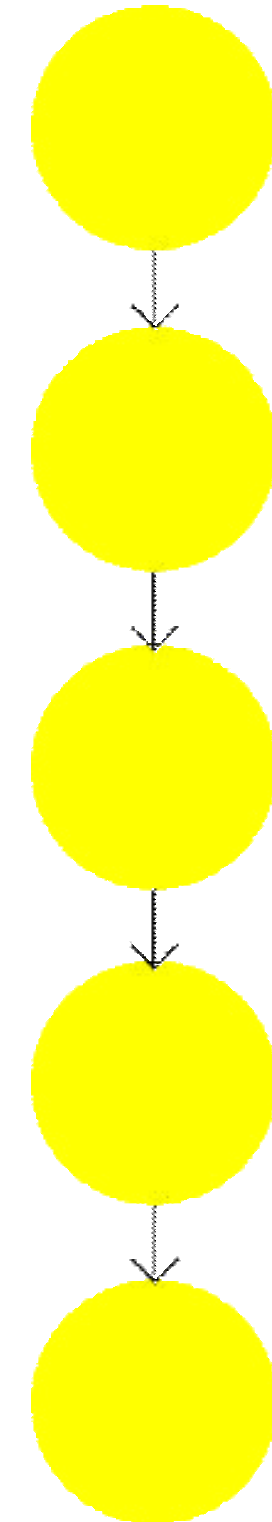
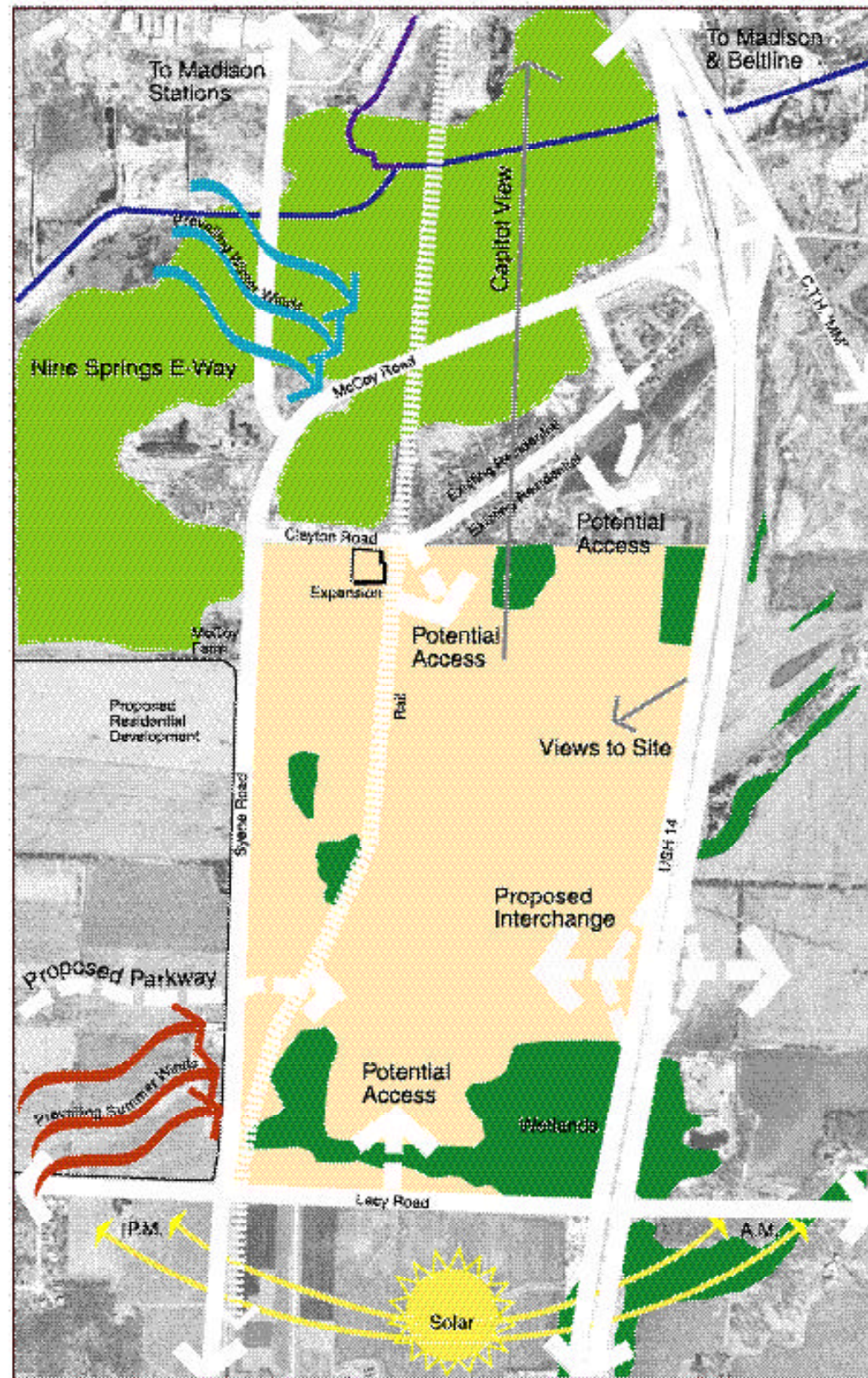


