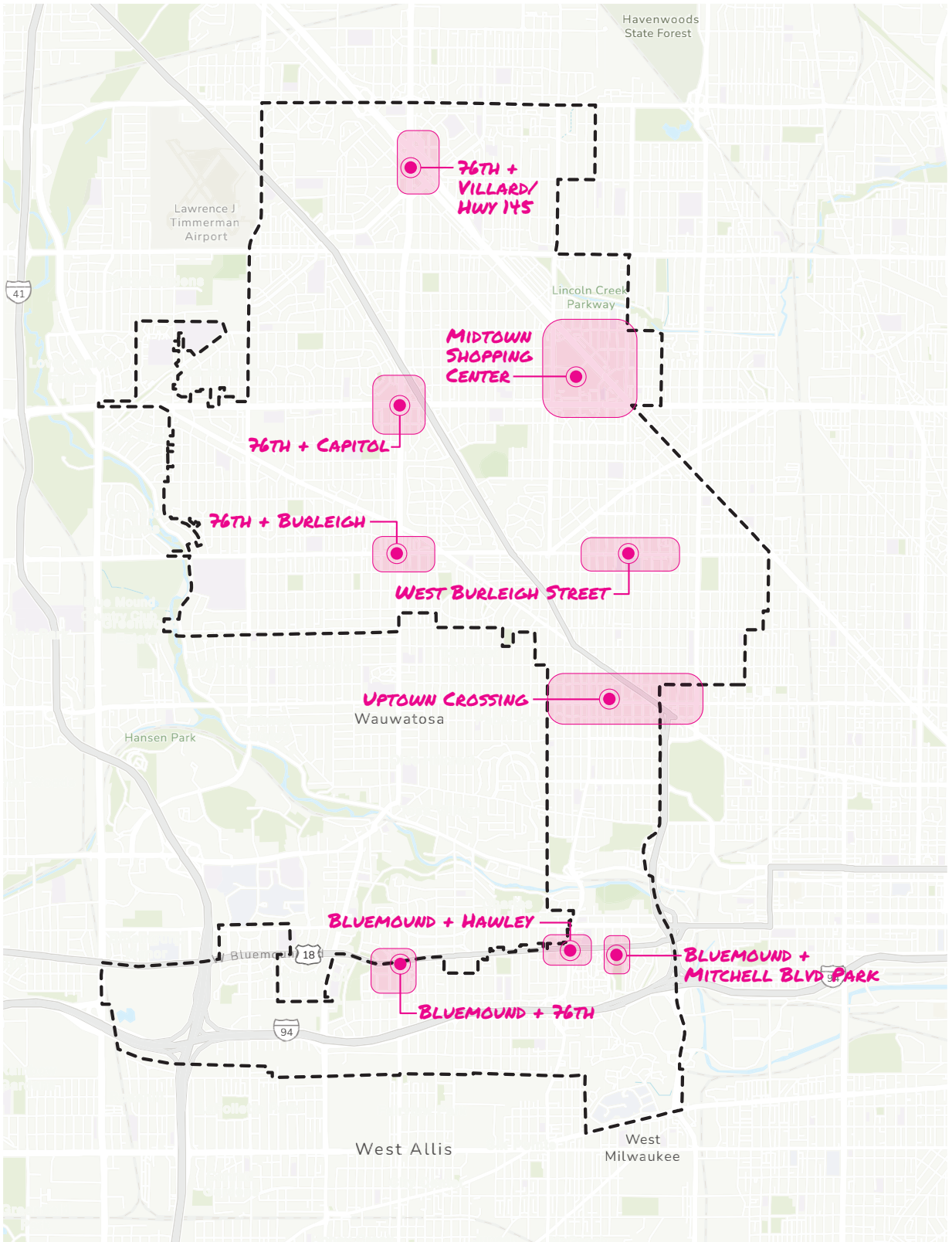


Catalytic Sites Overview Map



Bluemound + Mitchell Boulevard Park

Concept Summary:

