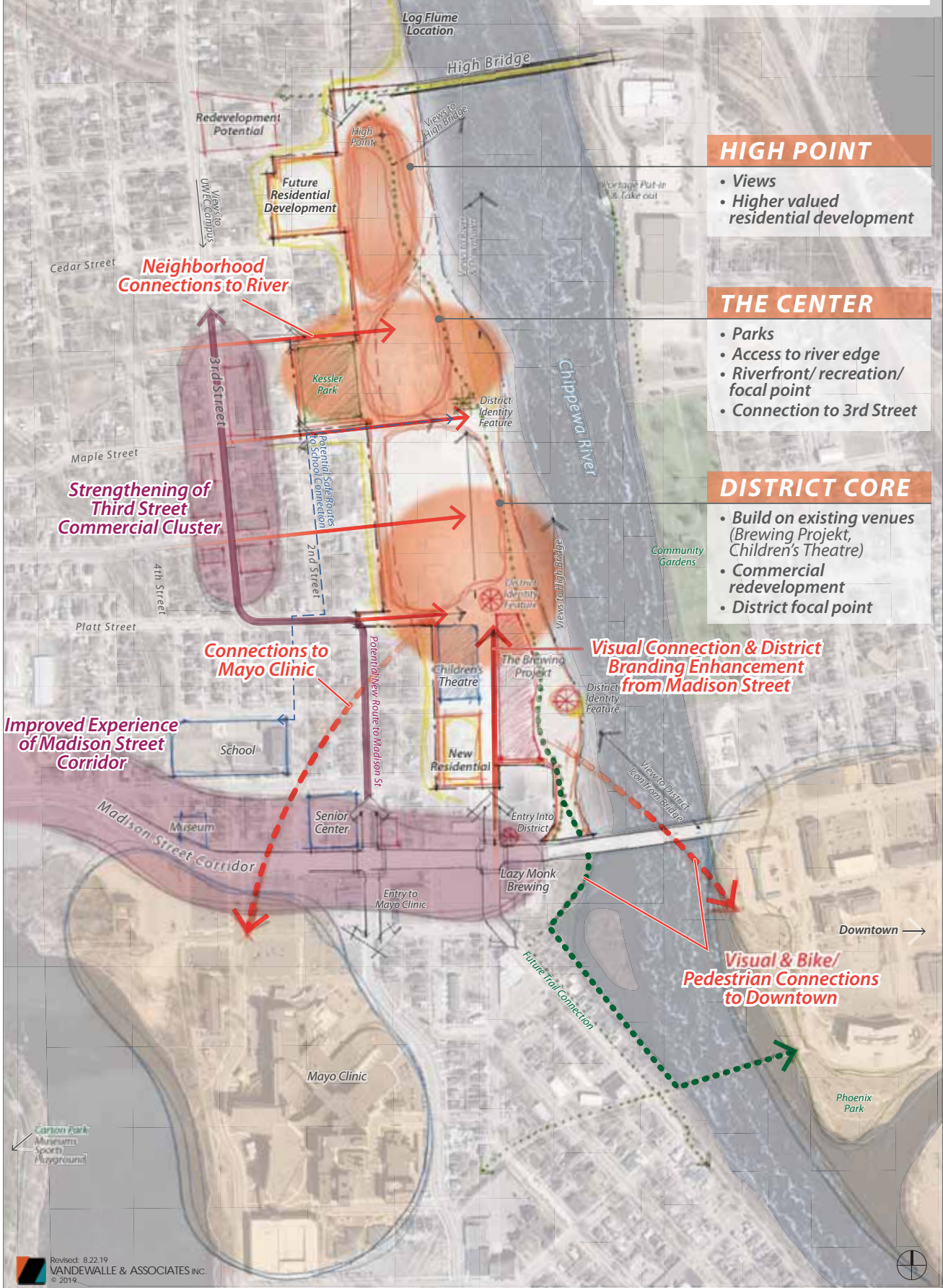


**DRAFT**

**CANNERY DISTRICT**

**CANNERY DISTRICT**  
*District Opportunities*

*Eau Claire, Wisconsin*



**HIGH POINT**

- Views
- Higher valued residential development

**THE CENTER**

- Parks
- Access to river edge
- Riverfront/ recreation/ focal point
- Connection to 3rd Street

**DISTRICT CORE**

- Build on existing venues (Brewing Projekt, Children's Theatre)
- Commercial redevelopment
- District focal point

