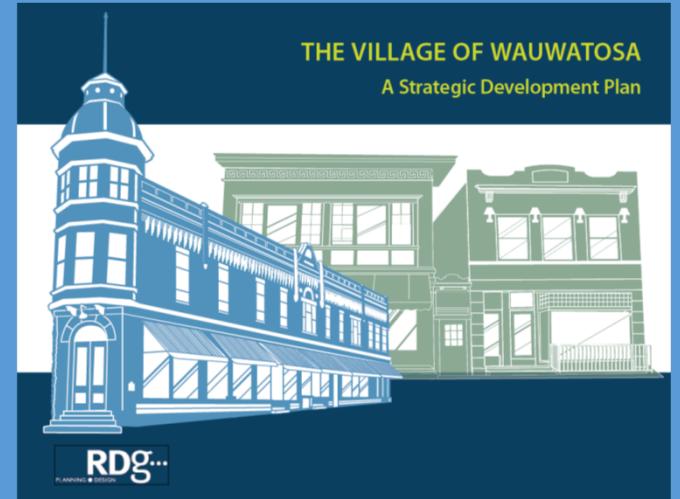


Historical Framework

- **1977 – Village of Wauwatosa Concept Plan**
 - Traffic bypass network
 - Public parking lots
 - Create car-free Village center
 - Waterfront plaza
- **1994 – Village Strategic Plan/Land Use Study**
 - Expansion of Hart Park
 - Clean-up of industrial areas
- **1997 – East State Street Redevelopment Plan**
 - Residential redevelopment
 - Retail redevelopment
 - Landscaping
- **2008 – Village Business Improvement District Master Plan**
 - Form-based codes
 - Development design guidelines
 - Circulation and parking projects
 - Wayfinding and marketing plan

Historical Framework

- **Village Strategic Development Plan**
 - Examine future of the Village
 - Identify opportunities and improvements
 - Ensure Village vitality
- **Tosa Village Intersection Engineering Analysis**
 - Functional operation analysis and pedestrian enhancement



Village District Planning and Streetscape Study

- Explore the form of the street and public realm relative to walkability and safety - as well as broader community enhancement and economic development objectives



Public Engagement

- Steering Committee
- Public Meetings
- Walking Tours
- Design Studio Workshops
- Presentations
- Farmer's Market Booth
- City Website
- Over 500 people and 35 meetings



Public Opinion Pluses

- Historic architecture
- Village identify
- Nearby parks
- Street activity and outdoor dining
- Quality of special events
- Overall vitality
- Unique businesses



Public Opinion Minuses

- Traffic circulation
- Parking access
- Connection to Hart Park
- Pedestrian and bicycle friendliness



Design Studio Focus Areas

- State Street streetscape
- Traffic and parking access
- Connectivity
- Redevelopment opportunities
- Parking



