



SIX POINTS REDEVELOPMENT PLAN

Client | City of West Allis

Plan Outcomes

City projects 300 jobs, \$50 million in value, and \$1.3 million in property tax relief generated from the Redevelopment Plan.

80 senior housing units and mixed use, first project along Greenfield Avenue.

Phase I Toldt development – 185 residential units and community space, \$16 million in value. Phase II near completion – 112 condos, \$10 million in value. Final phase additional 130 units and \$12 million in value.

Shared alley parking for local businesses, buffers residential uses, model for additional parking.

Enhanced Farmer's Market and additional public spaces.

Vacant theater renovated as civic and commercial uses.

Removal of a vacant manufacturing facility provided an opportunity to create a vision for new housing, commercial revitalization, open spaces, and an improved Farmer's Market. Ce Planning Studio staff managed the planning effort to improve the business corridors with increased density and new housing. Market data was gathered through merchant interviews, a blight study, and community development staff input.

Catalytic concepts provided flexible options depending on market shifts, with public infrastructure remaining constant. Shared parking along the northern alley was embraced by area business owners and has been implemented throughout the corridor. A phasing plan allowed Greenfield Avenue redevelopment to proceed while the City worked with other development teams on the large parcels to the south. This project was completed while staff was employed by Planning and Design Institute.

