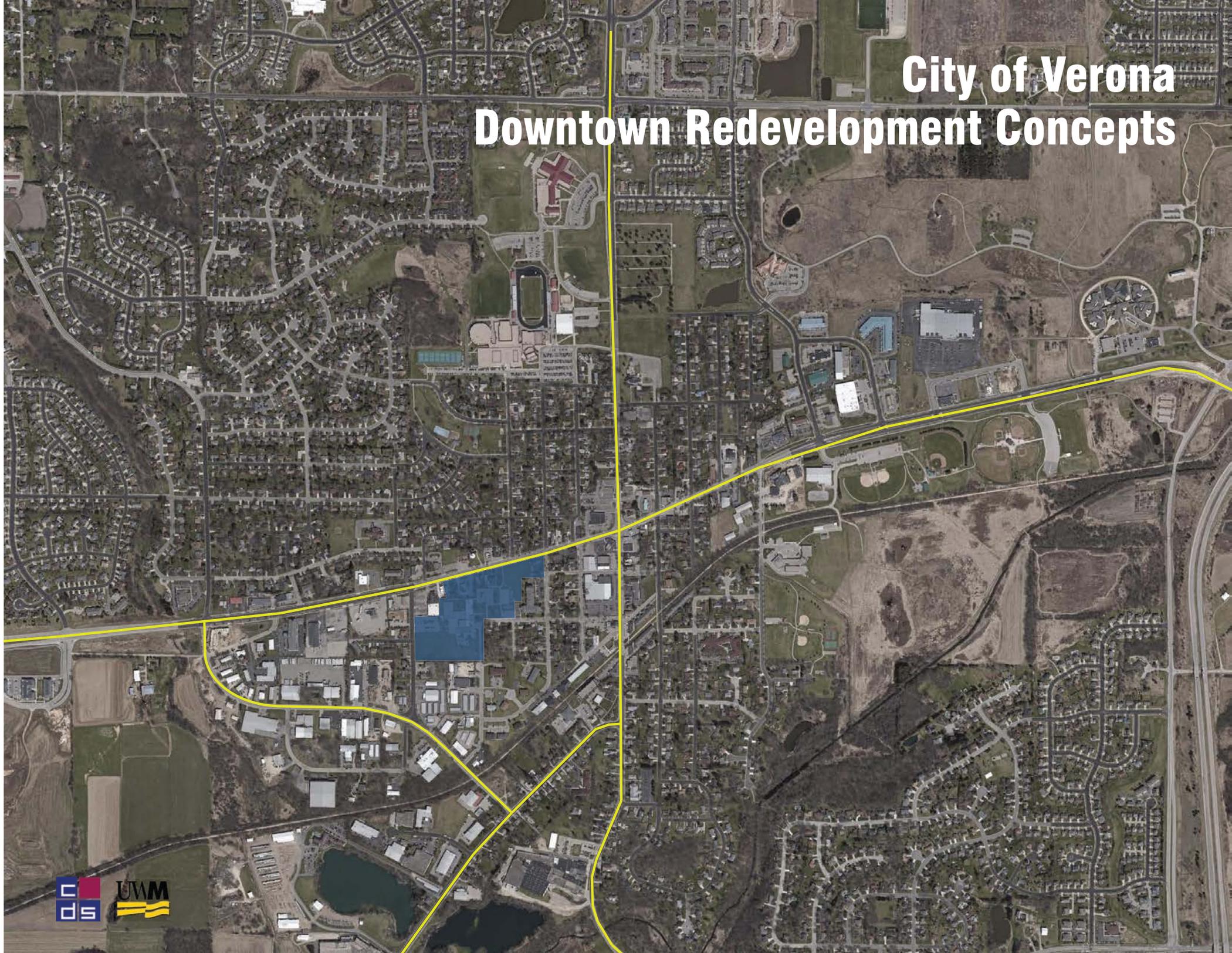


City of Verona Downtown Redevelopment Concepts



Participants

Client City of Verona

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Project Overview

CDS was tasked with designing four initial design concepts for a 12.2 acre parcel, between Verona Avenue and Legion Street, in the City of Verona. The development priorities include incorporating residential, commercial, mixed-use, civic uses and green space with a bandshell. Each initial design concept focuses on a unique aspect: community center with pool, small scale commercial, makerspace and mixed-use development. After reviewing the initial concepts with the client, the mixed-use development concept was chosen as a base for each of the final three concepts, each also incorporating a community center, small scale commercial, and makerspace.