The following vision for the Nine Springs Green-Tech Village was based on the aforementioned principles of mixed use, tech-related businesses, and sustainability and is the result of the following planning and design process. The site was analyzed, concepts developed, and form given to the site toward the expressed goal of creating integrated mixed-use work and living environments in a sustainable manner.

### The Process

- Program development and integration of principles
- Site analysis
- Site concept development
- Project framework
- Project concepts
- Vision (overall concept)
- Visioning major components
- Site development standards





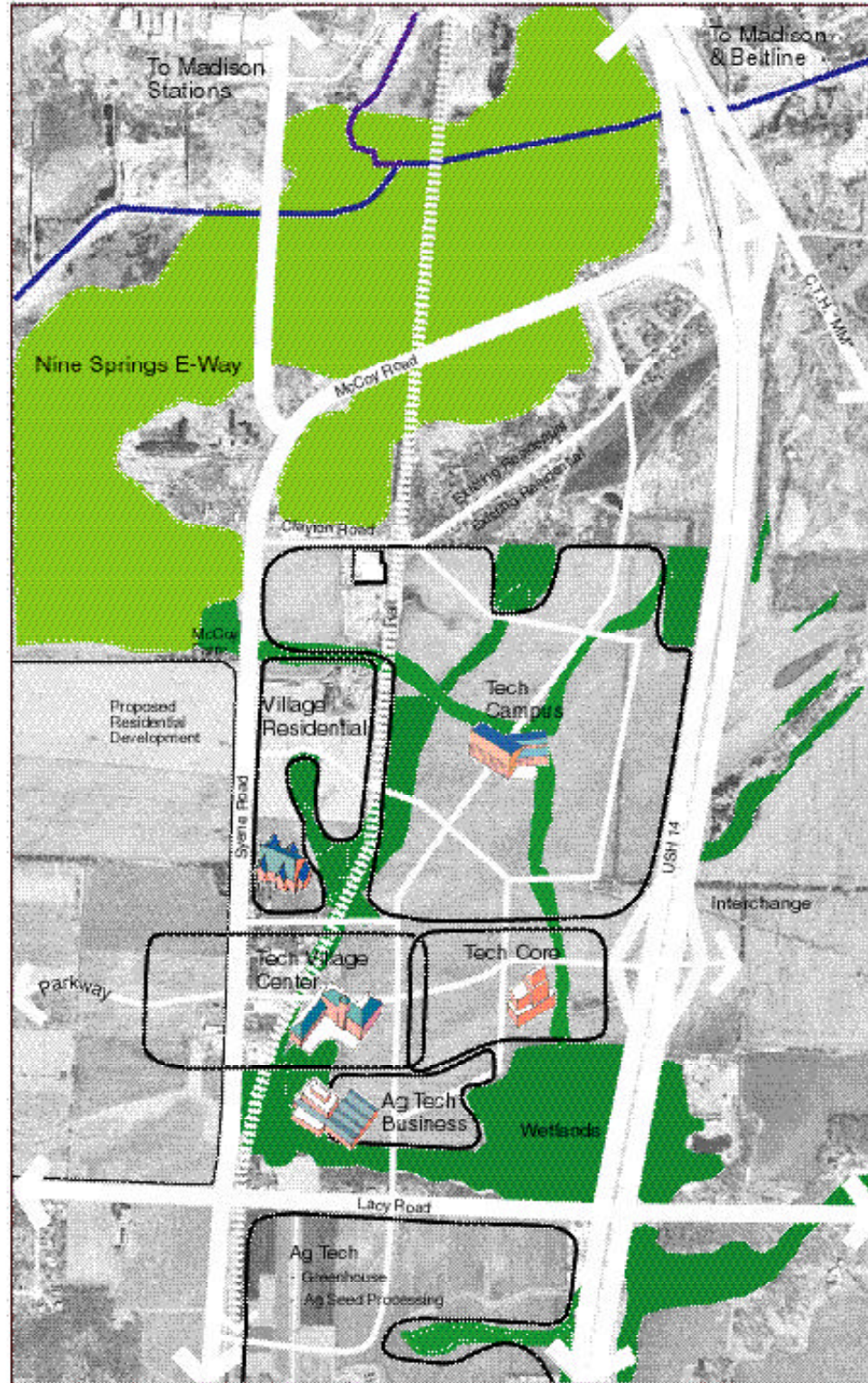
Site Analysis

After establishing the development “program” and philosophical objectives, an analysis of the Village site was conducted. Natural and cultural factors were identified which influenced development concepts and specific design decisions.

### What factors should guide the design of the site?

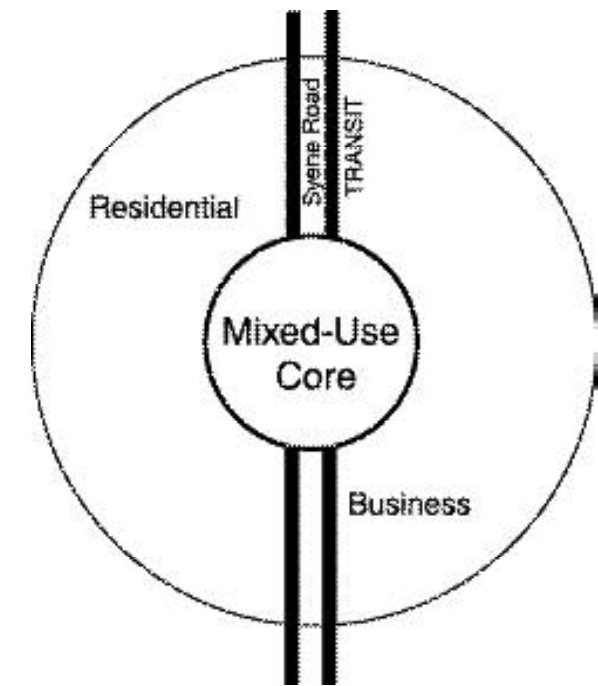
- Proposed interchange
- Proposed parkway
- Potential access from McCoy and Clayton Roads
- Rail
- Proposed residential development
- Potential access from Lacy Road
- Existing development (Clayton Road, McCoy Farm)
- Wetlands
- Nine Springs E-way
- Views to Capitol Building
- Views to site
- Topography
- Soils
- Prevailing winds
- Solar orientation

## Site Concept



Concepts for the Village plan resulted from a combination of development “program” and philosophical objectives and an analysis of the Village site. The primary planning and design concepts include an activity core and transit stop, connected by a network for transportation and open space, and surrounded by living and working activity districts.

Conceptually, the Village can be viewed as three primary activity districts: Living, Working, and the Activity Core. Living activity is integrated with proposed residential development to the west of Syene Road. Working activity is concentrated near Highway 14 (the eastern portion of the parkway) and the south portion in the ag tech business area. The Activity Core is a mixed-use area, centered in the Village and at the transit stop.



