

Zoning, Neighborhoods and Development Committee

City of Milwaukee

Tuesday, January 29, 2019
9:00 AM

Gregory Patin & Alyssa Remington,
Department of City Development

File 181427

Amending the design standards for the Site Plan Overlay Zone (SPROZ) known as Menomonee Valley Riverwalk



DESIGN STANDARDS

MENOMONEE VALLEY RIVERWALK



BACKGROUND- Menomonee Valley 2.0 – January 2018



Menomonee Valley 2.0 Comprehensive Plan (2015)



source: Milwaukee Comprehensive Plan Menomonee Valley 2.0

SUMMARY: “Elevate the Menomonee Valley into one of the most successful, innovative and recognized urban industrial centers in the U.S.”

According to the Menomonee Valley 2.0 Comprehensive Plan, the goal is to make the area more job dense, connected, accessible, sustainable, and visible. The means to make these things happen begin with 5 overall land use and design visions:

Industry in the Valley

With an influx of manufacturing facilities, the Valley is a modern industrial district that becomes a hub for southeast Wisconsin. It is a labor force accessible, job dense region in the heart of Milwaukee that provides opportunities to nearby residents.

Entertainment in the Valley

The Valley, which already brings in millions of annual visitors, is a destination for entertainment venues that are safe, walkable, attractive, and identifiable. New and existing businesses and neighborhoods unify to give an identity to the valley and make it an attraction.

Greening the Valley

The Valley is one of the most environmentally conscious industrial districts in the country including innovative storm water run-off practices, riparian and water quality improvements, and finer grain layers of landscape design, integrated green spaces, and recreational trails connected with environmental education programs and activities available for Valley employees and local neighbors.

Connecting the Valley

Completely integrated with its surrounding context, the Valley is easily accessible whether it be by train, truck, bus, car, bike, boat, or pedestrian traffic. Connections such as bridges are important in their form and function to maintain the Valley as a leader in cutting edge industrial redevelopment and design.

Placemaking in the Valley

Based on the 4 prior visions, the Valley becomes a collection of successful uses that is a catalyst for further development to improve the quality of life in its surrounding neighborhoods and commercial districts.

