

Many issues must be addressed in redeveloping older urban neighborhoods, both in large scale housing projects and small infill buildings. For any one issue there are many possible solutions. Those solutions utilizing physical and social characteristics which are borrowed or adapted from the surrounding community will help to integrate the new and old, while solutions using characteristics from other areas will appear foreign and may become isolated enclaves. Neighborhoods need a set of planning and design guidelines to ensure that new development is both appropriate to the surroundings and community-supportive in nature. The guidelines should be based upon the physical and social characteristics unique to the neighborhood (building usage and mix, street character, lot size, building shape and proportion, materials, details, etc.) which make the area both a distinctive and positive social environment.



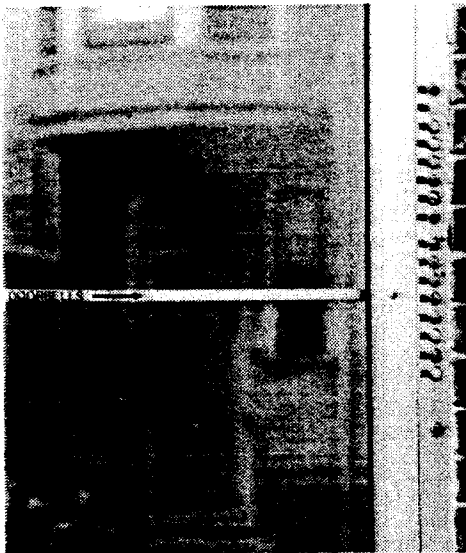
Sections 5 and 6 begin to form an outline of planning and design guidelines for the neighborhoods of the Lower East Side. These guidelines are drawn from the 50 block area surrounding the Park East corridor and are intended to assist in its redevelopment. The characteristics range in scale from features as large as the neighborhood itself to the exterior trim on a single house. Each feature was analyzed not only for its appearance, which contributes significantly to the visual quality of the neighborhood, but also for the socially-supportive function that it performs. An example of a typical feature found in the Lower East Side is the porch of many low-rise dwellings. In this example, the porch provides shelter from the elements for a person waiting at the door and creates an outdoor sitting area which helps foster contact with neighbors. Like the porch, there are many physical characteristics that occur repeatedly throughout the Lower East Side neighborhoods. This repetition of characteristics produces a set of patterns. The patterns are useful as planning and design guidelines because they identify problems, suggest solutions, and support a healthy individual and community environment by maximizing: comfort, safety, individuality, community spirit, ease of maintenance, and building compatibility. When using patterns, an understanding of five basic principles is necessary:

1. It is not the replication of traditional physical elements, but the idea of the pattern that is important.
2. There is usually more than one solution to a problem. Patterns show alternatives.

3. Used in combination, patterns will reinforce each other.
4. Some patterns are more appropriate to certain building types, and not others.
5. Patterns change over time. Some will be discarded; many will be added.

The application of these patterns does not only benefit those who will live in new development. Patterns used in new construction benefit the current residents of an area because they help preserve the quality of the neighborhood and protect property values. Landlords and developers benefit because the patterns create an environment which encourages maintenance of property and reduces the turn-over of tenants. By using patterns which support healthy neighborhoods, planners and policy makers provide a return investment for the city since the stabilized or increasing population leads to a stronger tax base. Patterns are appropriate at all levels of decision-making, from the repair of property by residents to the direction of public policy.

For ease of use, the collection of patterns in The Neighborhood's Catalogue are indexed under the major physical characteristic which they describe. Characteristics such as "City Street," "Roof," "Steps," or "Vegetation," for example, are the page headings. The pages are then grouped according to topic; "Public Land" and "Public Circulation" in Section 5: The Block and the Street; and "Building Configuration," "Private Land," "Building and Site Elements," and "Building Details" in Section 6: Dwelling and Lot. Diagrams and text explain each pattern- what the problem is and one or more solutions to the problem. A location in the Lower East Side is provided where an example of the pattern can be found; this assists in making the patterns more understandable. The locations for each of the patterns are not necessarily the best examples - often they were chosen because they demonstrate rather ordinary, yet effective, solutions to ordinary problems. The key in both the description and example was to capture the character of the Lower East Side so that the patterns can be applied to new construction as well as the repair and rehabilitation of older structures.