*Improved Experience of Madison Street Corridor*

*Neighborhood Connections to River*

*Strengthening of Third Street Commercial Cluster*

*Connections to Mayo Clinic*

*Visual Connection & District Branding Enhancement from Madison Street*

*Visual & Bike/ Pedestrian Connections to Downtown*



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# CANNERY DISTRICT Development Plan ( & Alternative Site Scenarios )

Eau Claire, Wisconsin

High Bridge

Chippewa River

## FIRST & CEDAR

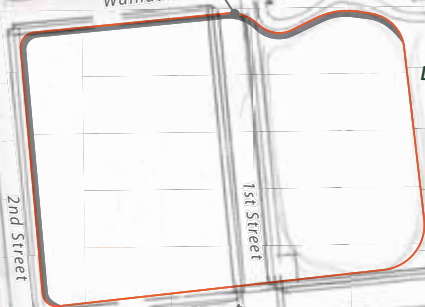
21 Townhomes

## THE CENTER

- OPTION 1:**  
Kessler Park remains & improved/ townhomes on District Park & First Street  
22 Townhomes
- OPTION 2:**  
Townhome development on Kessler Park site/ Neighborhood Park next to District Park  
26 Townhomes

## THE HEIGHTS

- OPTION 1: RESIDENTIAL**  
80 units (1.5/unit)  
3 stories (above parking)  
96,000 sf total (1,200 sf/unit)  
1 level of parking  
120 parking spaces
- OPTION 2: RESIDENTIAL**  
150 units (1.5/unit)  
6 Stories (above parking)  
180,000 sf total (1,200 sf/unit)  
2 levels of parking  
220 parking spaces



River-Edge Area  
Walking, Fishing, & Small boats

River Access Features

## RIVERSIDE SITES

- OPTION 1:**  
Urban Park for residents  
Destination Active Space  
Parking
- OPTION 2:**  
Urban Park for residents  
Commercial destination  
28,800 sf commercial  
Parking
- OPTION 3:**  
Commercial/residential mixed-use  
13,900 sf commercial  
52,000 sf residential  
Parking

## MAPLE

- RESIDENTIAL**  
72 units  
3 stories  
86,000 sf total (1,200 sf/unit)  
1 level of parking (below-grade)  
80 parking spaces (1.0+/unit)  
11 Townhomes
- COMMERCIAL**  
7,000 sf commercial (one level)

## PLATT & OXFORD

- OPTION 1: RESIDENTIAL**  
80 units (1.0/unit)  
3-4 stories  
96,000 sf total (1,200 sf/unit)  
1 level of parking (below grade)  
80 parking spaces
- COMMERCIAL**  
16,000 sf commercial (one and two level)
- OPTION 2: MAKERSPACE & RETAIL**  
30,000 sf commercial (one and two level)