BACKGROUND - Menomonee Valley Charrette – January 2018



UNIVERSITY of WISCONSIN
UWMILWAUKEE

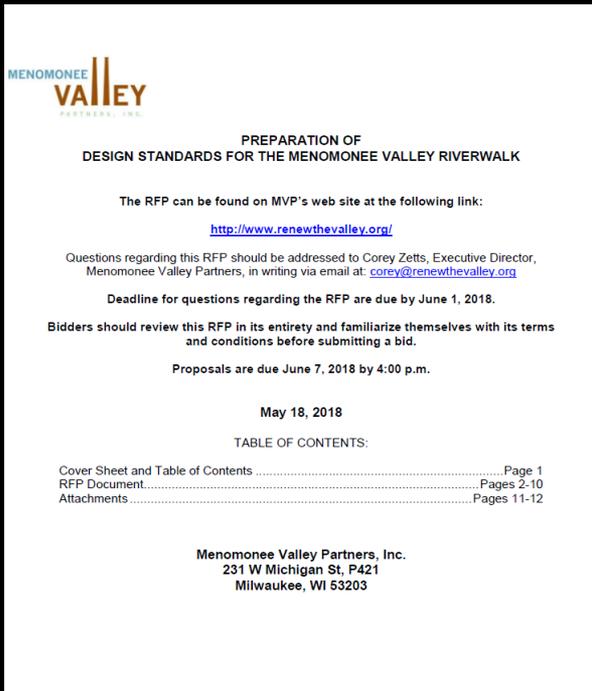
MENOMONEE
VALLEY
PARTNERS, LLC



PROCESS – Creating Design Standards



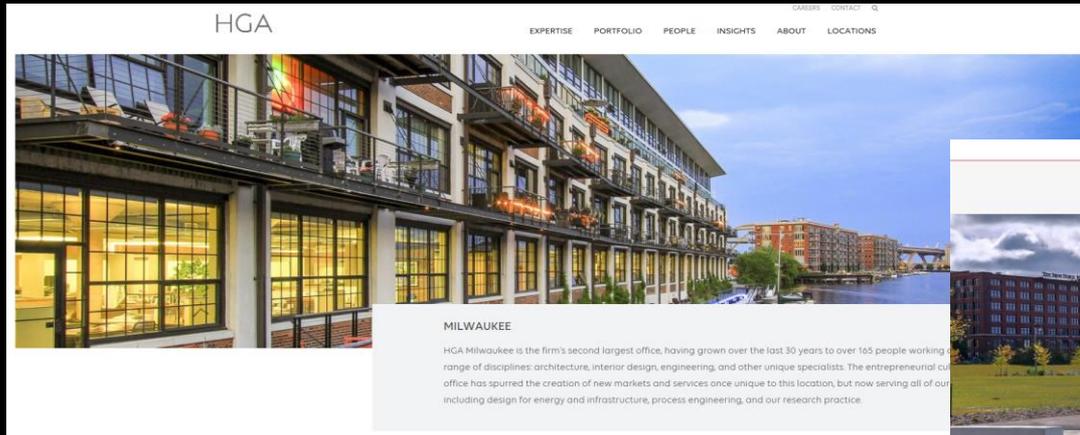
- Partnership – Menomonee Valley Partners
- May 18, 2018 – Issued Request for Proposals (RFP) for Standards
- Stakeholder Team – Harley Davidson Museum, Potawatomi Hotel & Casino, Marquette University
- Selection based on over a dozen entries – June 21, 2018



PROCESS – Creating Design Standards

- Selected Team composition: HGA, Sigma

HGA

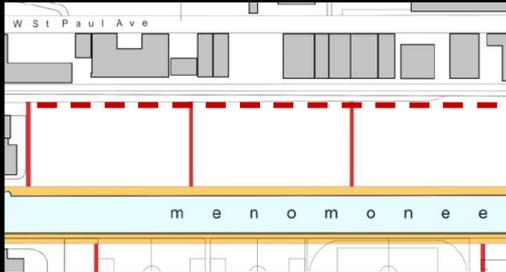


PROCESS – Creating Design Standards

- July 10, 2018 -
Kick-off, Tour of planning Area, Goals Established



PROCESS – Creating Design Standards

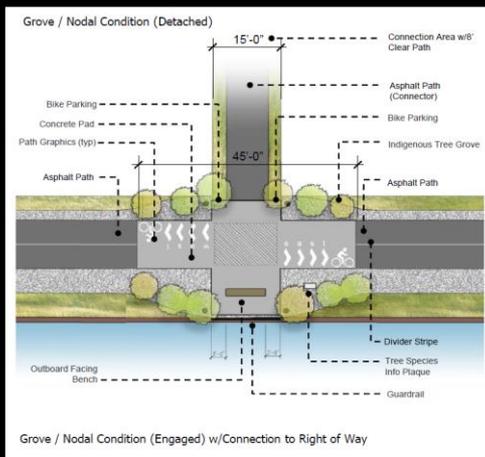
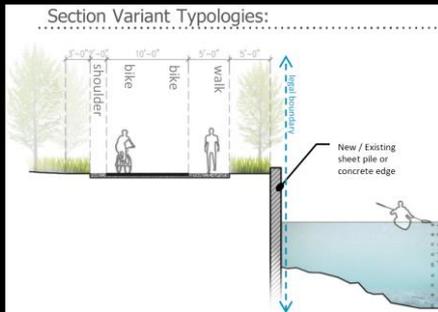


- Follow-up meetings with the consultant August & September

- Draft document posted on a website for public review and comment.

- Notification by E-Notify to appropriate groups

- Emails were sent out to contacts of the MVP mailing list.



PROCESS – Public Meeting and Comments



- Nov 13, 2018 – Public Meeting
Approximately 60 people attended, including many property and business owners in Valley.
- Nov 20, 2018 – Comments from public due
- Nov 30, 2018 – Revision and wrap up for approval