The use of patterns in new development does not suggest that older buildings and land uses should be replicated. Changes in economics, new construction techniques, and the differing needs of smaller households make this infeasible. A very effective redevelopment approach is one which adapts many of the solutions already in evidence in the streets, backyards, buildings, and small details of the surrounding neighborhoods. This pattern guideline approach not only produces a better integration of new and old, but also ensures a better living environment for all the residents of the neighborhood.

**Section 5: Block and Street**

Public Land

- Community
- Neighborhood
- Green Open Space
- Park Setting
- City Block

Public Circulation

- City Street
- Sidewalk
- Street Edge
- Parking
- Alley

**Section 6: Dwelling and Lot**

Building Configuration

- Base
- Building Shape
- Roof
- Response to Climate

Private Land

- Front
- Side
- Back
- Common Space

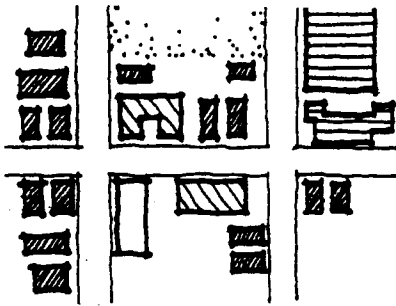
Building and Site Elements

- Entry
- Porch
- Steps
- Levels
- Fences, Low Walls, Hedges
- Vegetation

Building Details

- Doors
- Windows
- Exterior Trim
- Materials

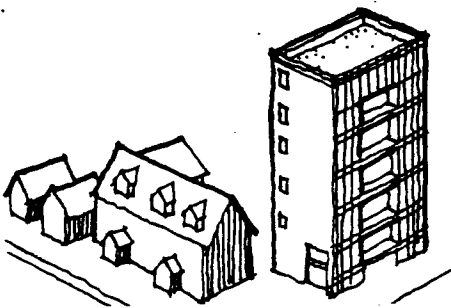
## Mix of Primary Uses



The Lower East Side is composed of a mix of residential, commercial, and industrial uses. Unlike traditional zoning regulations, which tend to segregate land uses, mixed-use allows people to work near their homes and keeps the streets busy and alive throughout the day.

Example: The block of Brady St., Cass St., Pleasant St., and Van Buren St.

## Diversity of Housing



Housing Variety allows young and old, single and married, low and high-income to live in one neighborhood. Rental, subsidized, or owner-occupied units in an area give people a choice of lifestyle and permit residents to remain in their neighborhood should their living situation change. High-, mid-, and low-rise dwellings offer differing amounts of interaction and privacy.

Example: The block of Pleasant St., Franklin Pl., Lyon St., and Humboldt Ave.

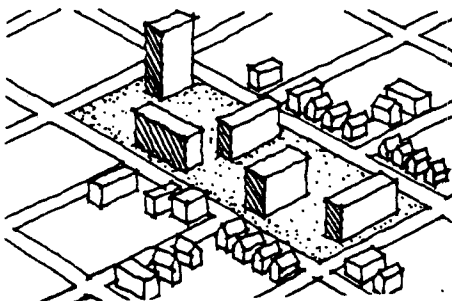
## Local Shopping Streets



Stores clustered together in one area or along one street are convenient for the residents of a neighborhood. The dependence on the auto is lessened, the elderly and handicapped are more easily accommodated, and the pedestrian traffic makes the neighborhood streets safer.

Example: Brady St.

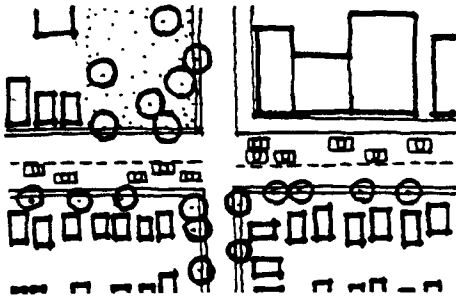
## Continuous Street Grid



The key to a neighborhood's stability is the amount of activity on its streets. Discontinuous streets or "superblocks" weaken pedestrian connections between areas, create uncomfortable private pedestrian zones, and remove activities from the streets to focus them inwards. A continuous street grid reinforces the public usage of the sidewalk, encourages movement through areas, and keeps life on the street.

Example: N. Astor St.