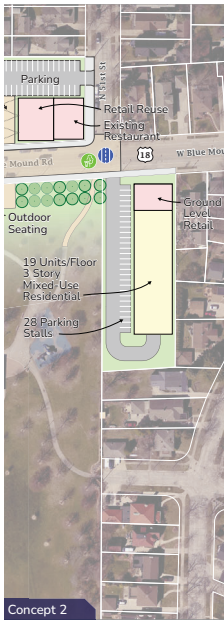
The area along Bluemound Road near Mitchell Boulevard Park has potential to accommodate a pedestrian-focused roadway improvement, as well as adjacent outdoor and patio seating. The property east of the park can be redeveloped to support townhomes with direct access to the park.



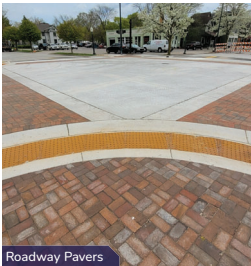
Private Outdoor Dining Inspiration



Concept 1



Concept 2



Roadway Pavers



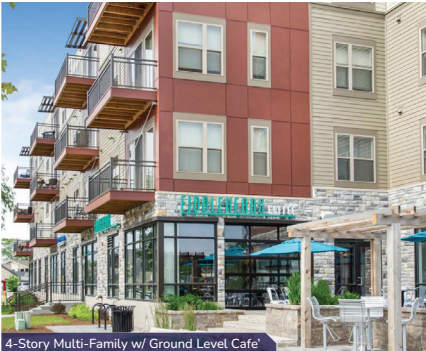
Pedestrian-Focus Roadway Design Inspiration



3-Story Multi-Family w/ Ground Level Retail



Outdoor Seating Inspiration



4-Story Multi-Family w/ Ground Level Cafe



3-Story Townhomes

Bluemound + Hawley



Cottage Court Inspiration

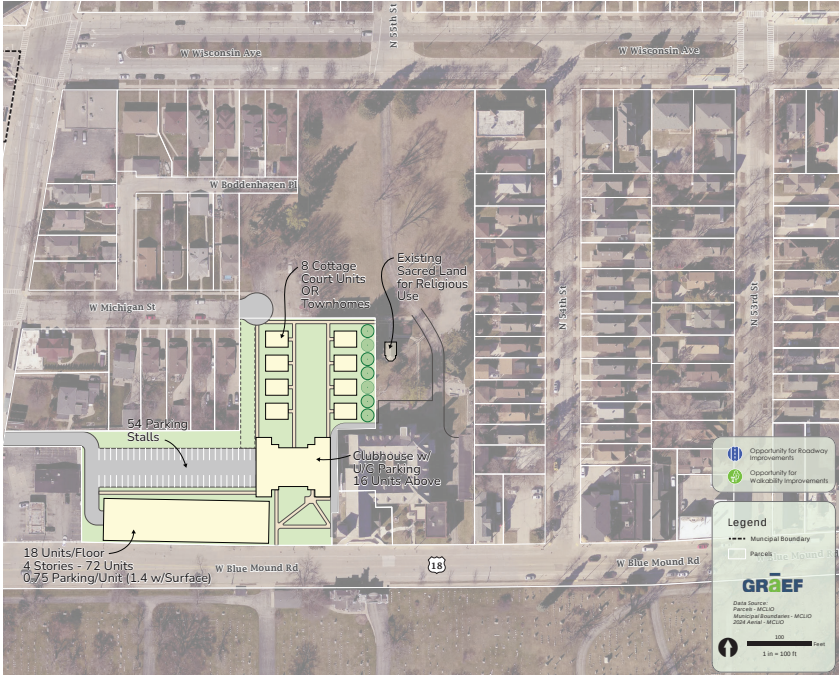


COTTAGE COURT
Single-unit houses that are typically 1 to 1 ½ stories tall and are oriented around a shared courtyard space.