Project Goals



Mixed-Uses
Farmer's Market Space
Programmed Parks
Pavilion/Concert Venue
Activities for All Ages
Streetscaping



Initial Community Center and Public Park Concept



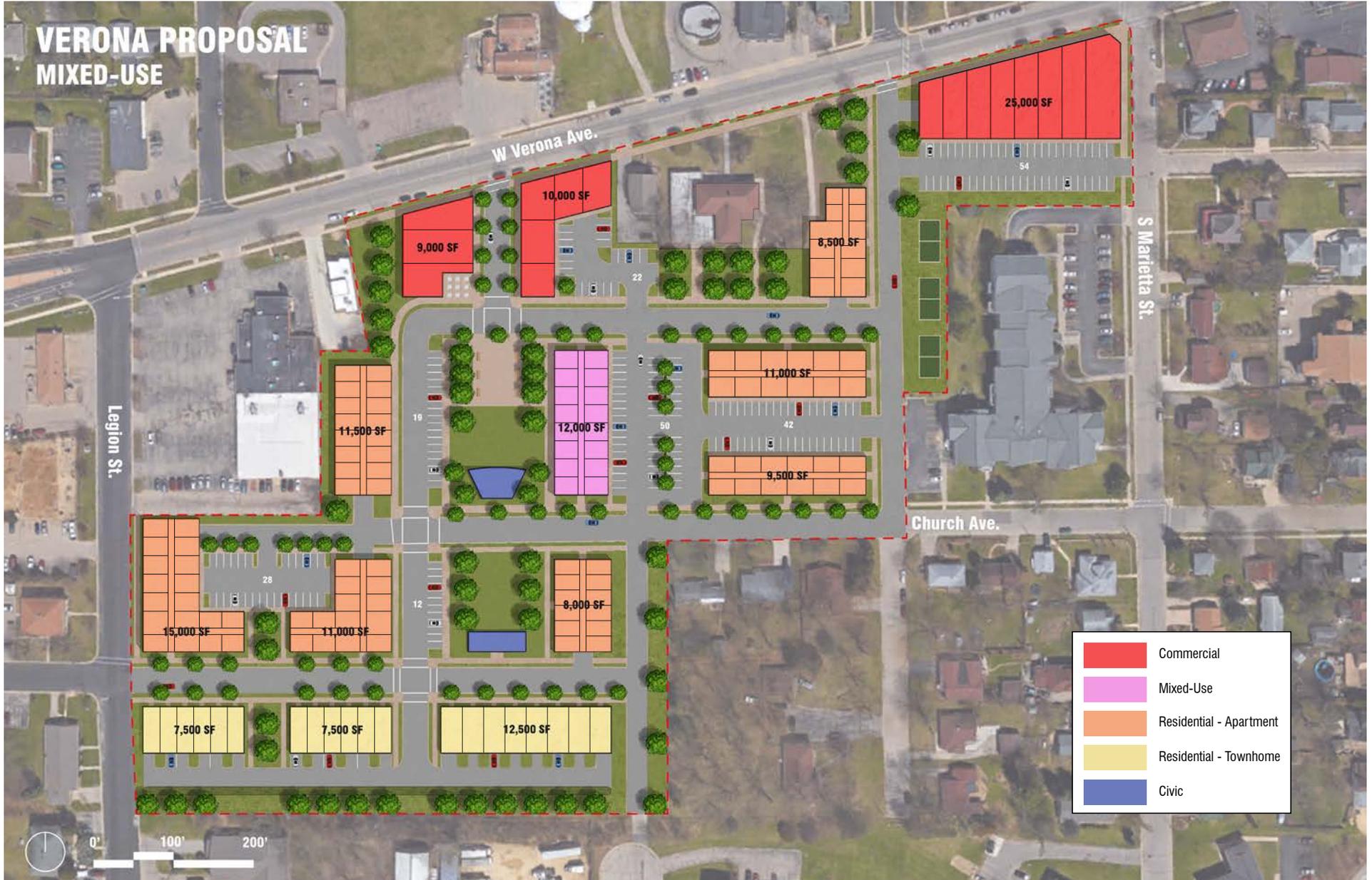
Initial Small Commercial and Public Park Concept