DESIGN STANDARDS

MENOMONEE VALLEY RIVERWALK



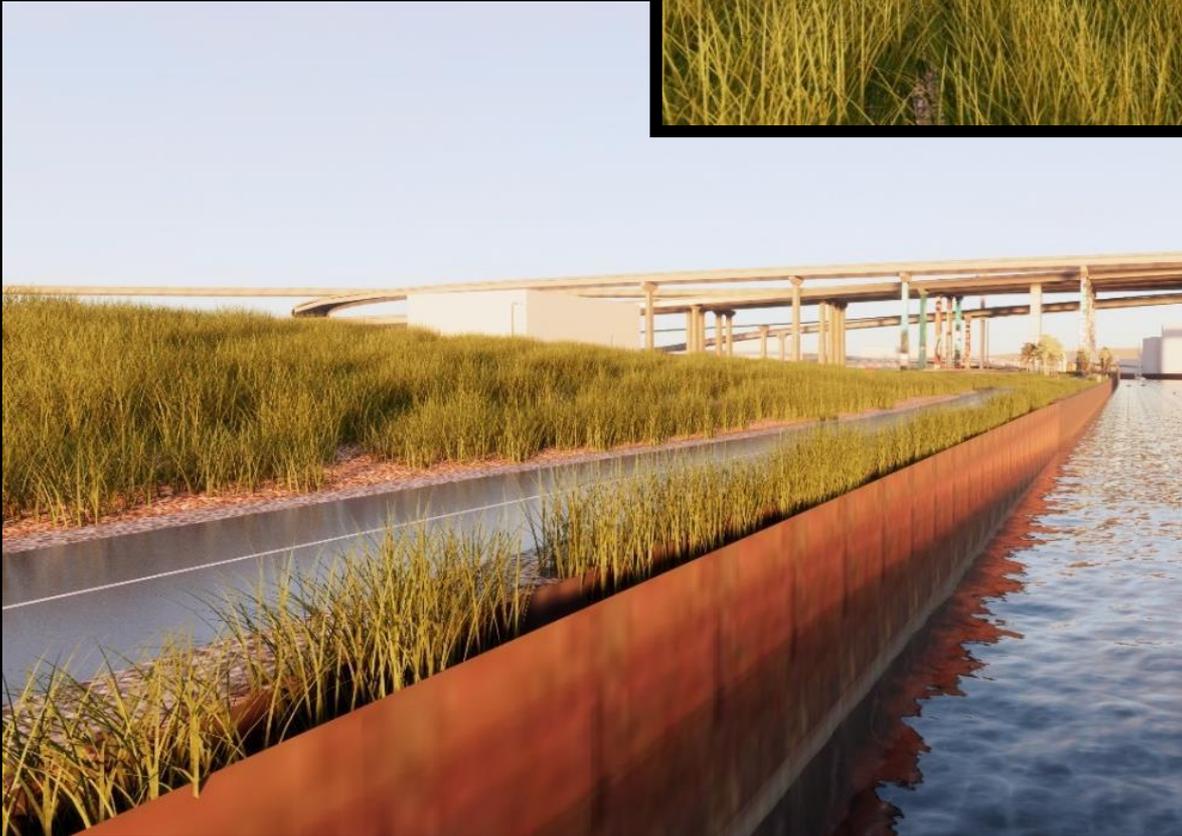
FINAL DOCUMENT –

Design Concept: Marsh Grasslands and Arboretum Groves



Marsh Grasslands

Primary landscape consisting of “drifts” of native grasses and wildflowers



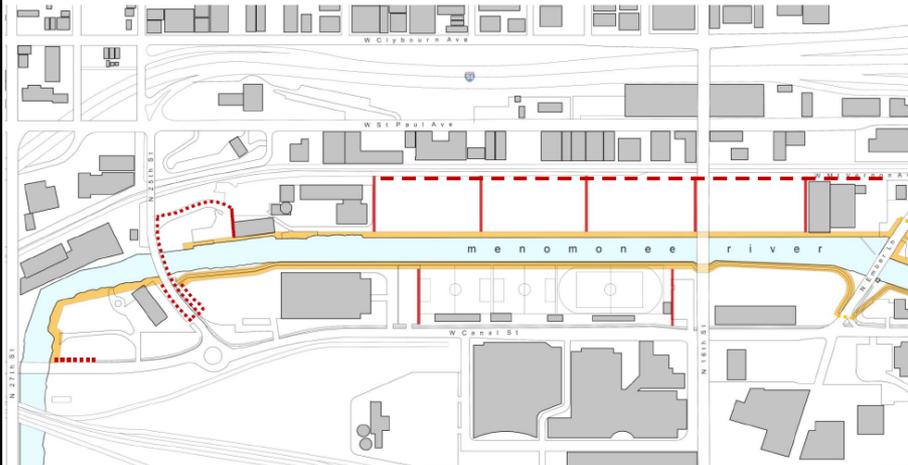
Associated with long meandering expanses of Riverwalk Trail for bikers, joggers and hikers. These open and sunny landscapes will allow for expansive views and a sense of what the valley was once like.

