

# Greenfield Loomis Redevelopment

South 27th Street Business District Association



# Participants

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## Project Summary

The South 27th Street Business District Association, in collaboration with the City of Greenfield, is committed to redeveloping underutilized land adjacent to Loomis Road and Interstate-43, with an emphasis on developing a skate park on the former site of the nationally renowned Turf skate park.

Community Design Solutions (CDS) and the South 27th Street Business District Association worked together to provide a vision and design concept for a skate park that can serve as a site for national competitions, as well as the greater Milwaukee skate community. Additionally, CDS provided a design concept for redevelopment of several parcels of underutilized land along Loomis Road. This was achieved through researching national skate parks and skate culture, meeting with city and county staff, gathering input from the local skate community, including the owner of Sky High Skateboard Shop, and reviewing concepts and designs with the South 27th Street Business District Association board, City staff, and members of the skate community.

The southwestern portion of the redevelopment was the former location of The Turf, a skate park that attracted professional and amateur skateboarders from around the world. The skate park design intends to provide a space to celebrate the former Turf, provide a multi-purpose indoor and outdoor skate park for the community, and provide a space for national skateboard competitions and events.

For the skate park design, the client group stressed the importance of site history and for the design to include: skate competition area, multi-purpose spaces, indoor and outdoor skate parks, and art elements, all while providing an experience that harks back to The Turf.

This report is intended to guide further discussions with stakeholders, funders, the City, and provide a vision for Greenfield's redevelopment.



View of the site looking northeast

## Redevelopment Overview

The overall goal established for the redevelopment of the site was to determine what blend of residential, commercial, office, hotel and recreation uses could fit on the site.

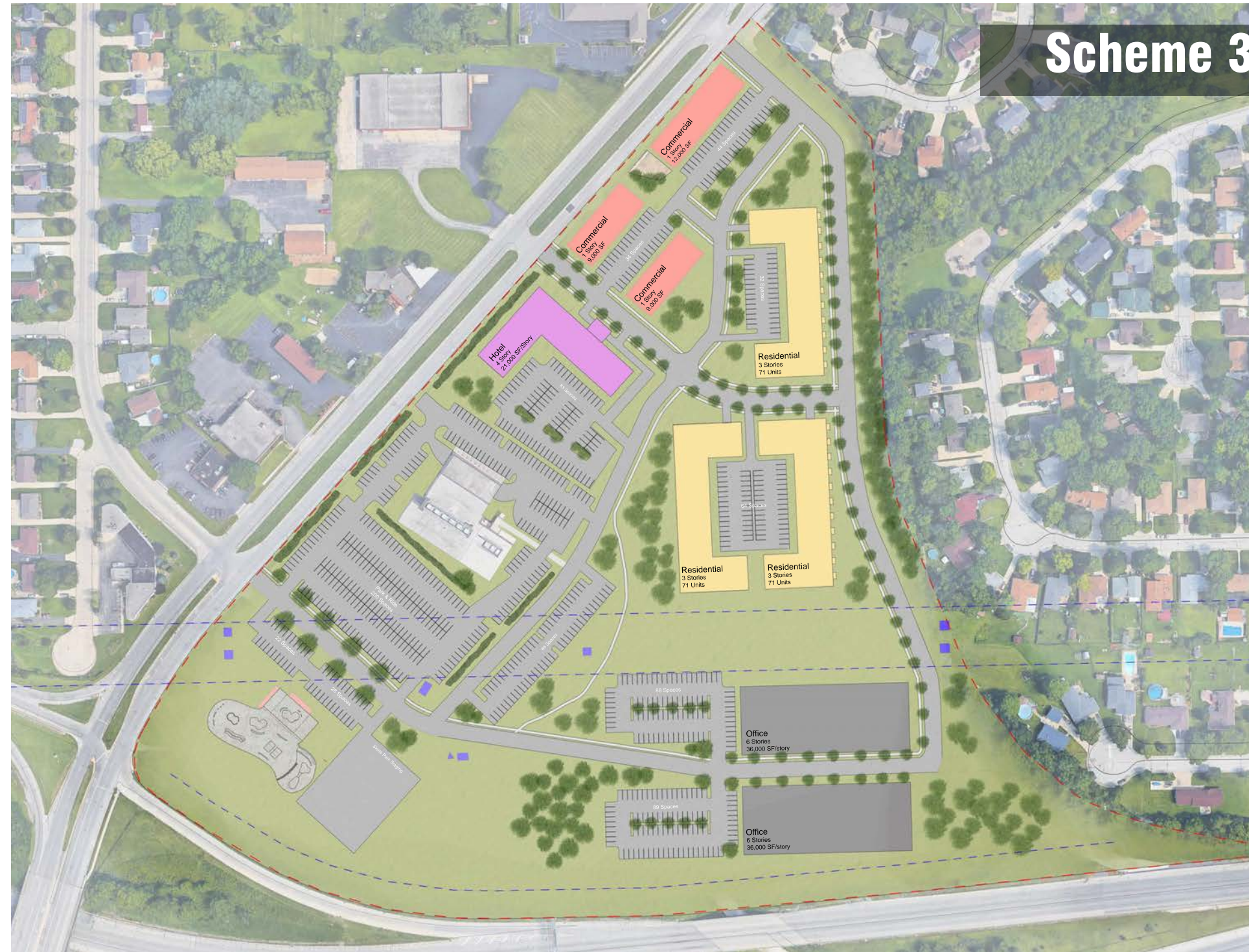
Several site constraints impacted the site redevelopment concepts. An existing medical facility will remain along Loomis Road, dividing the developable land along Loomis in two sections. Setbacks from both the highway and power lines restricted buildable area. Structures can not be built within the powerline setback or within the easement, therefore this section of the site was utilized for parking and street connections. Steep topography changes in the southeast corner of the site restricted buildable area on Scheme 1 and 2. The scheme 3 concept proposes a regrading of the entire site.