Existing and Improvement Concept

Harwood and State



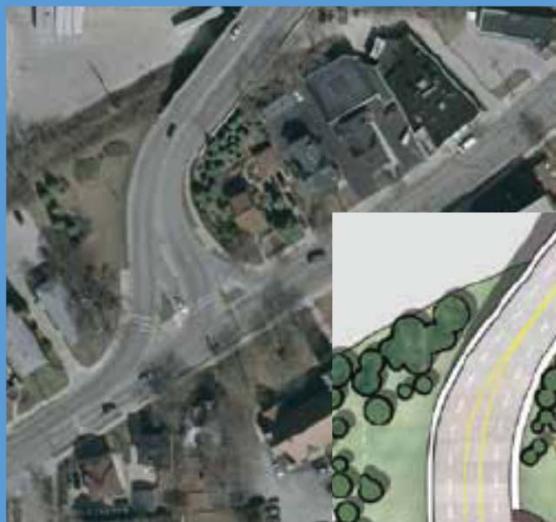
Original Condition

Existing Condition



Existing and Intersection Improvement Concepts

Harmonee and Harwood



Existing



Proposed

Wauwatosa and State



Existing



Proposed

Existing and Intersection Improvement Concept

Wauwatosa and Harwood

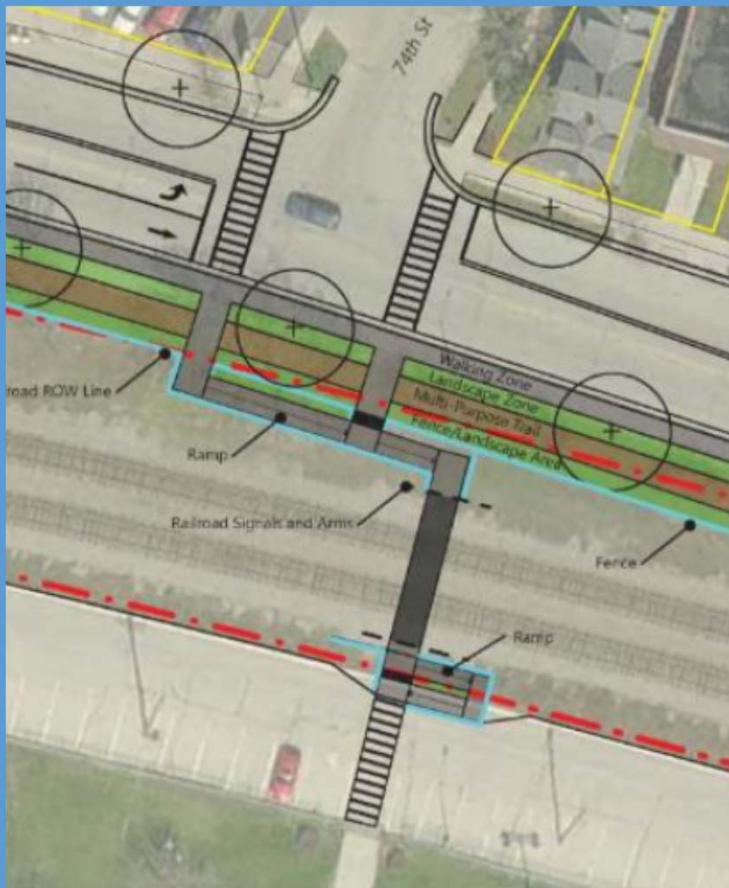


Existing



Proposed

Proposed Railroad Crossing and Multi-Use Path



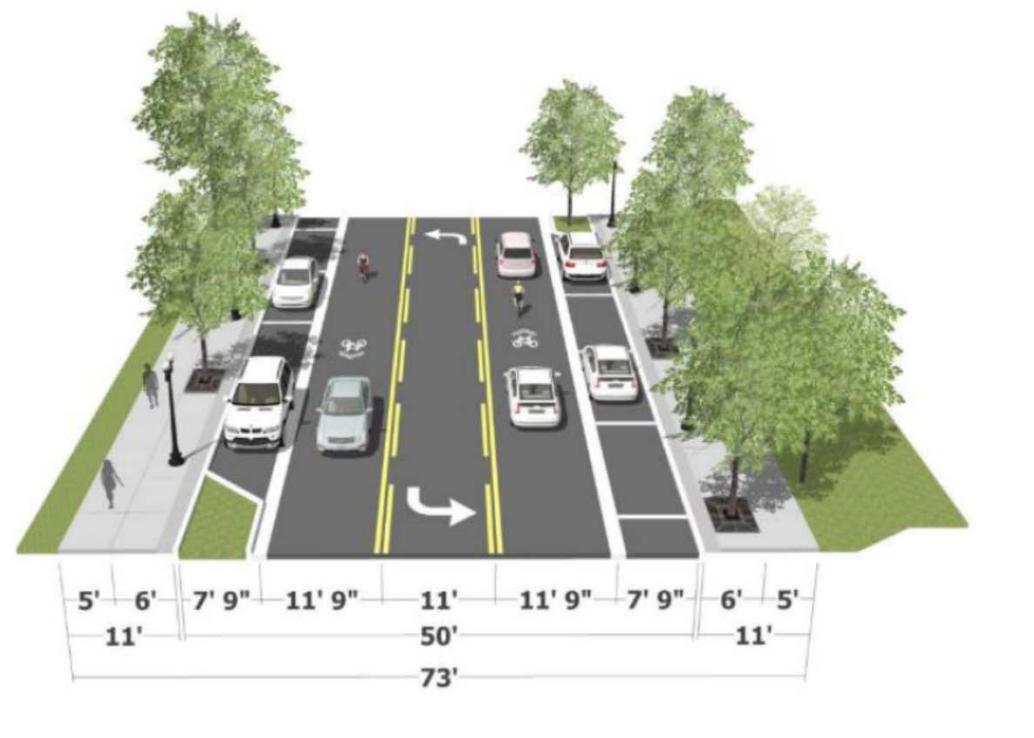
Proposed Village Street Design Concept



Wauwatosa Avenue Cross-Section



Existing

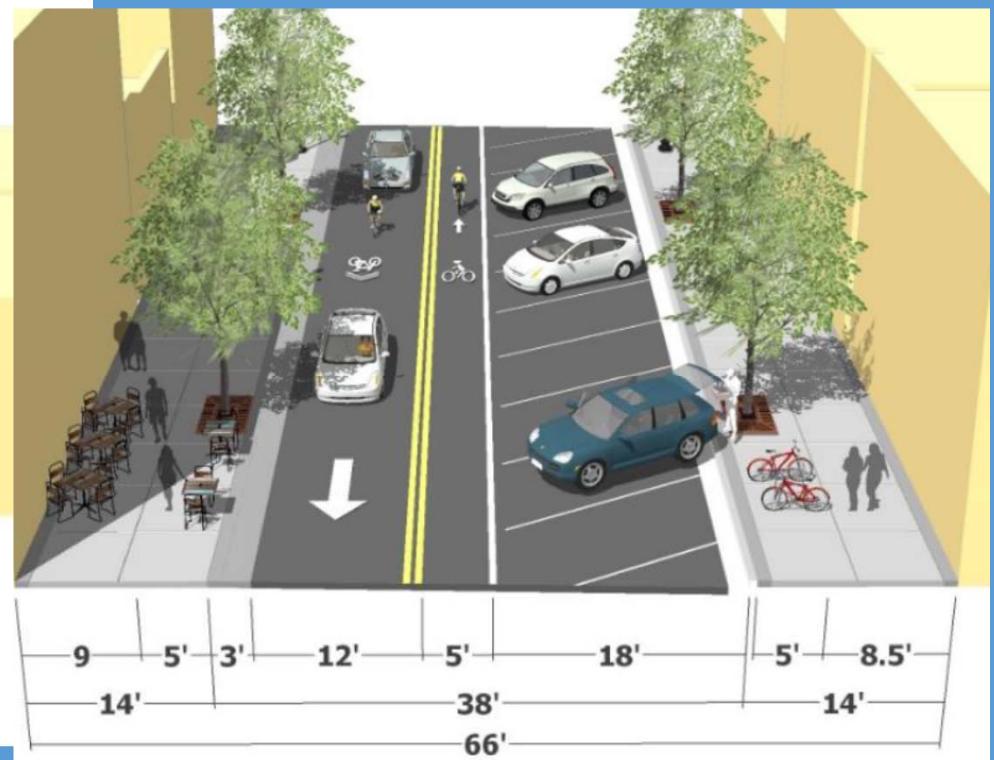


Proposed

Harwood Avenue Cross-Section



Existing

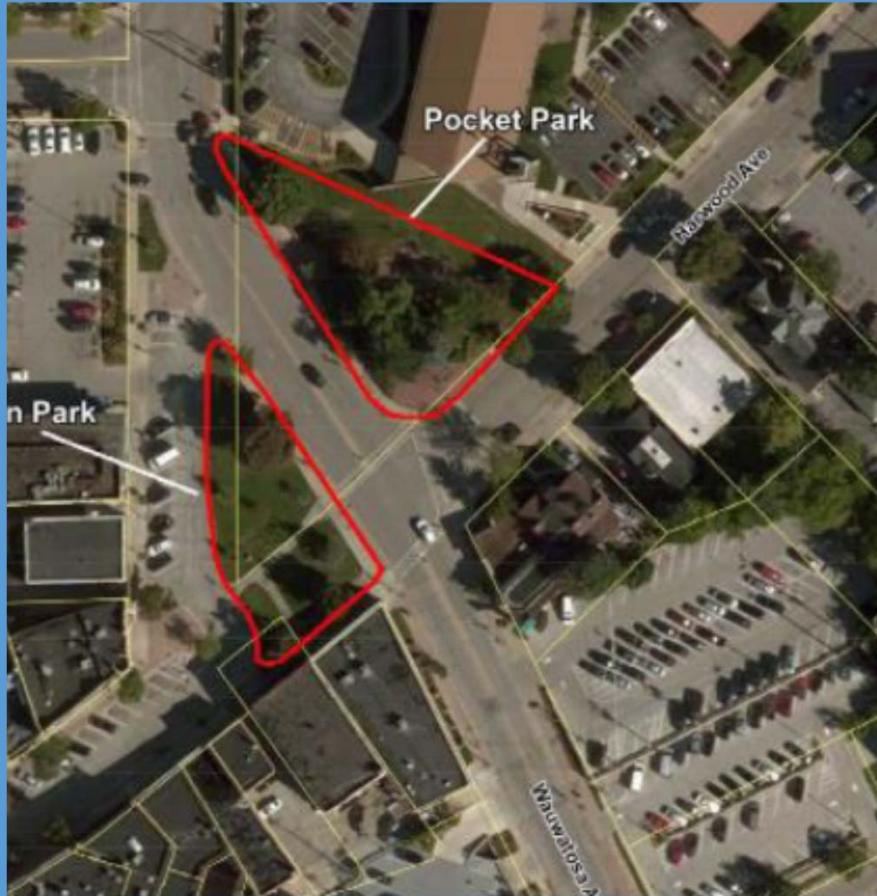


