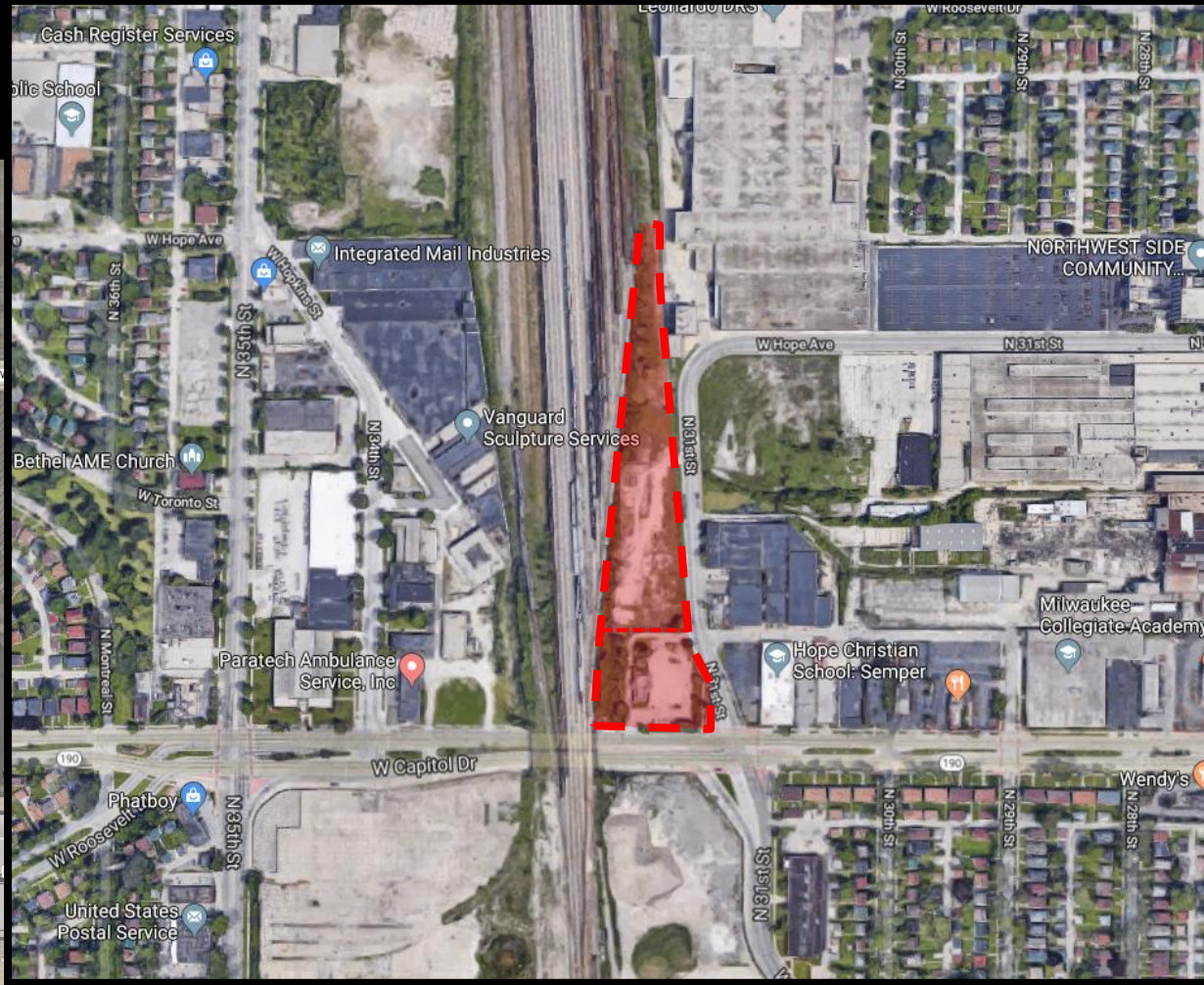
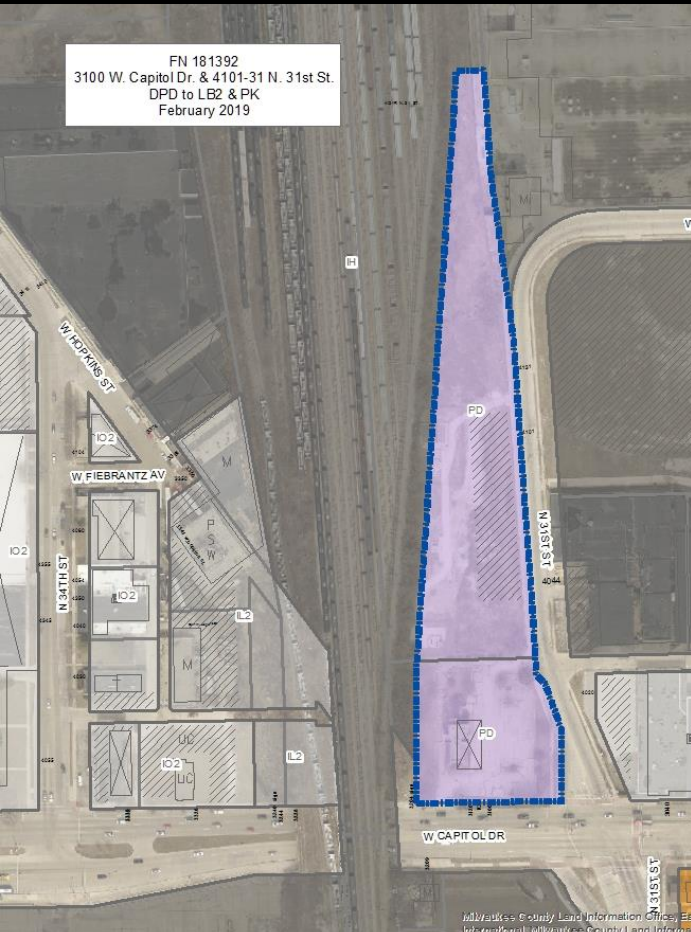