Concept Summary:
The Woodlands School area, if redeveloped, can be reimagined with medium-density residential infill development along Bluemound Road to activate the street edge. The property behind presents an opportunity to incorporate cottage court homes with a shared central green space.



Cottage Court Inspiration



4-Story Multi-Family w/ Outdoor Space



4-Story Multi-Family



4-Story Multi-Family

Bluemound + 76th

Concept Summary:

This BRT station area with extensive surface parking and commercial uses can be reimagined as a new compact, walkable community node with a mix of commercial and high-density residential uses, as well as publicly accessible gathering spaces.



5-Story Mixed Use Retail/Residential



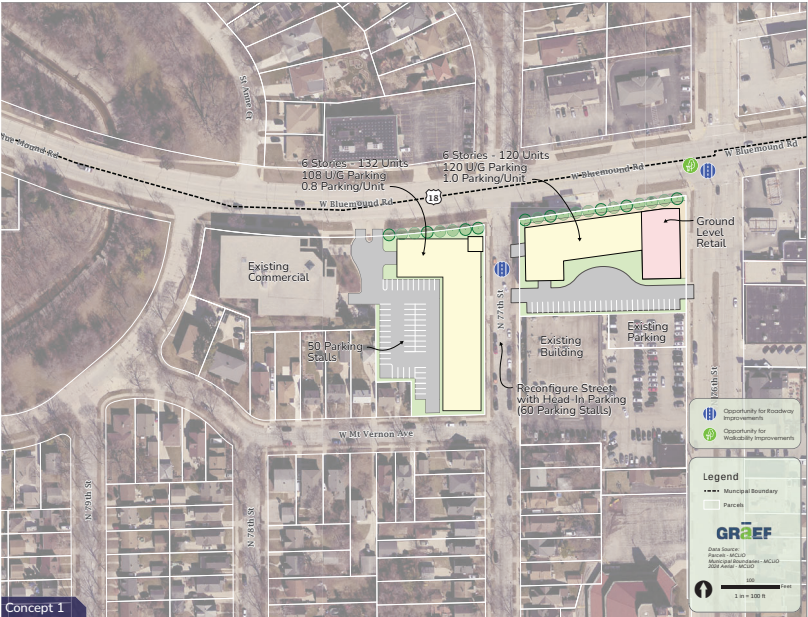
Outdoor Plaza/Dining Inspiration



5-Story Multi-Family Residential