### Five Primary Districts

(further defined on the following pages):

- Tech Campus
- Village Residential
- Tech Core
- Tech Village Center
- Ag Tech Business

# Circulation & Open Space

A transit stop at the center of the village will transport people to and from the village, connecting to points in Dane County and beyond. The site has easy access to a major highway and its new interchange. Existing county roads provide numerous options for access to and from the site. County and regional bike and pedestrian trails are adjacent to the site and directly connect the Village with miles of pathways for commuting and recreation.

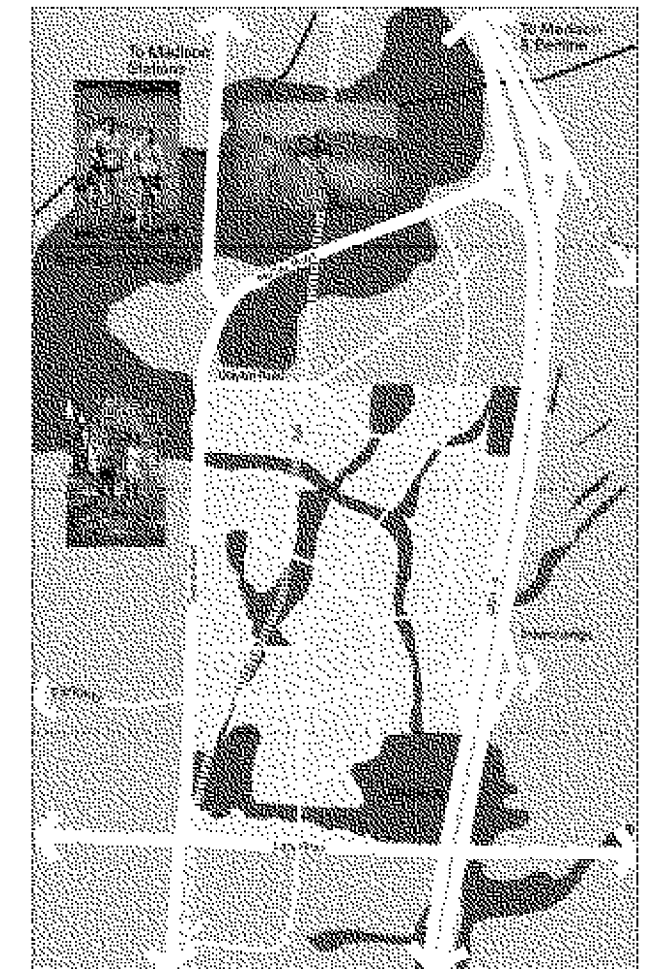
Internally, pedestrian-scaled streets and pathways connect every part of the Village. Workplaces are connected to services, institutions, transit facilities, residences, public urban spaces, natural open spaces, and recreation trails.

An important concept of the plan is the site's accessibility and its internal, pedestrian-scaled "connectivity." A network of roads and streets, commuter rail, bike paths, and pedestrian walkways will serve the Nine Springs Green-Tech Village. A continuous open-space system provides connections for commuters and recreational users as well as being wildlife friendly.

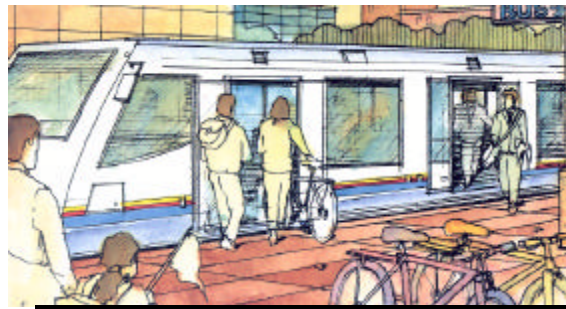
A varied and multi-use open-space system connects the districts to the greater neighborhood and E-way.