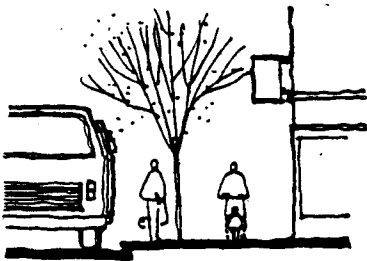
## Identifiable Neighborhoods



A community is composed of many smaller neighborhoods each of which has its own special identity. Changes in use, open space, differing scales of buildings, or busy streets all create separations between neighborhoods. When boundaries restrict access to a neighborhood and clearly define where it begins and ends, the identity of that neighborhood is strengthened.

Example: The block bounded by N. Water St., E. Brady St., N. Van Buren St., and E. Lyon St.

## Pedestrian Domain



Neighborhood commercial and social services, pleasant streets, and a good bus system permit most residents to get along without a car. Convenient walking distance makes an area especially appealing to the elderly, new households, or one car families.

Example: E. Juneau Ave.

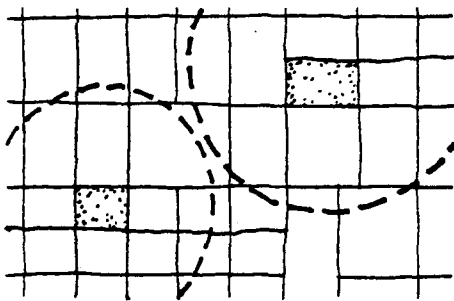
## Gathering Places



The ability to mix with neighbors adds to community solidarity and therefore increases the security of an area. Gathering places in the form of common land, social service centers, or convenient local shops foster neighborhood contact and are an important ingredient of the health of a community.

Example: D'Amato's Grocery, 1547 N. Jackson St.

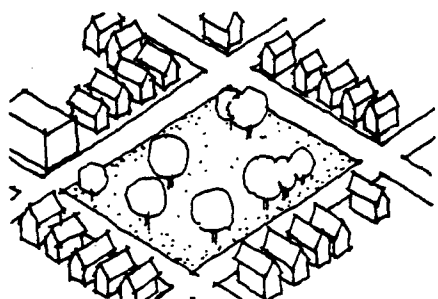
## Accessible Green Space



Parks are valuable amenities in densely populated urban neighborhoods. They provide relief from overcrowded conditions and create open space for recreational activities. Small parks spread throughout an area are enjoyed and used more by neighborhood residents, especially the elderly, than one larger park that serves an entire community.

Example: Caesar's Pool Park

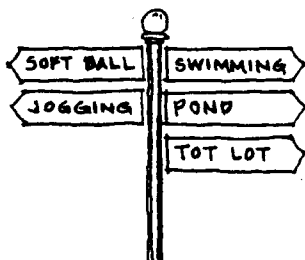
## Neighborhood Square



Security of green spaces is maintained when there is visual surveillance. Houses surrounding a park can accomplish this function because the residents are able to police the space from inside their homes.

Example: Convent Hill Park

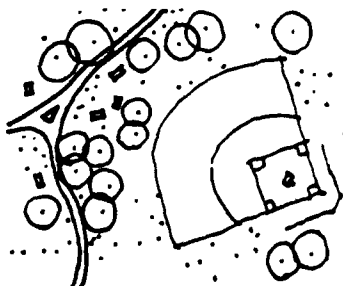
## Overlapping Activities



Park security is increased when visual observation is possible between activity areas. Parents of small children are able to watch their children while enjoying their own activities.

Example: Proposed tennis courts at Cass St. playground

## Passive and Active



Recreational spaces that accommodate both active and passive activities are more flexible and useful to a neighborhood's population. Sunday strollers and game players will have space if parks with a variety of activity areas are used.

Example: The temporary park proposal for the freeway corridor

## Naturalistic Landscape



Both formal, garden-like parks and natural, recreational open spaces benefit an area. Naturalistic landscaping, as is common in most Milwaukee County parks, allows for more activities and is very flexible.

Example: Lake Park

## Tree Buffers



Green spaces in urban areas promote relaxation when they are not exposed to excessive street traffic or other intense activity. Trees and low vegetation grouped together help separate a park from its surroundings, and can also buffer incompatible activities and form "outdoor rooms" for semi-private space.

Example: Juneau Park Lagoon

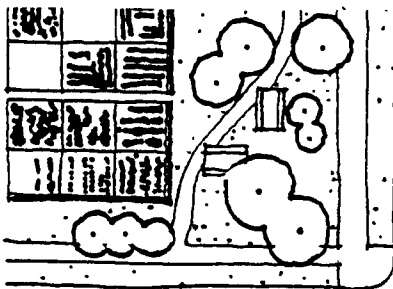
## Sitting Places



Good parks incorporate a variety of sitting places amidst different activity areas. Near a playing field, next to the street, or in an enclosed private space, different kinds of seats, benches, steps, low walls, and berms furnish a wider range of experiences.