FINAL DOCUMENT - Trail Path & Connections

Trail Path & Connections

Each site located in the Riverwalk Overlay Zone represents a variety of conditions and challenges that impact the trail width and placement to the edge of the river. The below diagram represents the recommended Riverwalk Trail route along the entire length of the overlay, connections to public right-of-way, and terminations at street or end conditions.

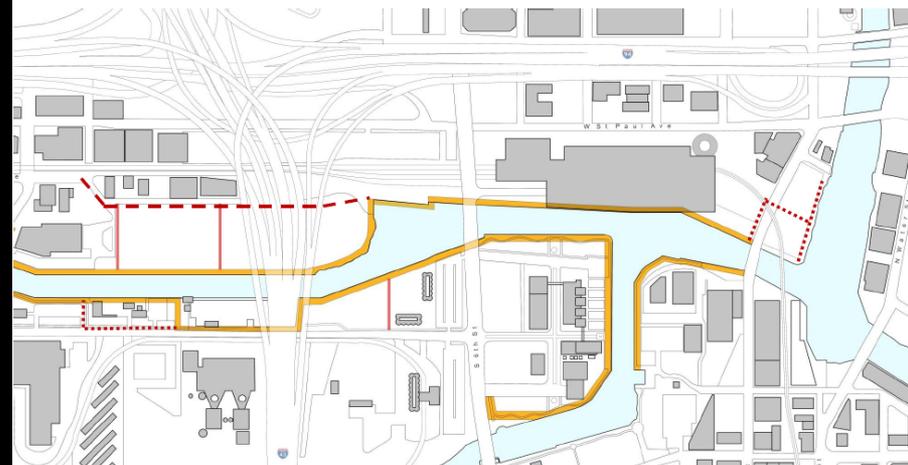
RIVERWALK TRAIL: The recommended trail is based on each site's ability to accommodate the Riverwalk including understood challenges and constraints. In addition to requirements of this document, the entire length of the Riverwalk shall meet all Accessibility Requirements. All segments of the Riverwalk shall be designed to connect to other portions of the Riverwalk system or to connect to adjacent portions of the Riverwalk system if they already exist. No dead end conditions are allowed that do not satisfy both accessible and non-accessible pathways.



RIGHT-OF-WAY CONNECTIONS: Given the length of select Riverwalk conditions based on existing site conditions, connections back to a public right-of-way (ROW) are required to support connectivity, ease of access, accessibility and safety. No connection shall be greater than 600' apart in newly developed sites. Existing sites shall endeavor to add identified connections.

TRAIL ACCESS: Several end conditions to the Riverwalk result in pathways that need to double back or be routed around existing streets, bridges or rail tracks. Connections to the Milwaukee River Riverwalk and 27th Street are important conditions to resolve, along with accessibility access at these locations.

PROPOSED RIGHT-OF-WAY: Though no current roadway or infrastructure occurs in the locations identified, they will be necessary to support site access and meet the requirements of the fire department. These roads shall be considered to provide access to properties and to the Riverwalk Trail.



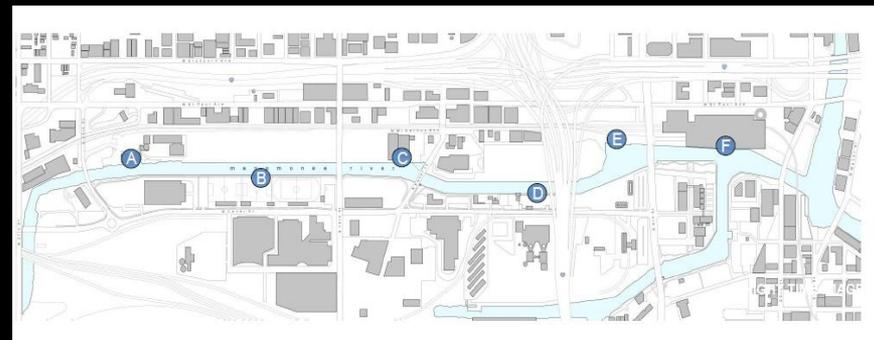
Existing Unique Conditions

Several sites along the length of the overlay fall into a category of unique conditions. These conditions require alternative approaches to the trail and standards as a result of their inability to conform to the size, placement and design characteristics.

These spaces require an approach that follows the spirit of the design standards and will be subject to the review and approval of the Plan Commission.