## FIRST & PLATT

10 Townhomes



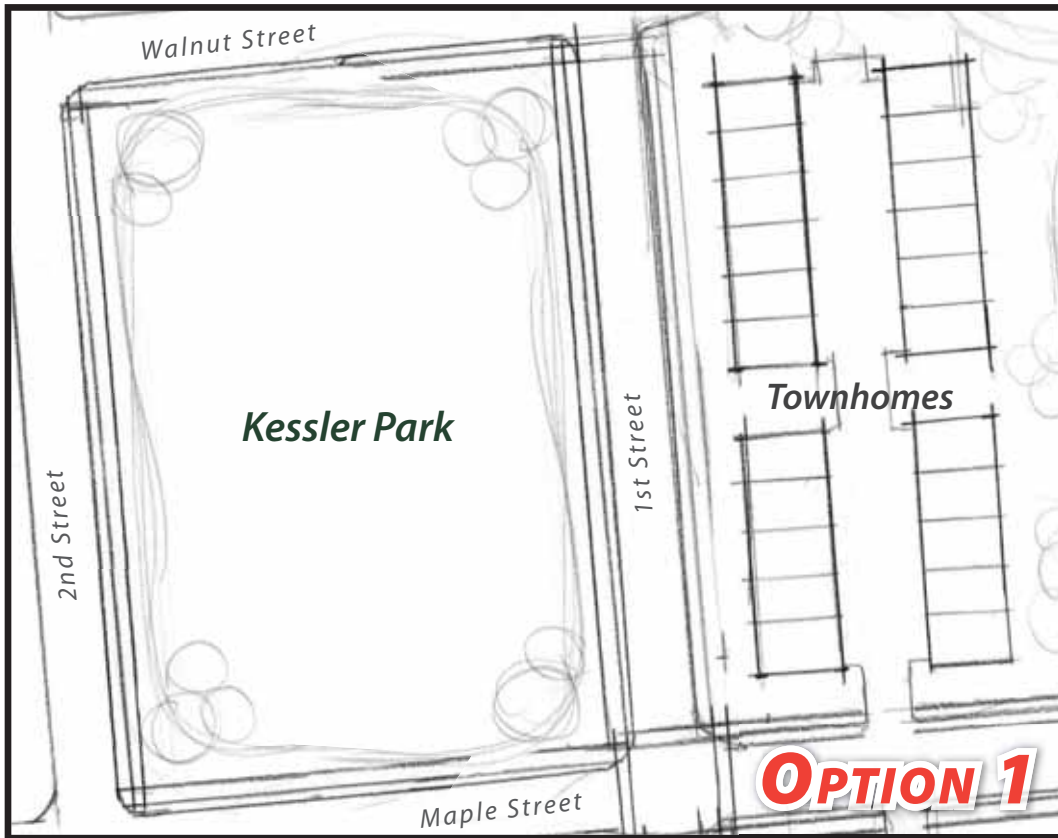
Riverfront Green Space

# THE CENTER

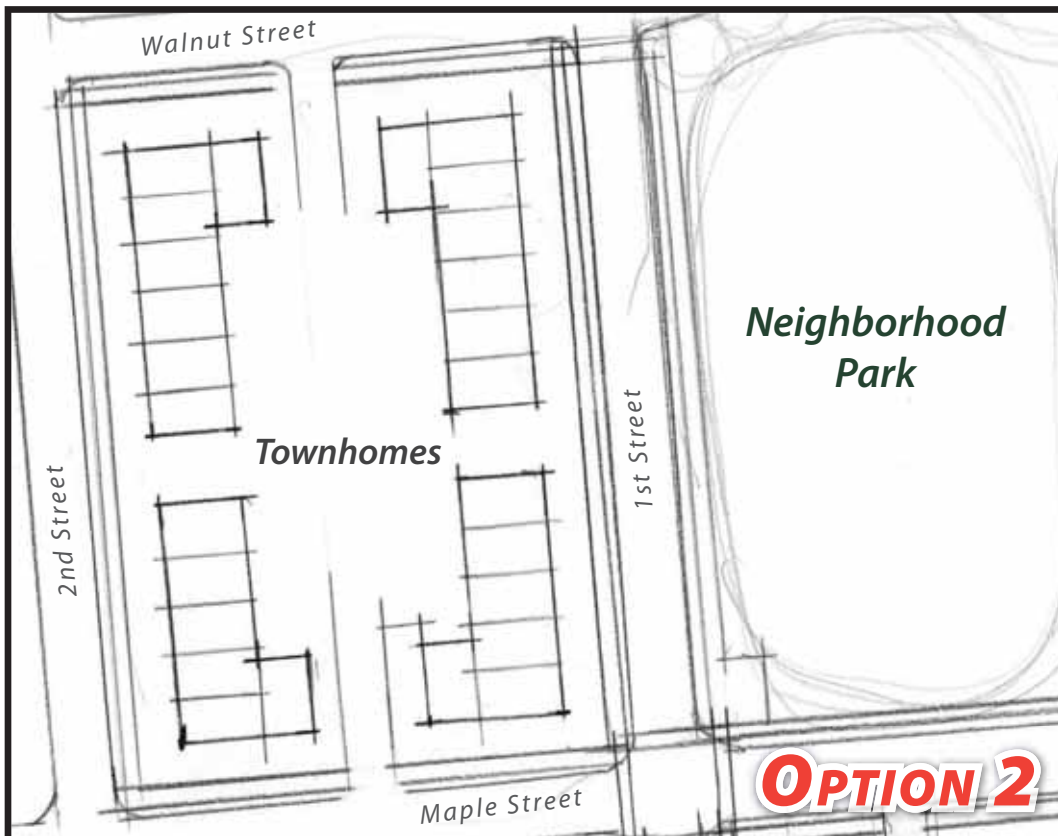
## CANNERY DISTRICT Alternative Site Scenarios