Initial Makerspace and Public Park Concept



Initial Mixed-Use Town Center Concept

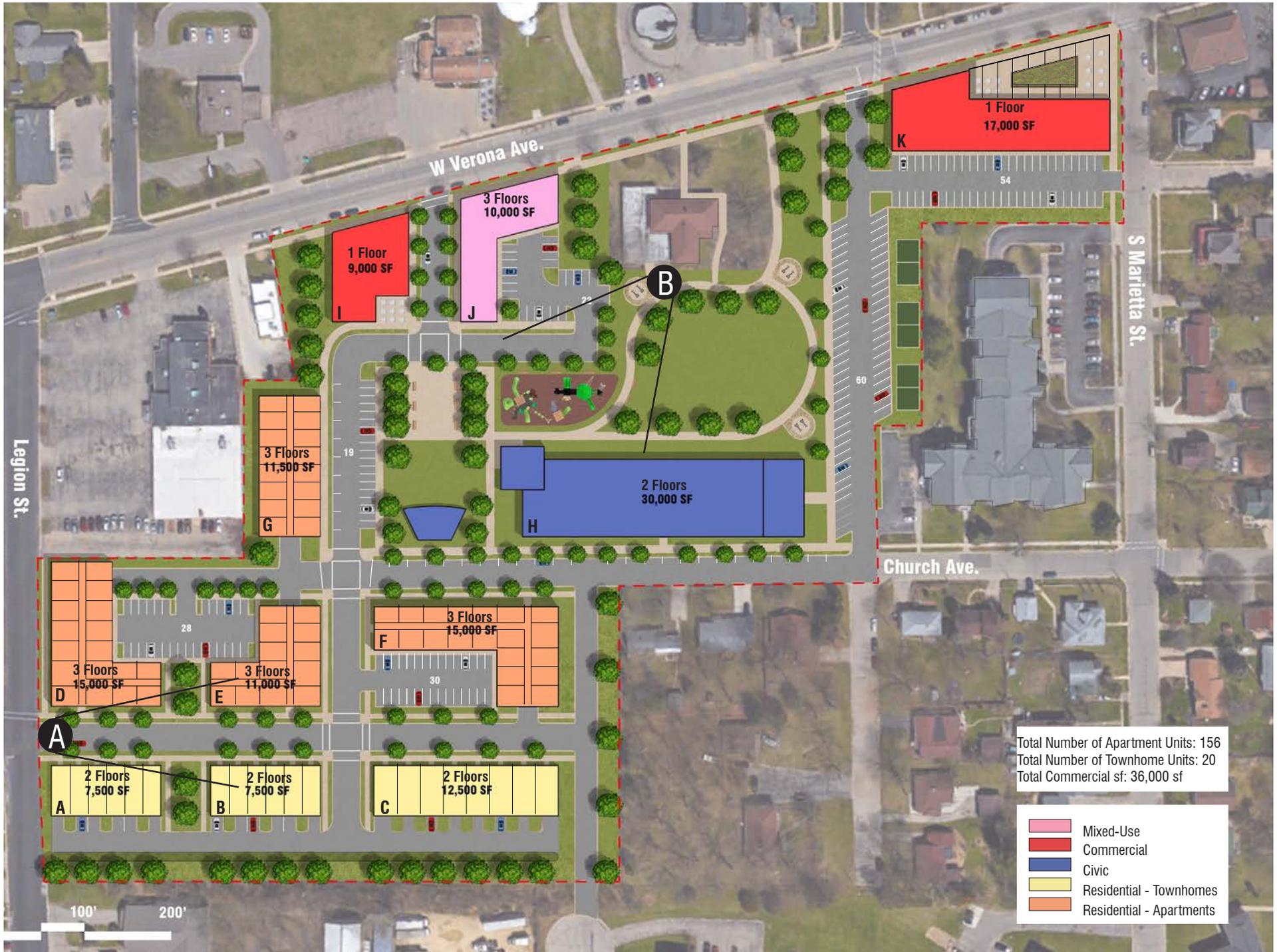


Final Mixed-Use Town Center Concept

The Mixed-Use Town Center concept features a community center and large playground at the center of the site. The southern portion of the site is dedicated to townhome and apartment-style residential, directly connected to the mixed-use area. Along Verona Avenue, commercial and mixed-development uses activate the street edge and provide opportunities for enhanced streetscaping. A walking track circles the park space and provides places for outdoor exercise equipment and seating. A new entry off of Verona Avenue leads directly to the community center, playground and bandshell - the central hub for community activities, gathering, and performances.