- Stormwater Management
- Wetlands
- Woodlands
- Linear Park System
- Urban Plaza Space
- Activities
- Circulation
- Park & Open Space
- Design

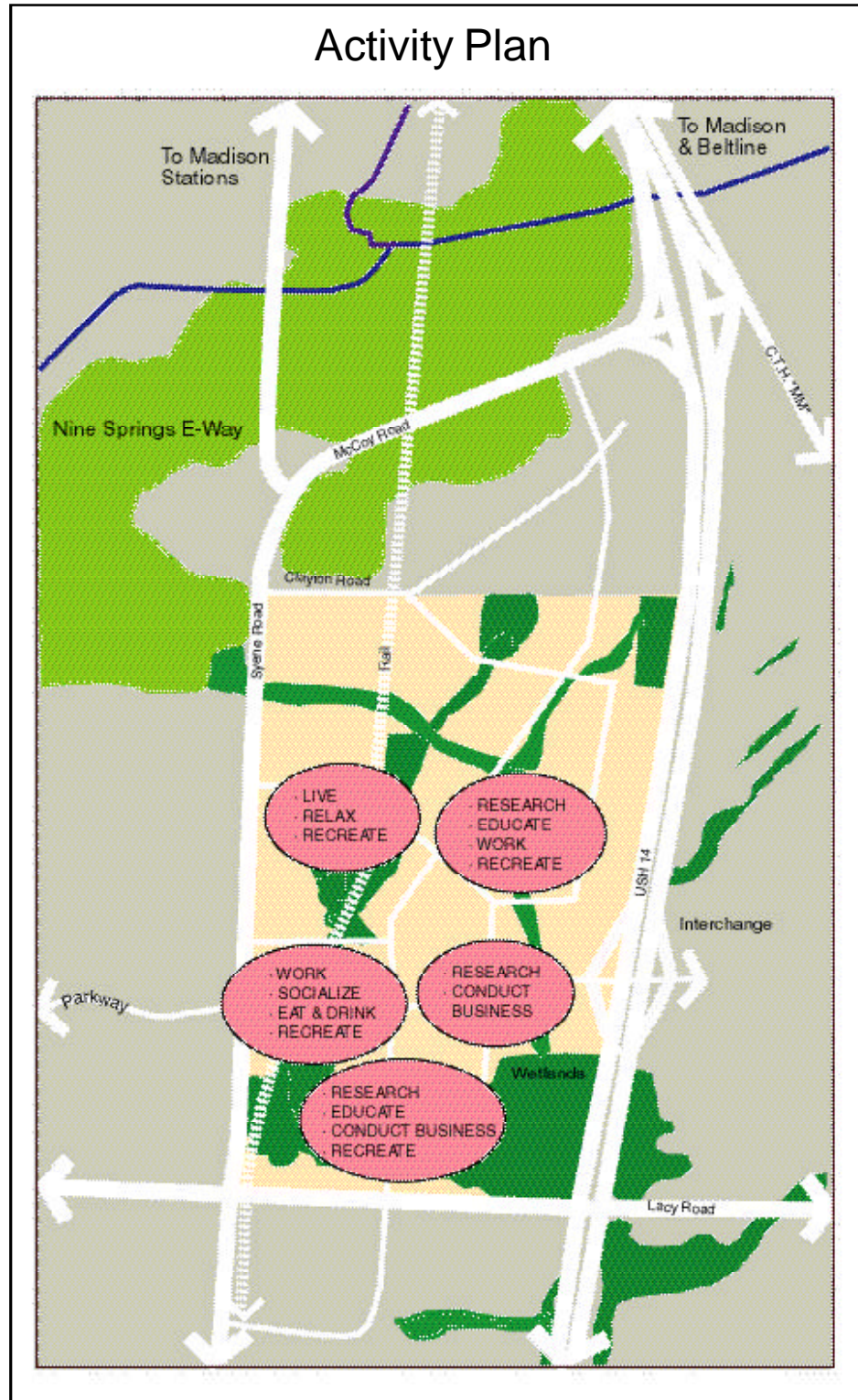
## Open Space Plan



## Circulation Plan



A mixed-use work environment allows many activities to occur side by side and for the connection between them. A resident or employee of the Nine Springs Green-Tech Village can work, eat, shop, care for their children, learn, research, and enjoy recreation within the Village.



Success of the Village plan depends heavily on the quality of design and construction of the final product. The quality of the created environments influences worker satisfaction, social interaction, physical health, energy consumption, and the image the Village has as a whole.

Project Principles: Mixed Use & Quality of Design