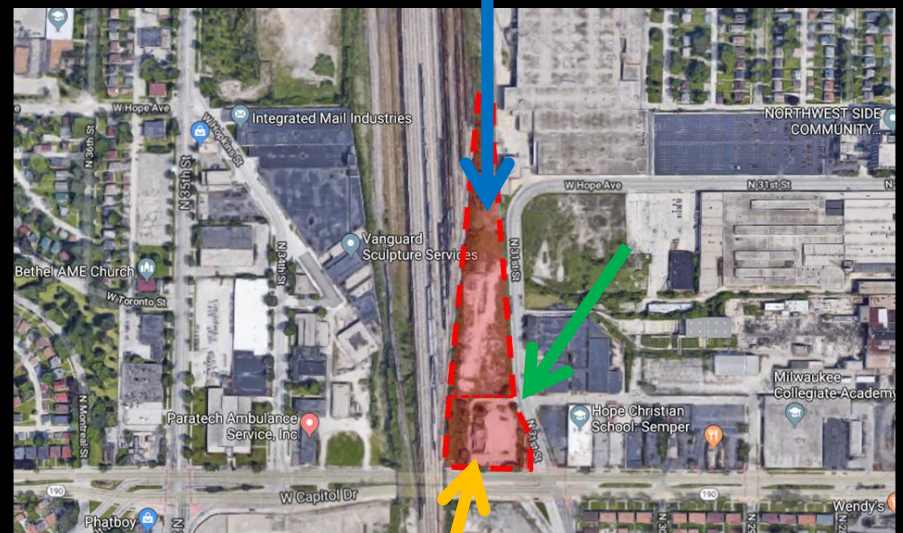
File No. 181392. A substitute ordinance relating to the change in zoning from Detailed Planned Development, DPD, to Local Business, LB2, and Parks, PK, for the properties located at 3100 West Capitol Drive and 4101 North 31st Street, on the north side of West Capitol Drive, west of North 31st Street, in the 1st Aldermanic District.