Proposed

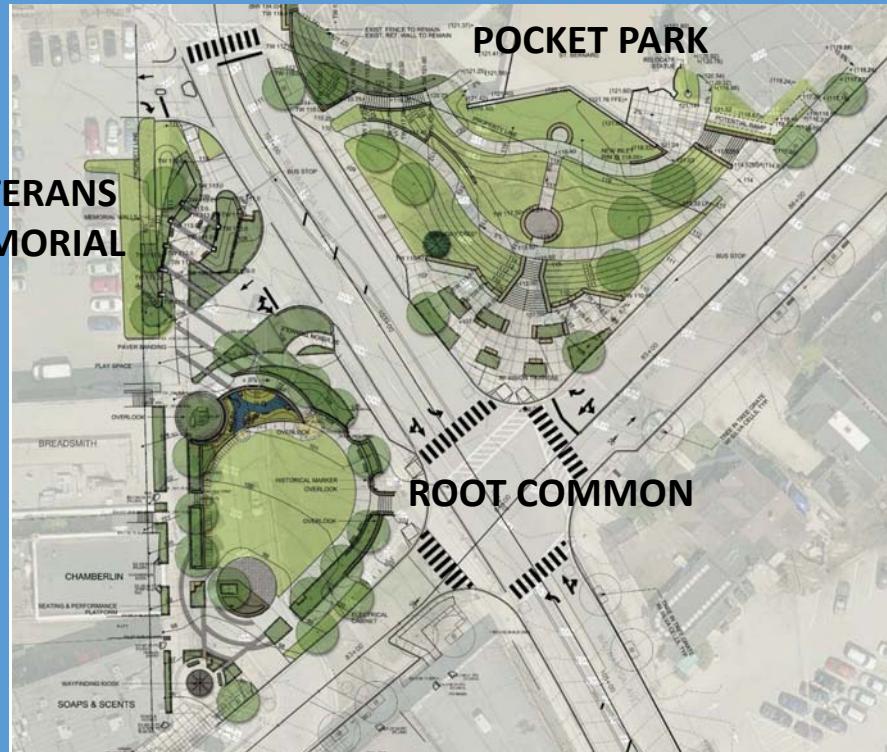
State Street Cross-Section



Pocket Parks



Pocket Park Design Concept



Trees Revive Soldiers' Deeds
—Journal Staff Photo

Veterans Park Memorial Wall



Root Common Park Design Concept



Harwood and State - Today



Special Events



Village Curbless Plaza Design Concept



Plaza Drainage Issue