Precedent Images





Residential Street View



Park and Community Center

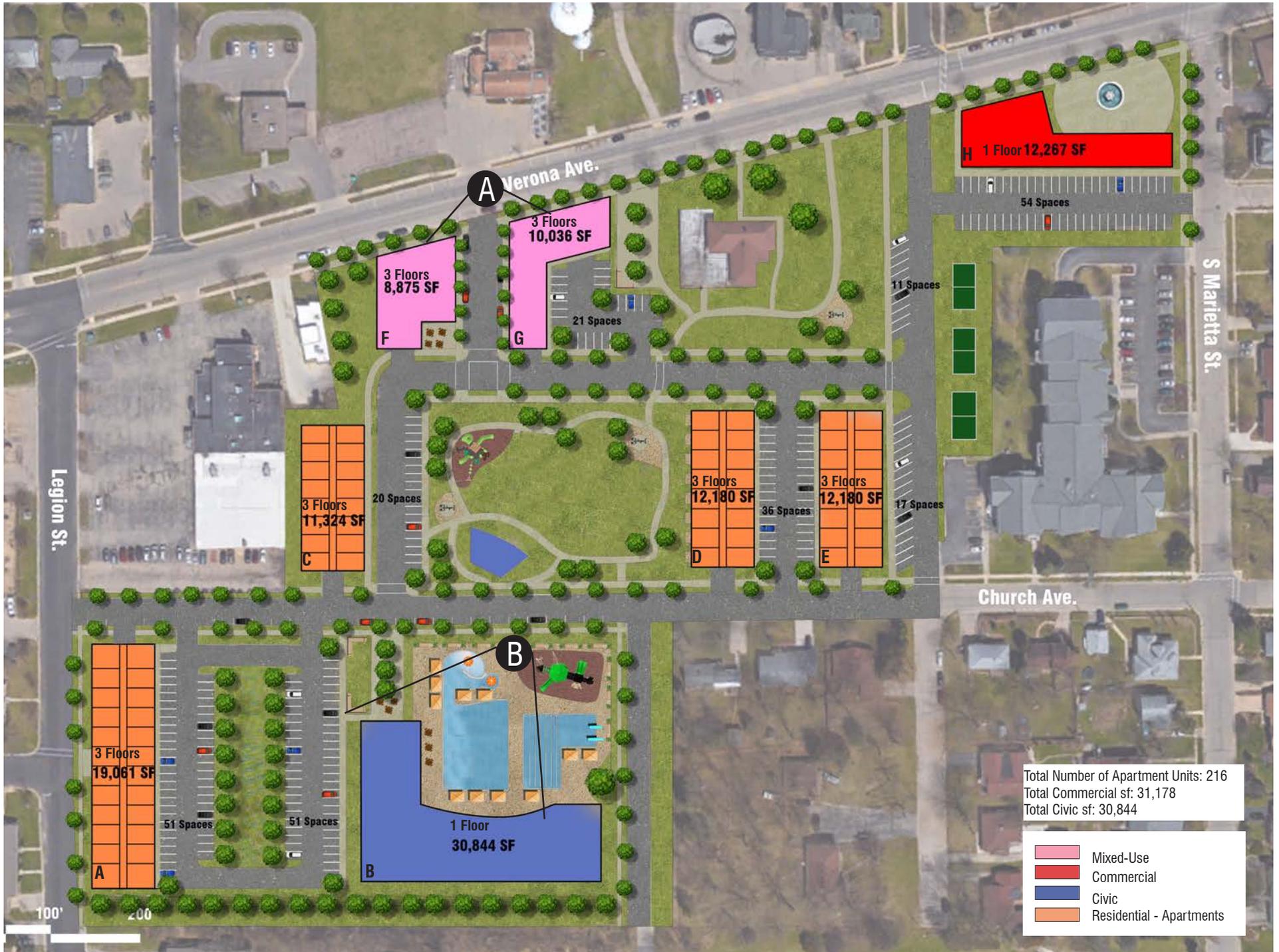


Final Town Center Community Pool Concept

This concept features a community center with outdoor pool in the southern portion of the site. Along Verona Avenue, commercial and mixed-use development line the street edge and provide opportunities for enhanced streetscaping along Verona Avenue. A large centralized park with tot lot and bandshell provide spaces for community activities. A walking track circles the park space and provides places for outdoor exercise equipment and seating along the path. Apartment-style residential buildings are located along Legion Street and adjacent to the park space to provide 24/7 activity within the neighborhood.