Example: Arlington Court grounds

## Garden Co-ops

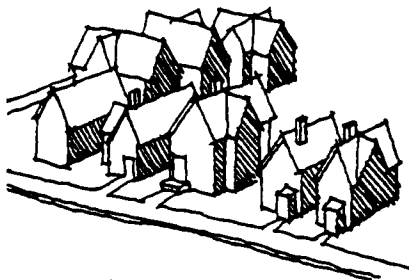


In areas dominated by multi-family dwellings, especially those with no provision for common space, gardens on public land serve as an important recreational activity. Gardens integrated into park settings with paths and small seating areas can be a visual amenity for non-gardeners as well.

Example: The temporary park proposal for the freeway corridor



## Rhythm and Form



Similarity in building form, style, or scale, visually strengthens a neighborhood. Residents can identify with an area visually and discern one neighborhood from another.

1505, 1509, 1513, ... N. Jefferson St.

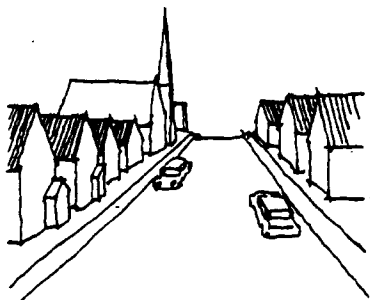
## Change within Order



Slight variations in similar building forms produce individuality and visual complexity. The change within an established order is a good way of clustering buildings or breaking them into smaller groups.

Example: 1510, 1516, 1518 N. Farwell Ave.

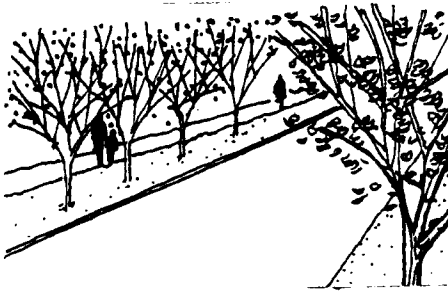
## Reference Points



Buildings which serve public functions are symbolically important to a neighborhood. These buildings can take on added prominence by being placed at important visible locations or by being scaled larger in relation to their surroundings. The subsequent breaks in the continuity of an area are important orientation devices.

Example: 1342 N. Astor

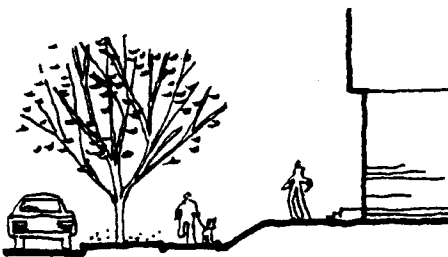
## Tree Canopy



Heavily tree-lined streets are perceived by residents as having a more positive and neighborly image. Trees arching over a street join the two sides, provide shade in the summer, and a lacy canopy in the winter.

Example: 1600 Block, Humboldt Ave.

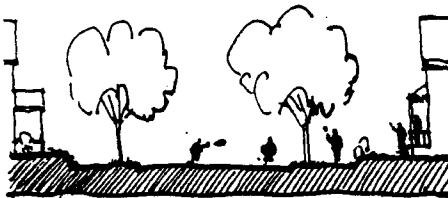
## Protection from Traffic



Pedestrians are uncomfortable on heavily-trafficked streets when sidewalks are directly on the street or when the curbstrips don't have trees. Sidewalks 5 to 15 feet from the street or trees placed in sidewalk grates along business streets will help separate the car from the pedestrian.

Example: 700 N. Jackson St.

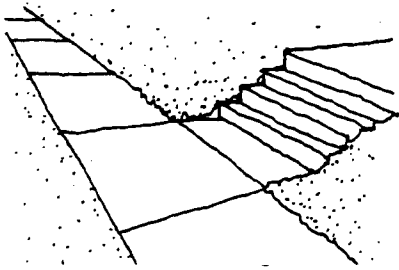
## Neighborly Street



When people refer to the neighbors on "their block", they usually mean the people next door and across the street. Narrower streets with less traffic encourage street activity- kids playing, car washing, gardening. This helps people know who their neighbors are, and leads to safer, healthier neighborhoods.

