Bishop's Woods Neighborhood Plan
Alternative Site Concepts FAQ's – Revised 11/8/17

DEPARTMENT OF COMMUNITY DEVELOPMENT
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Why are you creating a Neighborhood Plan for the Bishop's Woods Office Park?

Bishop's Woods is a prominent segment of the Bluemound Road corridor and the City's economic base. A neighborhood plan prepares the office park for reinvestment in line with the City's *2035 Comprehensive Plan* goals; it allows Bishop's Woods to become a *Target Investment Area* (TIA) considering its age, opportunity for redevelopment, and proximity to the *124th – Bluemound TIA*. As the City's largest business park, its future prosperity greatly influences the success of Brookfield's economy and employment opportunities. To view the *2035 Comprehensive Plan* and a description of *TIA*, visit the City's website at http://wi-brookfield2.civicplus.com/227/Community-Development-Planning.

Will any trees or greenspace be lost to redevelopment in the Neighborhood Plan?

Preserving the wooded landscape and natural beauty of Bishop's Woods remains one of the guiding principles in the Bishop's Woods Neighborhood Plan. One of the Plan's current goals is maintaining existing trees and greenspace while also proposing the addition of more where possible and select disturbance only where needed to achieve Plan goals.

What uses or zoning changes are planned and are you increasing density?

We are proposing a number of parcels change from the current Office and Limited Industry zoning to a mixed-use office district that focuses on office development while allowing limited development of residential, commercial, and light industrial uses. This change allows for small, office-oriented retail, hotel, and residential components in Bishop's Woods for mixed-use projects. Based upon research as Brookfield grows, we would evaluate the feasibility of increasing diversity of land uses in Bishops Woods. These site concepts are designed within existing zoning densities while creating flexibility and adaptability in redeveloping properties.

Why retail and/or residential uses in Bishop's Woods?

Our market research indicates that these uses are viable within the office park and that allowing the option for these uses to exist within walking distance of the other office properties will increase the marketability and desirability of the overall business park.

How will traffic be managed in and around Bishop's Woods office park?

There are a number of options included in the plan for greater road connectivity within the office park. Based on the traffic analysis completed for the plan, there were no conclusions that stated the need to implement new intersection control measures on the existing road network accessing Bishop's Woods. As projects within the office park are proposed, traffic impact studies and analysis will be completed in order to generate high-quality transportation demand management strategies for traffic flow at peak times of the day and to evaluate if new control measures and improvements need to be installed.

How are the improvements in Bishop's Woods being paid for?

The City has investigated several Business Improvement District scenarios that work with the Bishop's Woods property association to fund capital improvement projects in the office park toward streetscape improvements, outdoor recreation areas, multi-use paths, and other office park amenities. Other funding strategies may be proposed by the property association and the City will work with the property owners to establish the agreeable alternative(s). The plan proposes that new road connections would be funded through either the City's Capital Improvement Fund or through private investment in conjunction with development or redevelopment projects where applicable. There would be shared interest and responsibility between the Bishop's Woods property association and the City with funding and maintaining the multi-use paths.