Precedent Images





Town Center Gateway at Verona Avenue



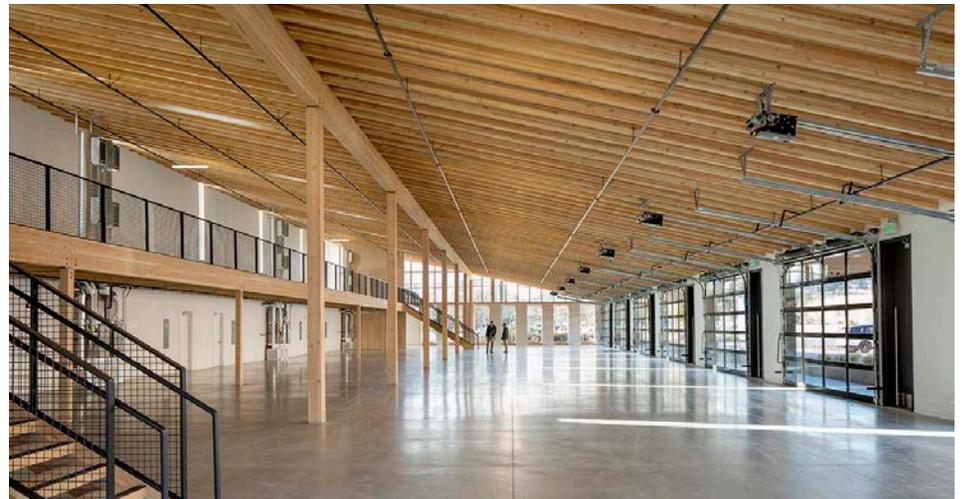
Community Pool

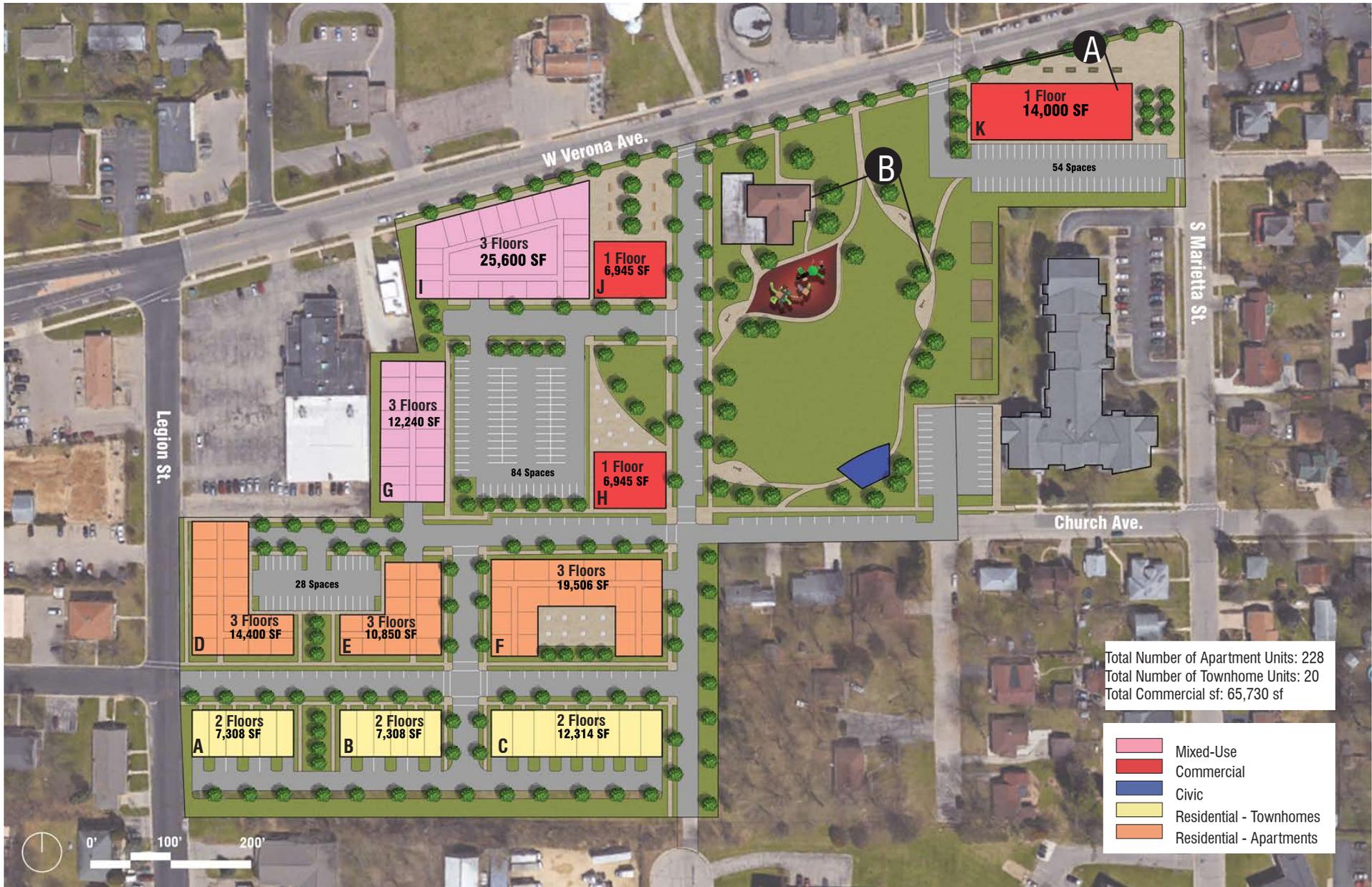


Final Community Park Makerspace Concept

A residential neighborhood is created in the southern portion of the site, incorporating both townhomes and apartments. A centralized park contains a large tot lot, band shell and walking track with outdoor exercise equipment stations. A new entrance to the development off of Verona Avenue connects the park and the commercial center that contains small-scale commercial and mixed-uses surrounding a shared parking lot. The corner of Verona Avenue and S. Marietta Street are activated by a community makerspace and plaza.

Precedent Images





Total Number of Apartment Units: 228
 Total Number of Townhome Units: 20
 Total Commercial sf: 65,730 sf

- Mixed-Use
- Commercial
- Civic
- Residential - Townhomes
- Residential - Apartments

Community Park



Makerspace Plaza



MIXED-USE TOWN CENTER CONCEPT

- Make playground more accessible, more open space
- Need safe crosswalks for increased traffic.
- Add a pool to this concept.
- Bandshell space does not seem like it will accommodate enough people. Apartments are dense. Aren't apartments planned for west of here?
- Make playground unique and interesting. Community center should cater to middle school and high school students as a safe/fun hangout.
- Love the addition of roads, sidewalks, greenspace, and more access to getting home but no pool and a big community center is not for me.