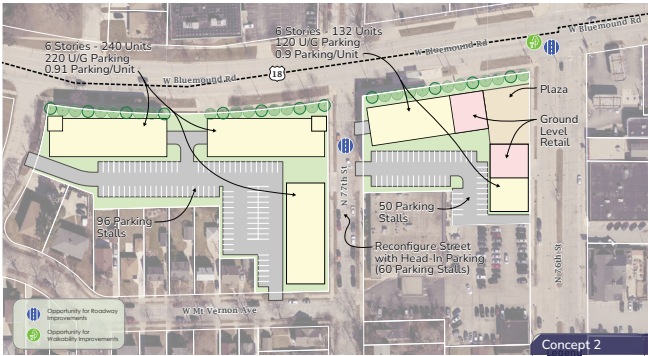
6-Story Multi-Family Residential



Concept 1



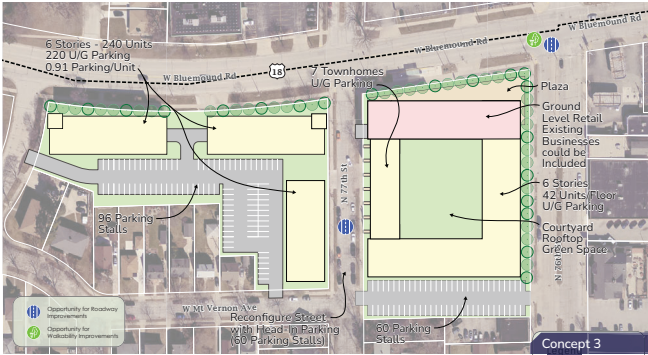
4-Story Multi-Family Residential



Concept 2



Townhomes



Concept 3

76th + Burleigh



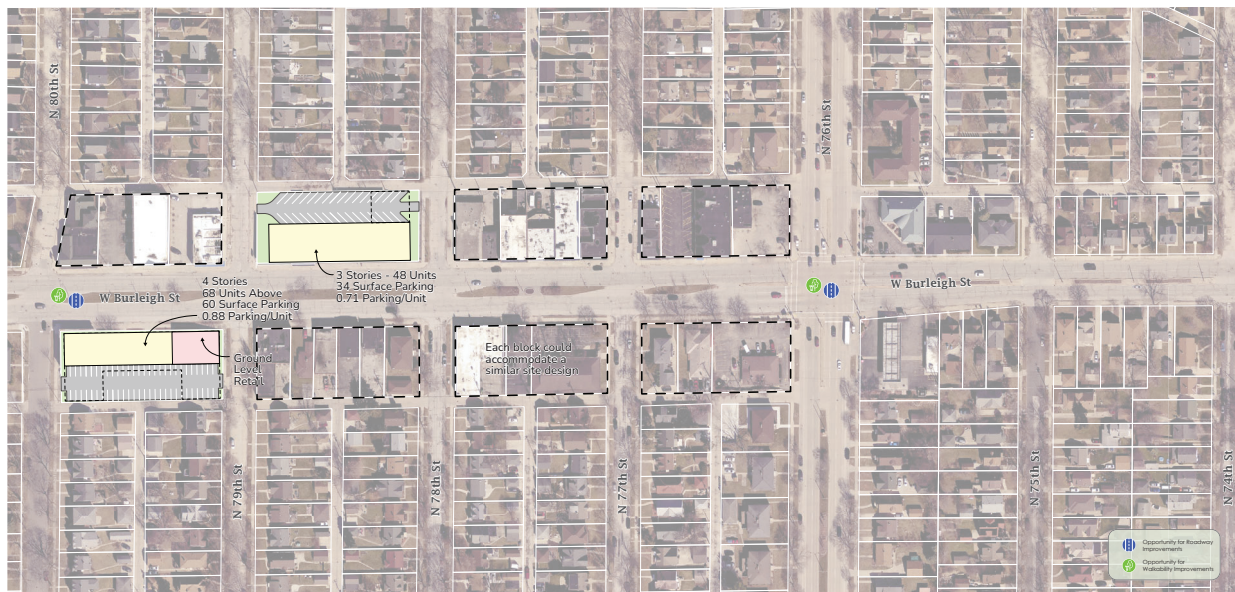
3-Story Mixed Use Retail/Residential



3-Story Mixed Use Retail/Residential

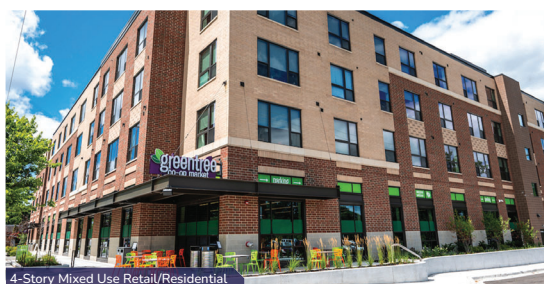


3-Story Multi-Family Residential



Concept Summary:

Opportunity for land use transition from commercial to residential on blocks with high vacancies, older building stock, adequate parcel depth, or underutilized parcels will fit the character of surrounding neighborhoods in this area. These images serve as an example for similar parcels along Burleigh Street, as well as other corridors, such as Center Street.



4-Story Mixed Use Retail/Residential



4-Story Mixed Use Retail/Residential