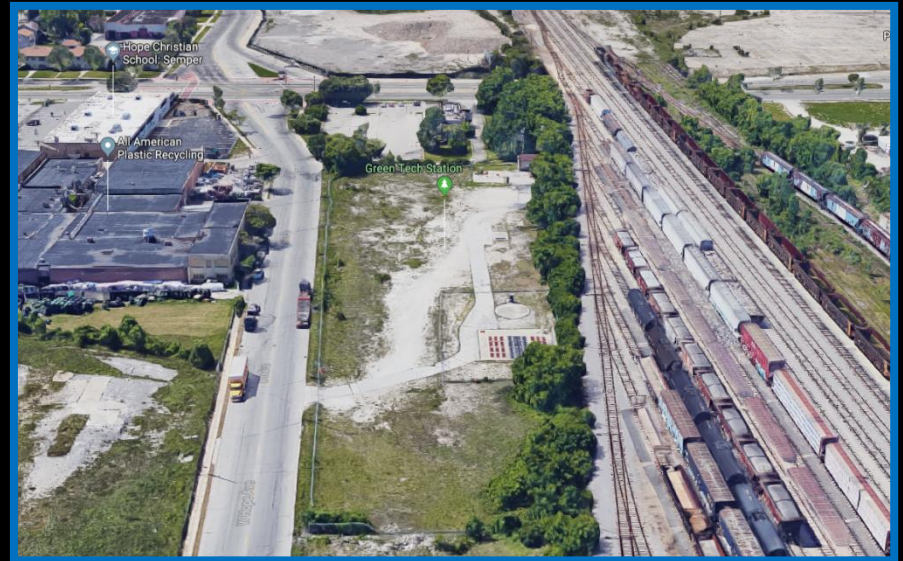
File No. 181392. Site Context Photos



View from West Capitol Drive looking north

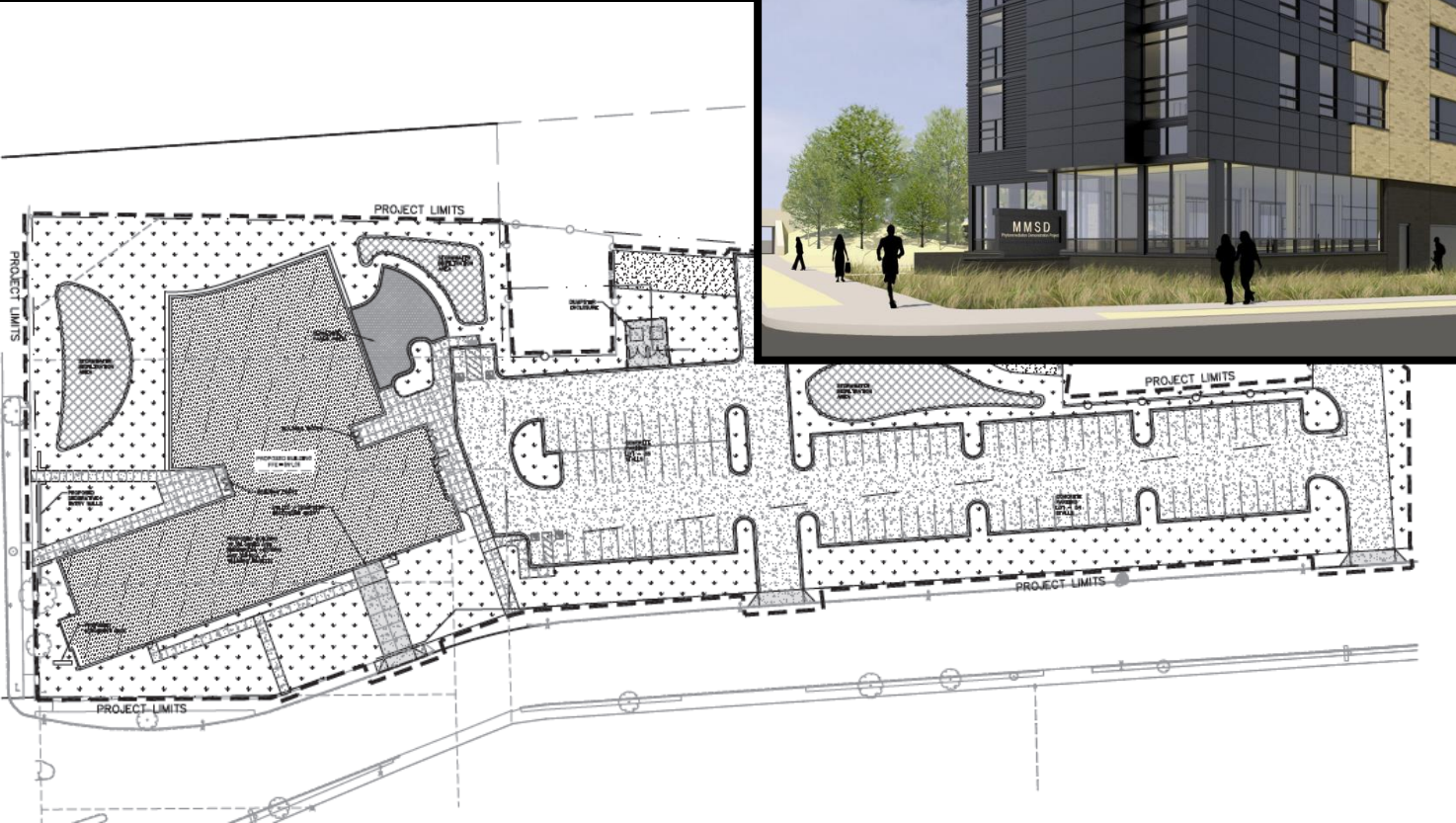


View from North 31st Street looking south-west

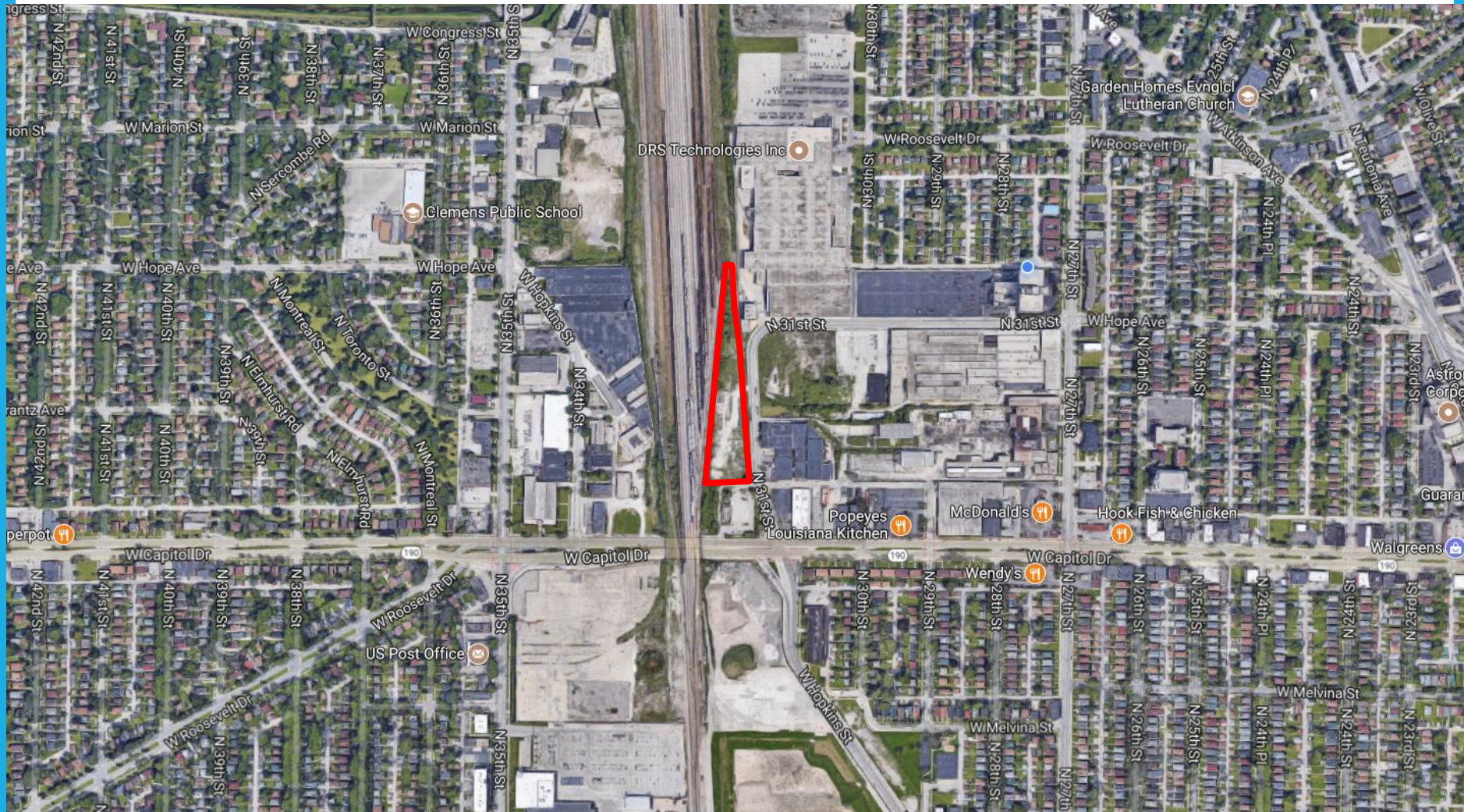


Aerial view looking south

File No. 181392. Previously Approved Plans from the DPD

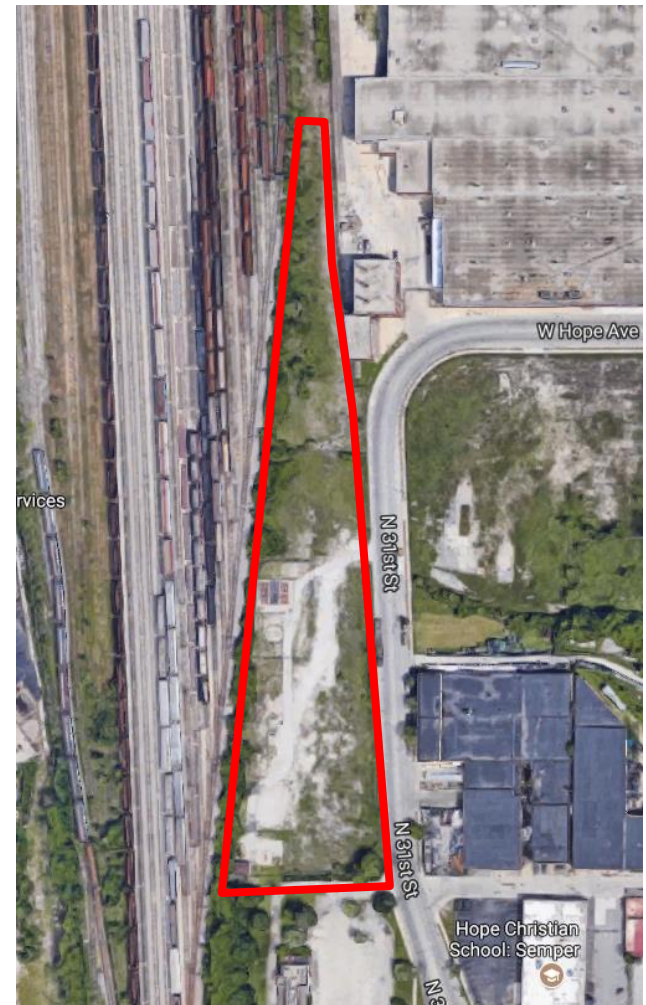