Example: 1650-1700 Block of N. Marshall St.

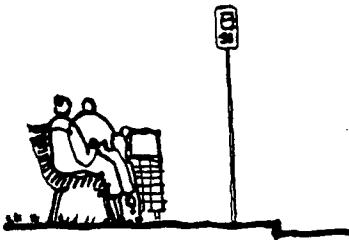
## Patched Paving



The condition and appearance of the sidewalks and curbs of an area reflect its health and stability. Sectioned concrete walks, patched with cement when necessary, seem to hold up the best. Smooth, even surfaced walks are especially important to the elderly and handicapped residents.

Example: 1615-1659 N. Warren Ave.

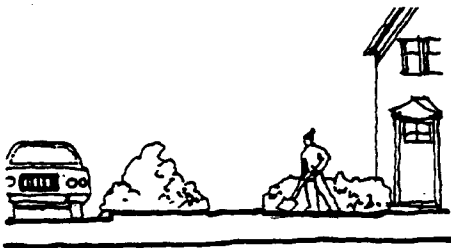
## Sidewalk Seat



Seats placed along a sidewalk are convenient resting stops for the elderly out for a stroll, a mother walking her young child, or a person returning from the market. Seats at intersections can be used by people waiting for the bus. As part of a small park, a bench can become a community meeting place.

Example: Corner of Ogden Ave. and Van Buren St.

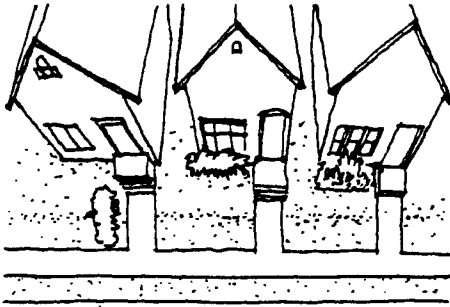
## Room for Snow



Snow accumulation in this climate sometimes makes it difficult for elderly residents of a neighborhood to get around. There is no place to pile snow if sidewalks have narrow easements, or none at all. Wider easements can accommodate snow removed from the street and the sidewalk.

Example: The 1500 block of N. Cass St.

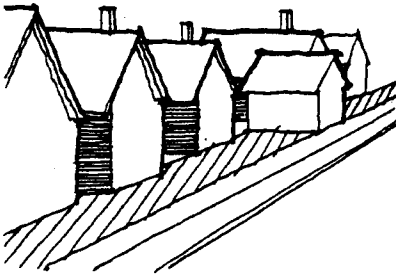
## Fronting the Street



Buildings placed too far from the street create lifeless streets; the privacy of the home is destroyed when the buildings are too close to the street. Supportive street life is preserved when buildings are set back from the street from 5 to 20 feet.

Example: 1526 N. Cass Street.

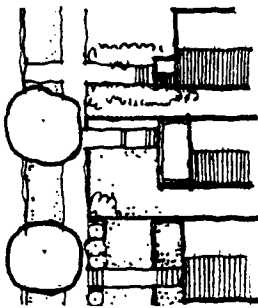
## Compatible Setbacks



Buildings which deviate drastically from the average setback along a street break down that street's unity. Compatible, but not identical, building placement establishes a strong visual identity.

Example: 1615-1659 E. Warren Ave.

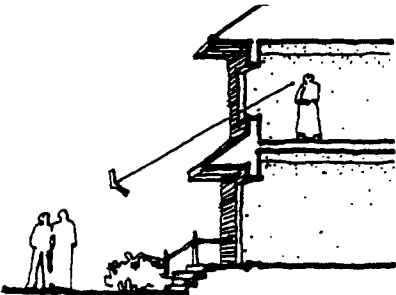
## Variety along the Street



Building elements, front yards, and curb strips which vary along the street enrich the walking experience. Changes in the vegetation, fencing, entry sequence, or building setback can foster a diverse but harmonious atmosphere.

Example: 1504-1544 N. Jackson St.

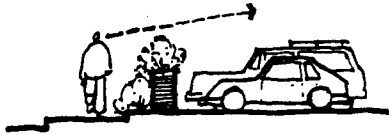
## Watching the Street



People need to feel that they can walk freely and safely in their own neighborhood. In neighborhoods with residential units overlooking the street, pedestrians are always within sight or earshot in case they need help. Mid-rises and high-rises with units facing away from the street undermine the sense of security.