Eau Claire, Wisconsin

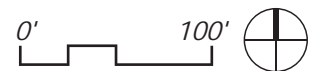
# DRAFT



- Kessler Park remains & improved/ townhomes on District Park & First Street
- 22 Townhomes



- Townhome development on Kessler Park site/ Neighborhood Park next to District Park
- 26 Townhomes



# PLATT & OXFORD

## CANNERY DISTRICT Alternative Site Scenarios

Eau Claire, Wisconsin

# DRAFT



### RESIDENTIAL

80 units (1.0/unit)

3-4 stories

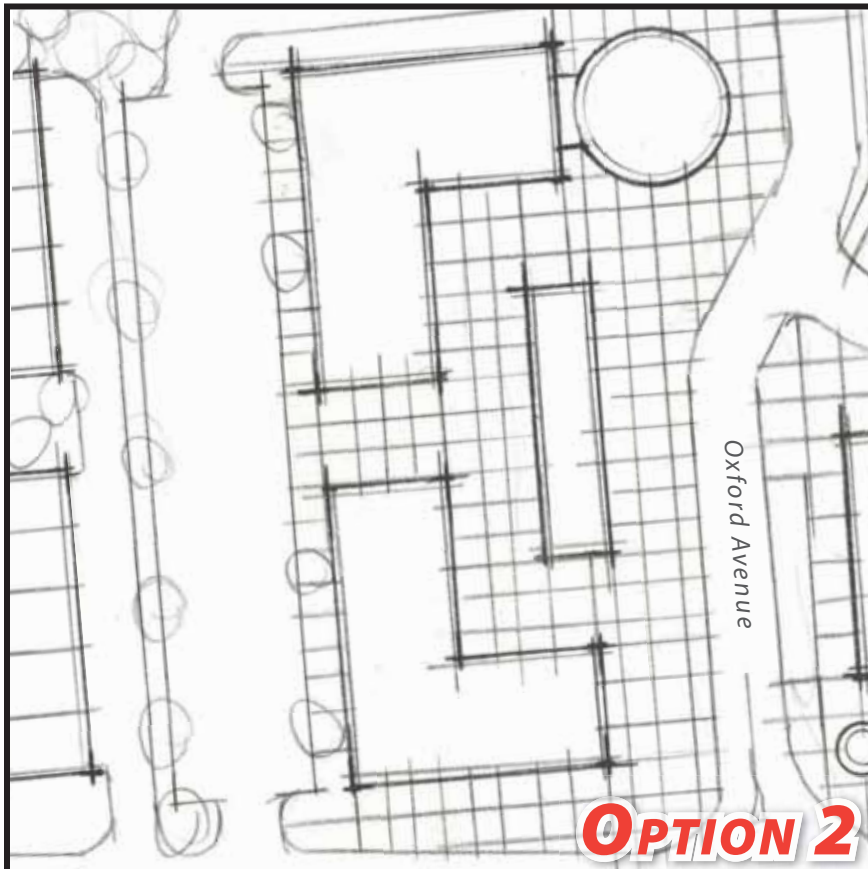
96,000 sf total (1,200 sf/unit)

1 level of parking (below grade)

80 parking spaces

### COMMERCIAL

16,000 sf commercial  
(one and two level)



### MAKERSPACE & RETAIL

30,000 sf commercial  
(one and two level)