4101 N 31st St: Green Tech Station

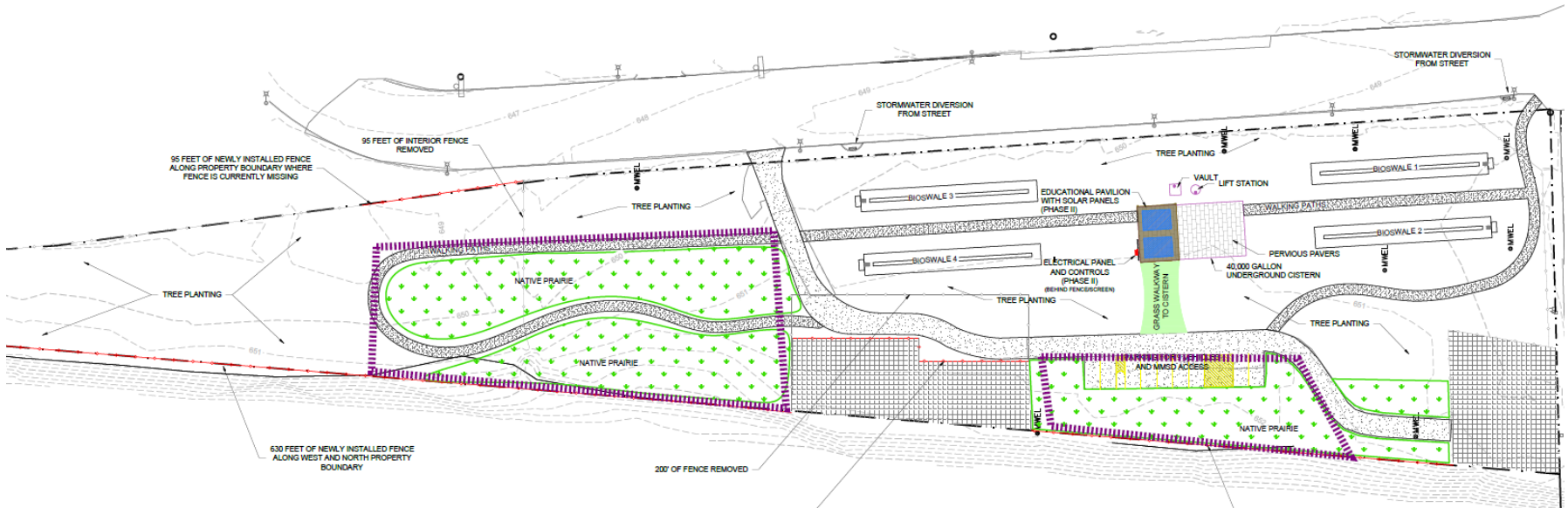


Site Background

- 30th Street Industrial Corridor
- 4101-31 N. 31st Street
- 2.9 acre site
- RACM-owned
- Past use as filling station & petroleum storage
- Irregular shape
- MMSD permanent easement



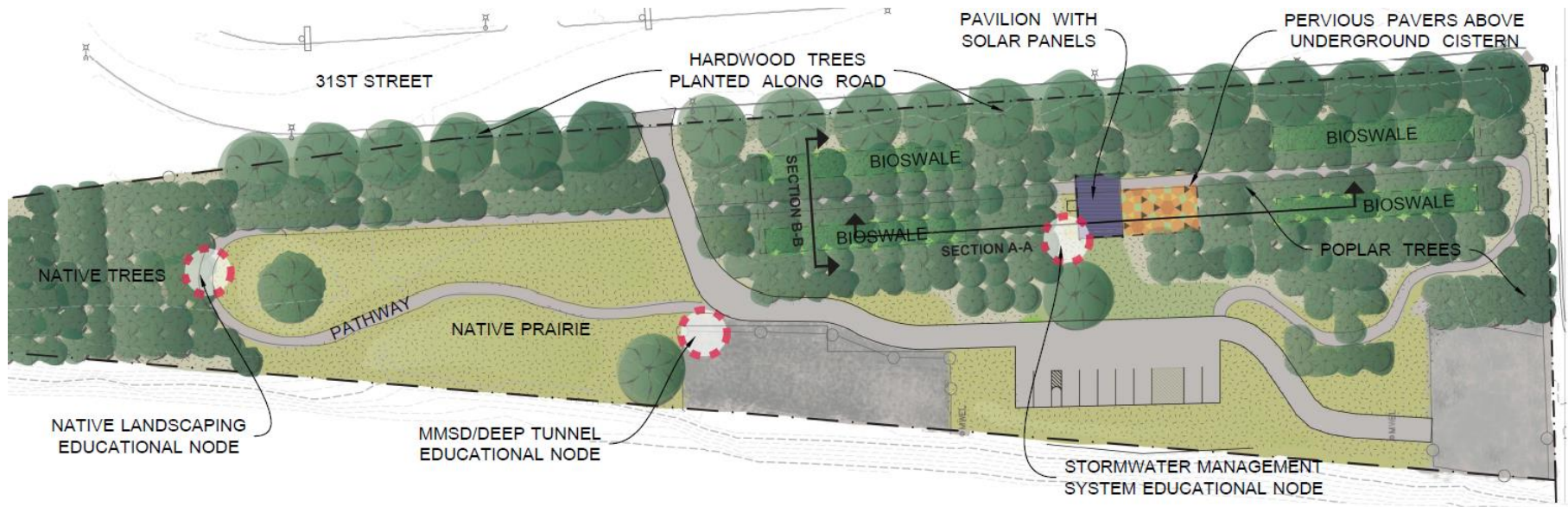
Site Plans & Design Guidelines



Includes

- 4 bioswales
- 20,000 gallon underground cistern
- ~24,000 square feet of native prairie
- ~1,800 square feet of permeable pavers
- ~500 trees

Site Plans & Design Guidelines



- Fenced, reservable space – not open to the public
- Green infrastructure demonstration & educational opportunities
- Workforce development, training & research opportunities

Major Site Themes

**Brownfield
Redevelopment**
(Remediation,
Phytoremediation)



POPLARS

**Stormwater
Management**
(Green Infrastructure,
Deep Tunnel Access)



**Environmental
Corridor**
(Native Plantings,
Naturalized Space)



SUNFLOWERS



NATURAL PRAIRIE

Alternative Energy
(Solar Panels,
Energy/Water Nexus)



All themes will include emphasis on **educational** opportunities and **economic development**