COMMUNITY PARK AND MAKERSPACE CONCEPT

- Less retail, add a pool
- Like greenspace with no new road, less apartments.
- Where are the studies for apartment demand?
- Too much residential, limited greenspace, add pool and park.
- Love the open area near the bandshell. Apartments are too dense w/ no greenspace. Will commercial sit empty?
- Add an accessible playground (Dream Park) like Port Washington, nature playground.
- Too much retail and apartments. Greenspace needed.
- Add a pool to the concept
- Like the makerspace concept but it should be part of a community center. Too many specialty stores fail in Verona. I'm not sure it would work.
- Love the park, bandshell, and large playground to keep the area by the Verona senior apartments quiet. Love the additional transportation potential, makerspace, and commercial pavilion area.
- Dream park type or inclusion, zero entry. Love the makerspace concept! Don't need as much retail, we still have empty storefronts now

TOWN CENTER AND COMMUNITY POOL CONCEPT

- Love the amount of open space, not too dense, concerned with commercial vacancy. Favorite of the 3.
- Community center should cater to middle school and high school students as a place to hang out as the community is lacking.
- Greenspace and interesting playground equipment would be great.
- Love the pool, pool location, new roads, walking, driving, biking in new areas, and park with bandshell and playground, love the makerspace.
- Military Ridge block party wants a municipal pool desperately.
- Three floor buildings do not fit in the neighborhood.
- Love community center and pool.
- Big thumbs up to the pool!
- Love the greenspace.
- Middleton's community pool is a great example.
- I'd like to meet my friends at the pool in the summer.
- Apartments too tall in neighborhood, prefer townhomes.
- + pool, greenspace, good mix of uses.
- Pool is a plus.
- Pickle ball sounds awesome.
- Consider residential condos.
- Love the pool and community center. Make the playground accessible (Dream Park).
- Concern about number of apartments in Verona.
- Huge concerns re: a bandshell in a residential area and behind senior citizen housing- no more ambient noise needed.
- The location of the pool and greenspace is great for the current residents nearby.
- The pool is super important in my opinion. It would let us provide a swim team and compete in the all city meets. This is a great source of income and would keep Verona residents and their money here. Right now the options are Seminole or west side for summer swimming. I prefer this layout as we don't need a ton of retail. We already have empty storefronts. This seems to blend the community space, greenspace, residential, and retail nicely. I just would like to add the makerspace to this design. I like the retail is all at the outer edges with a break from the community space in the center.
- Need basketball courts.
- Like pool, need high dive and slide.

Final Concepts Building Square Footage and Unit Number Breakdown

MIXED-USE TOWN CENTER CONCEPT

	Building Square Footage	Number of Units
Residential - Townhomes		
A	15,000	6
B	15,000	6
C	25,000	8
Total Development	55,000	
Residential - Apartments		
D	45,000	54
E	33,000	42
F	45,000	60
G	34,500	48
Total Development	157,500	204
Civic - Community Center		
H	60,000	n/a
Commercial		
I	9,000	n/a
K	17,000	n/a
Total Development	26,000	
Mixed-Use/Residential		
J	30,000 (10,000 commercial/ 20,000 residential)	
Total Development	30,000	
Total Residential Square Footage		
	232,500	
Total Residential Number of Units		
	224	
Total Commercial Square Footage		
	36,000	

TOWN CENTER COMMUNITY POOL CONCEPT

	Building Square Footage	Number of Units
Residential - Apartments		
A	57,183	72
C	33,972	48
D	36,540	48
E	36,540	48
Total Development	164,235	216
Civic - Community Center and Pool		
B	30,844	n/a
Commercial		
H	12,267	n/a
Mixed-Use/Residential		
F	26,625 (8,875 commercial/ 17,750 residential)	36
G	30,108 (10,036 commercial/ 20,072 residential)	40
Total Development	56,733	76
Total Residential Square Footage		
	202,057	
Total Residential Number of Units		
	292	
Total Commercial Square Footage		
	31,178	

COMMUNITY PARK MAKERSPACE CONCEPT

	Building Square Footage	Number of Units
Residential - Townhomes		
A	14,616	6
B	14,616	6
C	24,628	8
Total Development	53,860	20
Residential - Apartments		
D	43,200	54
E	32,550	42
F	58,518	60
Total Development	134,268	156
Commercial		
H	6,945	n/a
J	6,945	n/a
K	14,000	n/a
Total Development	27,890	
Mixed-Use/Residential		
G	36,720 (12,240 commercial/ 24,480 residential)	32
I	76,800 (25,600 commercial/ 51,200 residential)	40
Total Development	113,520 (37,840 commercial/ 75,680 residential)	72
Total Residential Square Footage		
	263,808	
Total Residential Number of Units		
	248	
Total Commercial Square Footage		
	65,730	