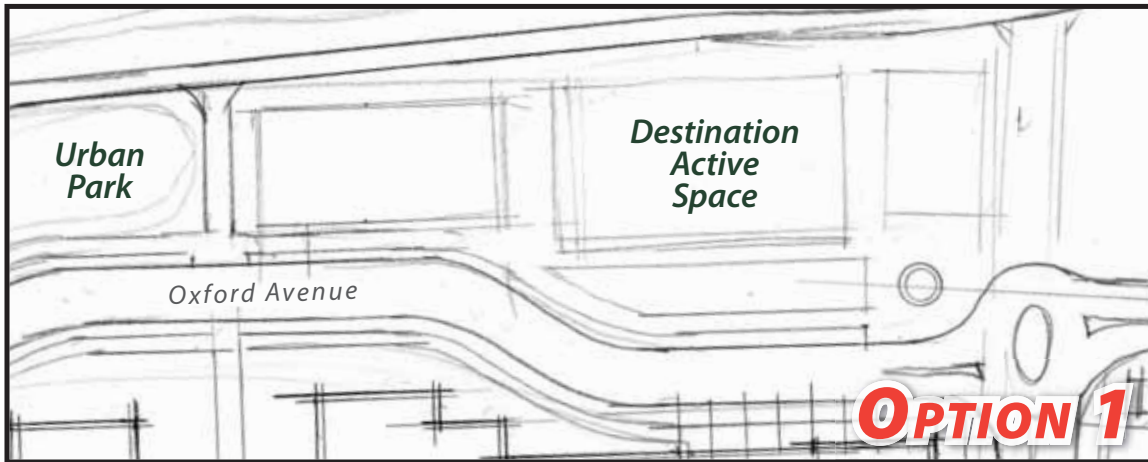


# RIVERSIDE SITES

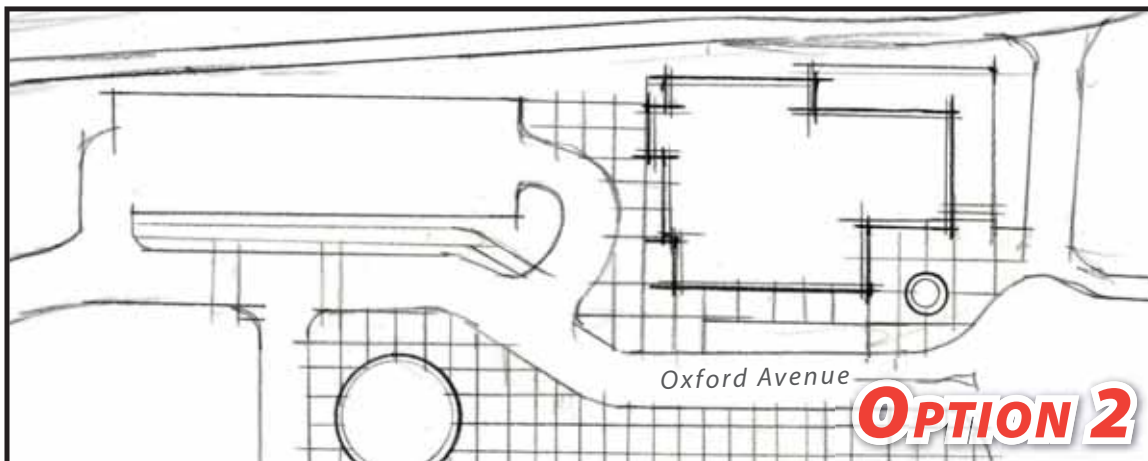
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Eau Claire, Wisconsin

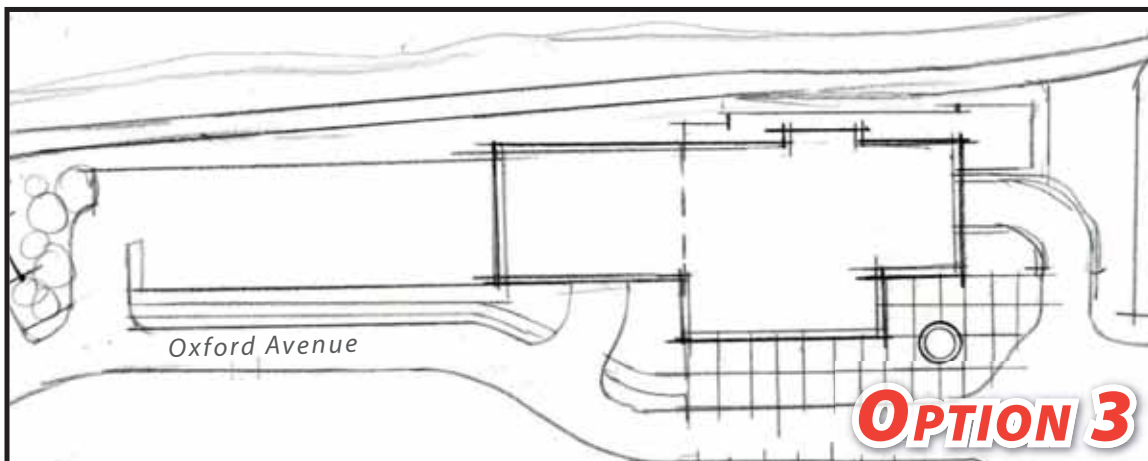
### DRAFT



- Urban Park for residents
- Destination Active Space
- Parking



- Urban Park for residents
- Commercial destination  
28,800 sf commercial
- Parking



- Commercial/residential mixed-use  
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52,000 sf residential
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