Example: 1001 E. Pleasant St.

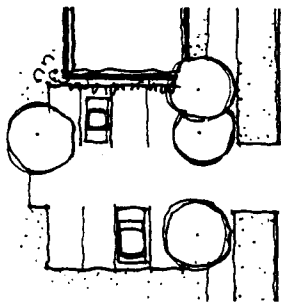
## Shielded Parking



If an area contains many parking lots along the streets that are large or unkempt, people's perception of the area is usually negative. The walking experience next to these lots can be unpleasant. Lots which are shielded from the pedestrian by fences, walls, berms, or vegetation offer a substantially improved public image.

Example: Lincoln High School parking lot

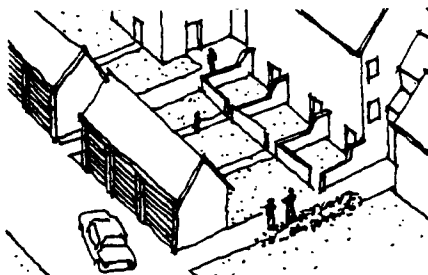
## Pockets of Parking



Large parking lots have the appearance of vacant, deserted places. Parking broken down into smaller clusters or interspersed with trees, give an area a more positive pedestrian environment.

Example: 919 E. Pleasant St.

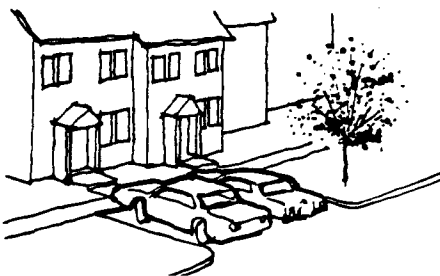
## Car Entrance



The entrance to the unit from the car can be considered a primary entrance- it tends to be heavily traveled. The design of this entrance should reflect the high usage and the need for a pleasant path by incorporating daylighting, vegetation, or a well lit backdoor.

Example: 1250 N. Prospect Ave.

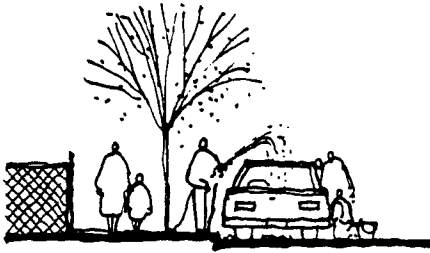
## Direct Parking



One of the criteria used in the selection of a dwelling is the provision of direct parking. The spaces proximity to and visibility from the unit promotes a safer pedestrian environment.

Example: 1630 N. Humboldt Ave.

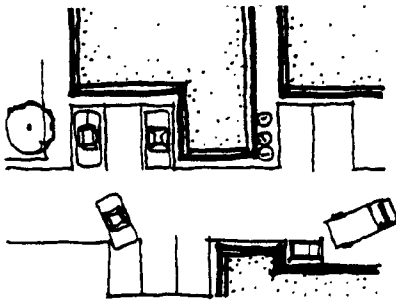
## A Second Street



Alleys serve as play space, a place to wash or repair automobiles, or as a short cut. With landscaping or paving for pedestrians, alleys can be utilized as second streets in residential developments, or as the main access to back-to-back houses.

Example: The alley between 1500 N. Jackson St. and N. Jefferson St.

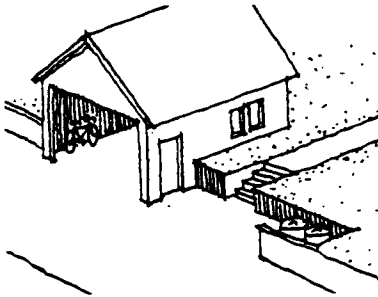
## A Service Street



Truck loading and trash storage, which mar the street scape, can be accommodated in alleys behind commercial establishments and multi-family complexes. Congested parking can be somewhat relieved by creating additional parking in alleys behind the buildings.

Example: The alley between 1000 E. Brady St. and E. Pleasant St.

## Outdoor Storage



Outdoor storage is an essential requirement in all residential buildings. A garage, tool shed, closet near a balcony, or space set aside in an underground parking garage all permit outdoor storage. Easy access to lawn mowers, garbage cans and bikes encourages better maintenance and more outdoor space usage.

Example: 1529 N. Jefferson St.