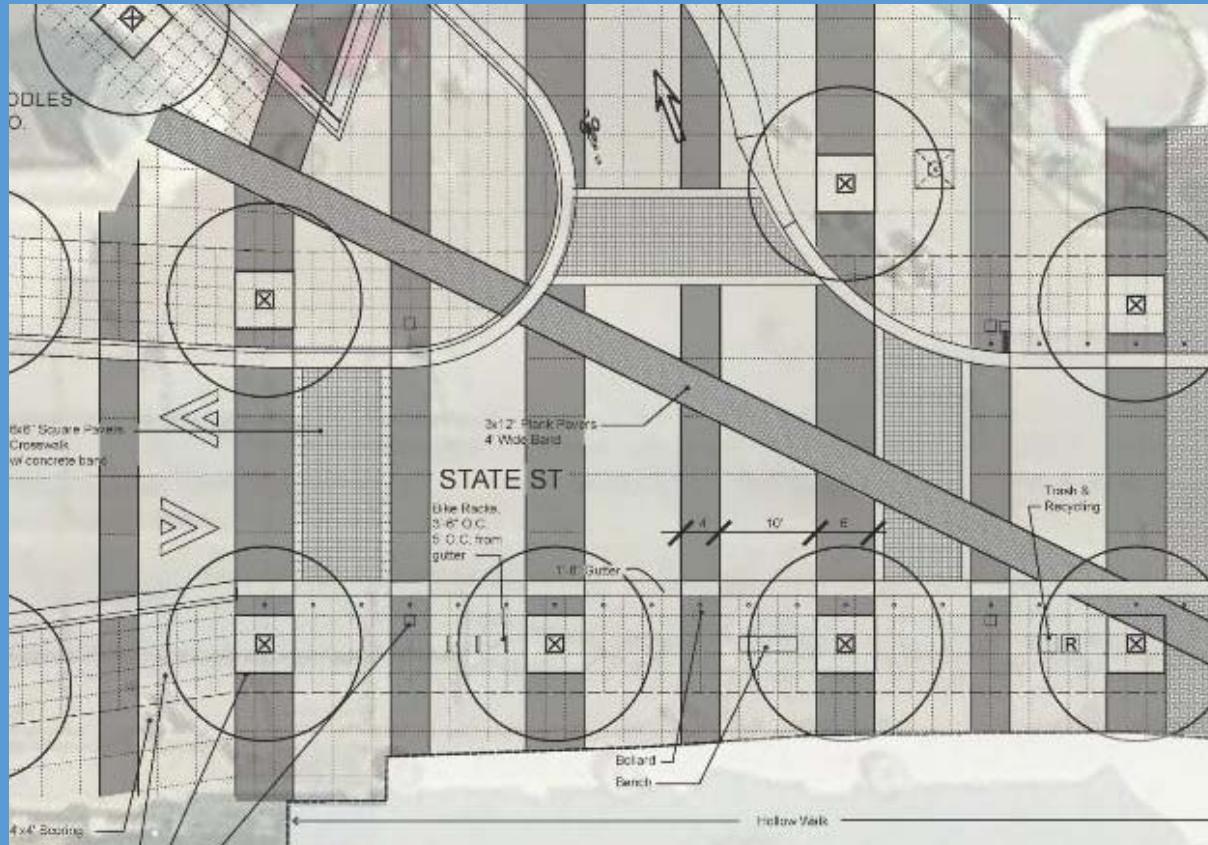
Drainage Solution



Paving Blocks and Drainage Curb



Plaza Paving Block Patterns



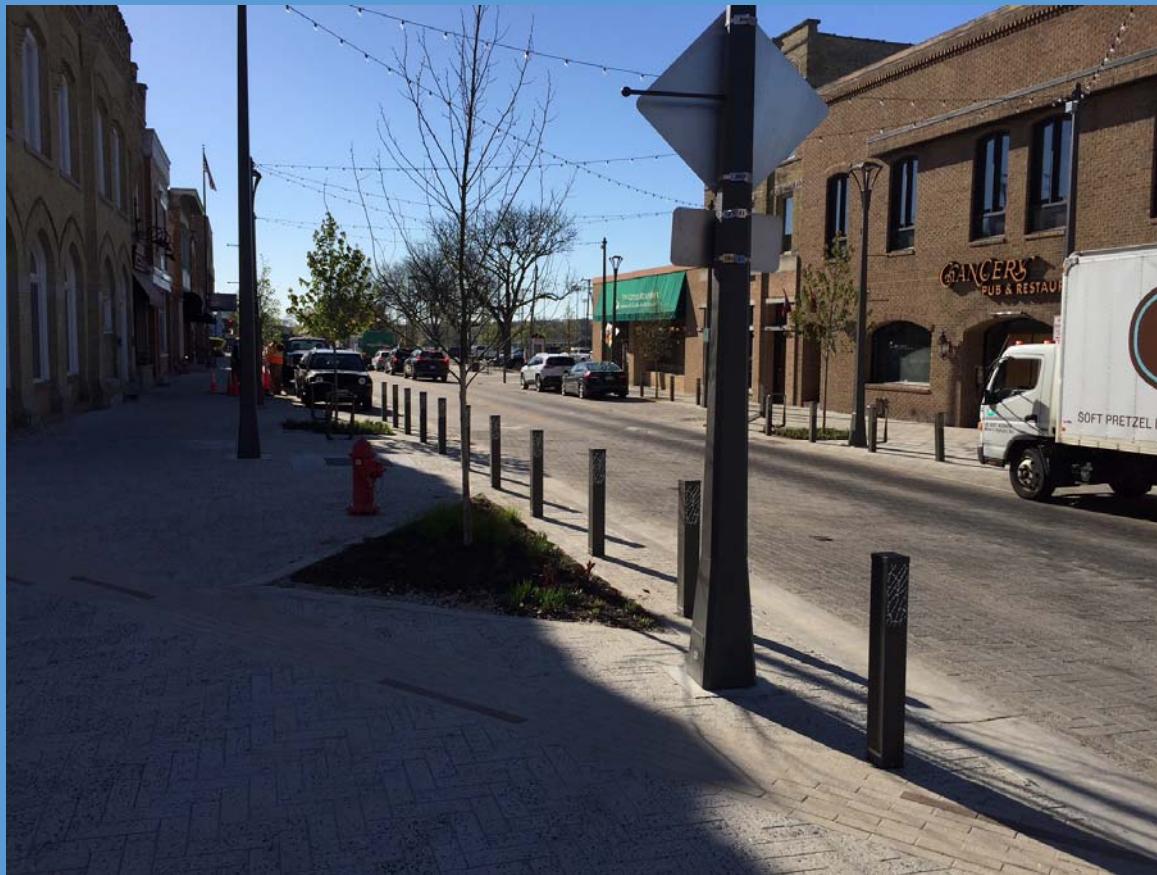
Paving Block Treatments



Plaza Water Feature



Curbless Shared Space Bollards



Streetscape Fixtures



The Village - Before



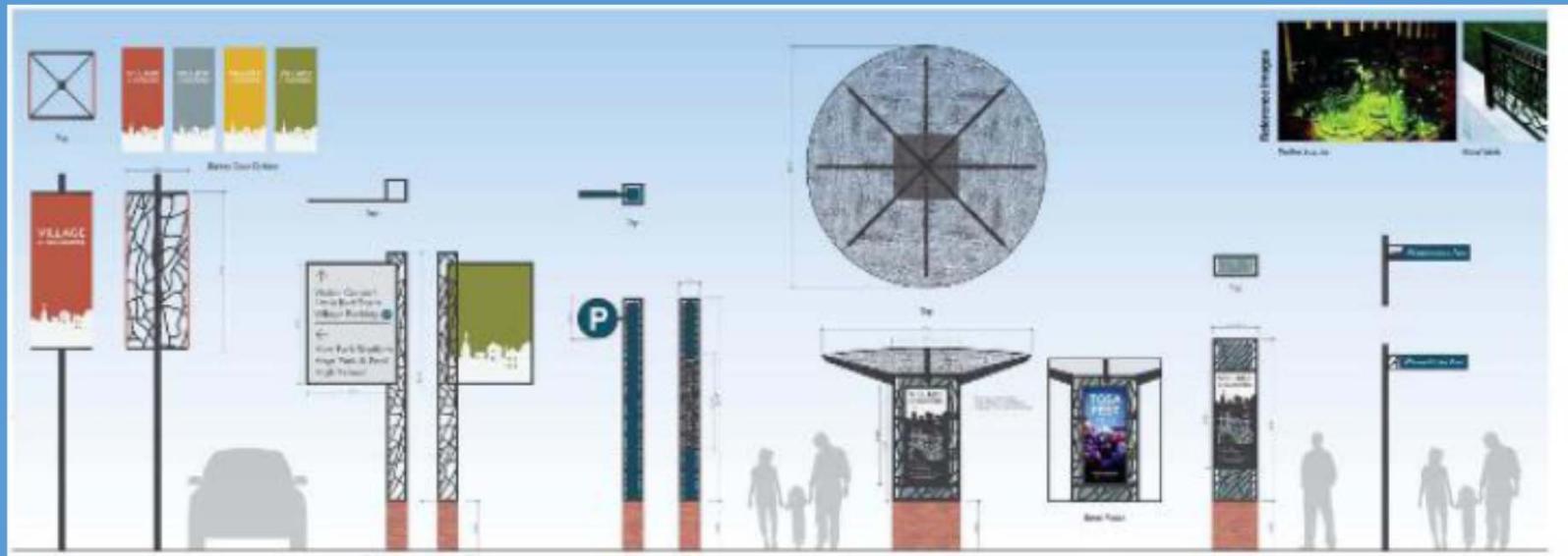
The Plaza at Daytime



The Plaza - at Night



Wayfinding Elements



Village Gateway Columns



Construction Staging Plan



Construction Cost Estimate
\$25 Million

Special Acknowledgements

- City of Wauwatosa
- Wauwatosa Village Business Improvement District
- GAI Consulting, Inc
- Community Solutions Group
- Saki Design Landscape Architect
- Martinsek and Associates
- Wisconsin Bike Federation