# Scheme 2



# Scheme 3



## Final Site Plan Proposal

Based on client feedback, Scheme 3 was revised to incorporate more residential units, limit the commercial space to one building along Loomis and place both the hotel and office uses on the southeast section of the site. The site of an existing building is designated for potential future development. A circular street through the entire site connects all the uses while preserving a quiet residential feel along the eastern side of the site that is adjacent to existing single-family residential.

The skate park is located at the former location of the historic world-renound Turf skate park and consists of an outdoor skate park, indoor skate park with pro-shop, and a competition area.

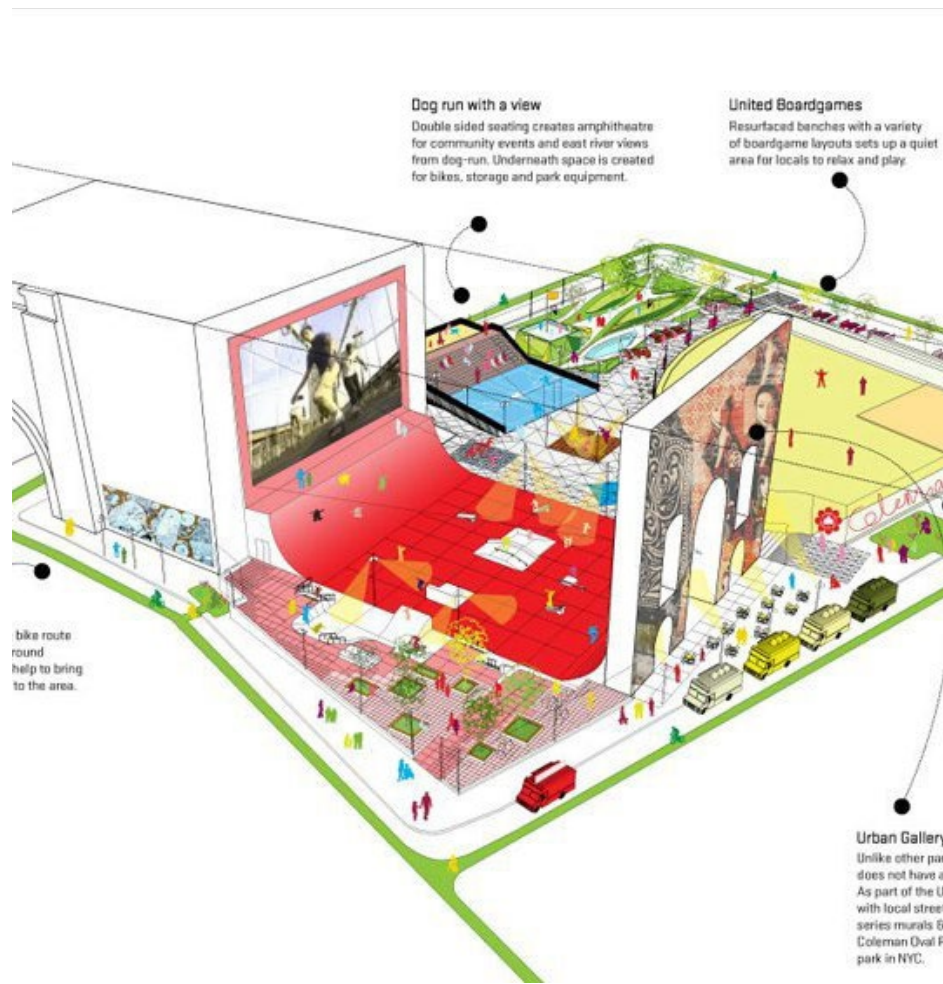
## Final Proposal



# Skate Park Precedent Research



Merida, Spain



Manhattan, NY



The Turf Skate Park



Evergreen Skateparks



Clover Shaped Bowls



Merida Factory Youth Movement Skate Park Proposal

# Skate Park Aerial View

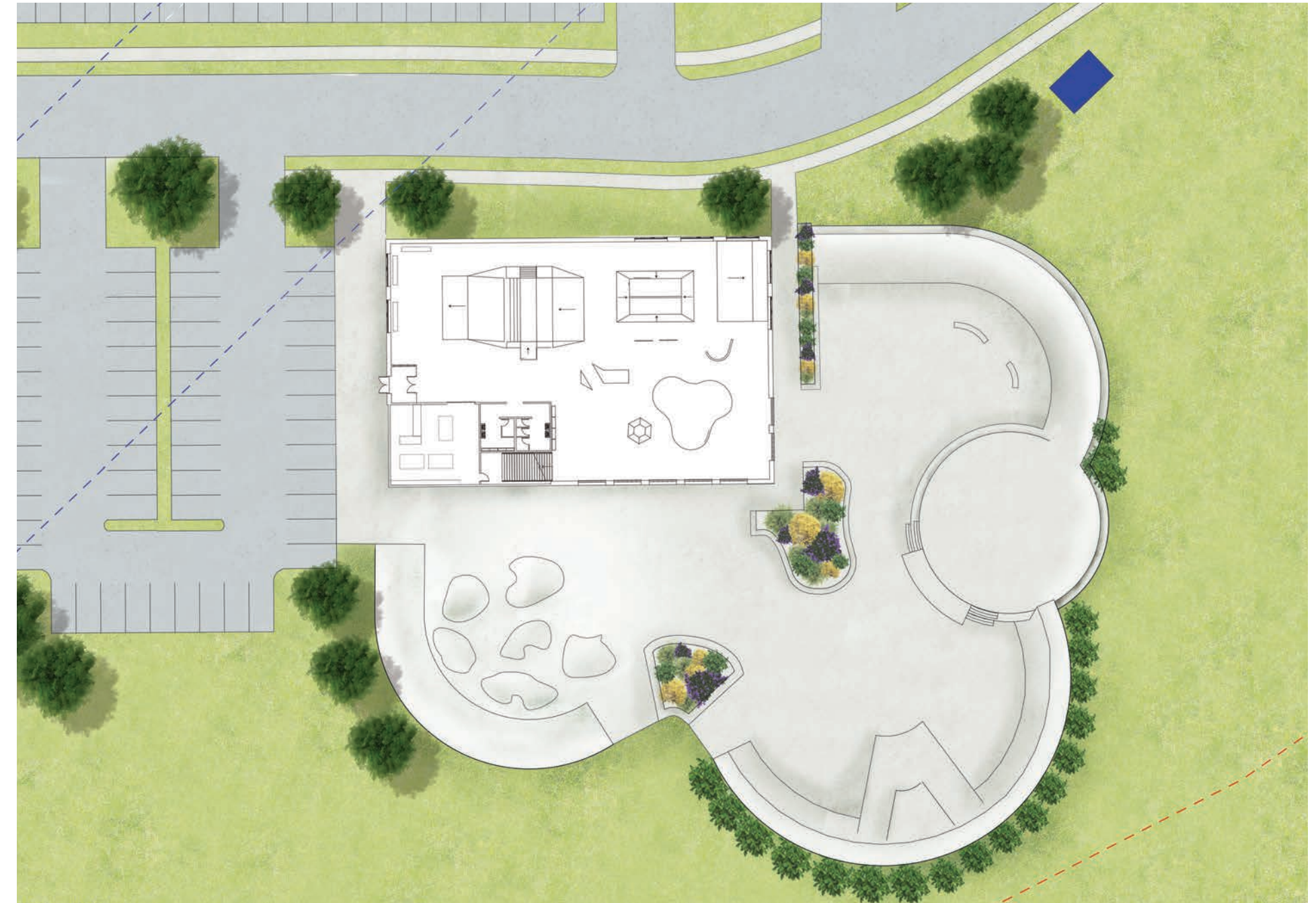
The proposed design for the skate park is located at the site of the historic Turf skate park. Through discussions with Sky High Skateboard Shop and feedback from the client group, the goal of the proposed skate park design is to revitalize the memory of the former Turf skate park by providing indoor/outdoor skate parks and a space to host national competitions and events.

A clover-bowl from the former Turf skate park was the inspiration for the overall form of the outdoor skate park. The three zones provide distinct spaces, each with unique skate elements, that can be used in any combination. Planters with built-in benches are incorporated throughout the space to provide places to congregate and watch the action. Additional seating is built into the outer edges of the park, providing flexible viewing opportunities for activities in the park or for events in the competition area. Additionally, raised platforms are multi-functional and can be used for skating, as a stage, etc.

The two-story warehouse style building houses an indoor skate park, pro-skate shop, bathrooms, cubbies for storage and a mezzanine overlook. Garage doors can be opened to allow skaters to flow between the indoor and outdoor skate parks. Lastly, the corner of the building is an art opportunity to incorporate a mural and signage.



# Proposed Skate Park Site Plan





# Skate Park Outdoor Perspective



# Interior Skate Park Perspective