The following Unique conditions are as follows:

- Milwaukee Four Seasons Skatepark
- Marquette Valley Field / DPW Yards
- Milwaukee Recycles
- WE Energies Switchgear Yard / Twisted Fisherman
- Rail Properties (overlay exempt)
- US Post Office Edge
- Misc. Metropolitan Milwaukee Sewage District Outfalls (not shown)



Arboretum Groves

Secondary landscape where each property owner will plant at least one dense grove of native Wisconsin trees.



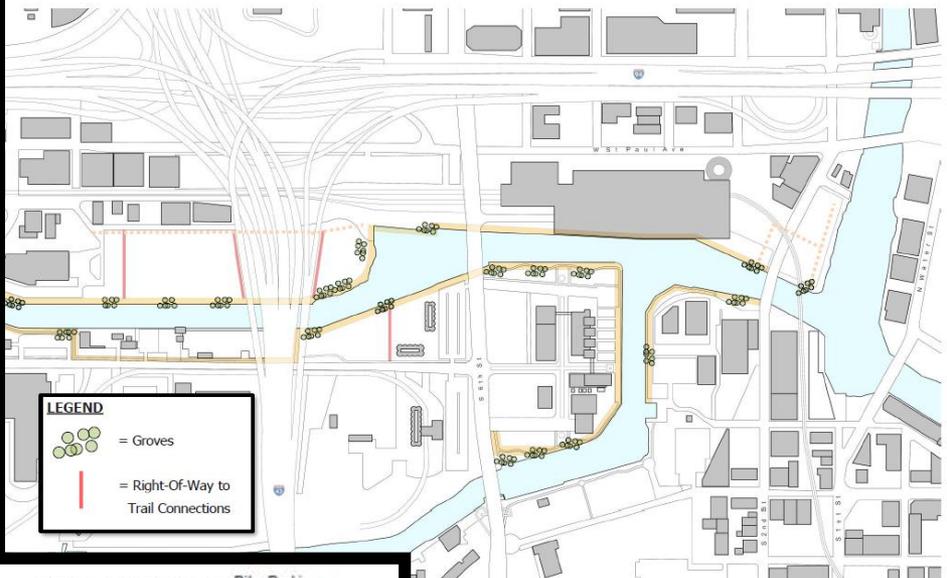
With the shade of a minimum of 12 trees, a grove will offer shade, a place to park bikes, and a place to sit and rest while enjoying a view of the water.

FINAL DOCUMENT - Arboretum Groves

Grove Criteria

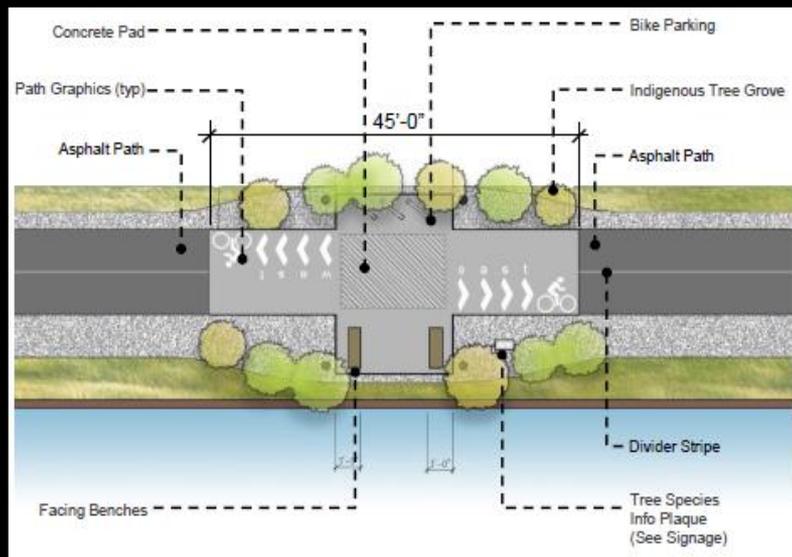
The plan below shows the preliminary locations where the Arboretum Groves are to be located. Many of the groves are located at intersections with lateral trail access paths, marking these crossings and providing a place of rest and repose for pedestrians. Groves should generally be approximately 300' apart, but not more than 600' apart.

Some of these grove areas shown are currently covered in existing dense tree groves. Owners and design teams should make efforts to avoid the clear-cutting of existing groves of trees, although select sites will require some removal to create grassland clearings within existing extensive forested areas, as long as all of the existing tree groves are not lost.

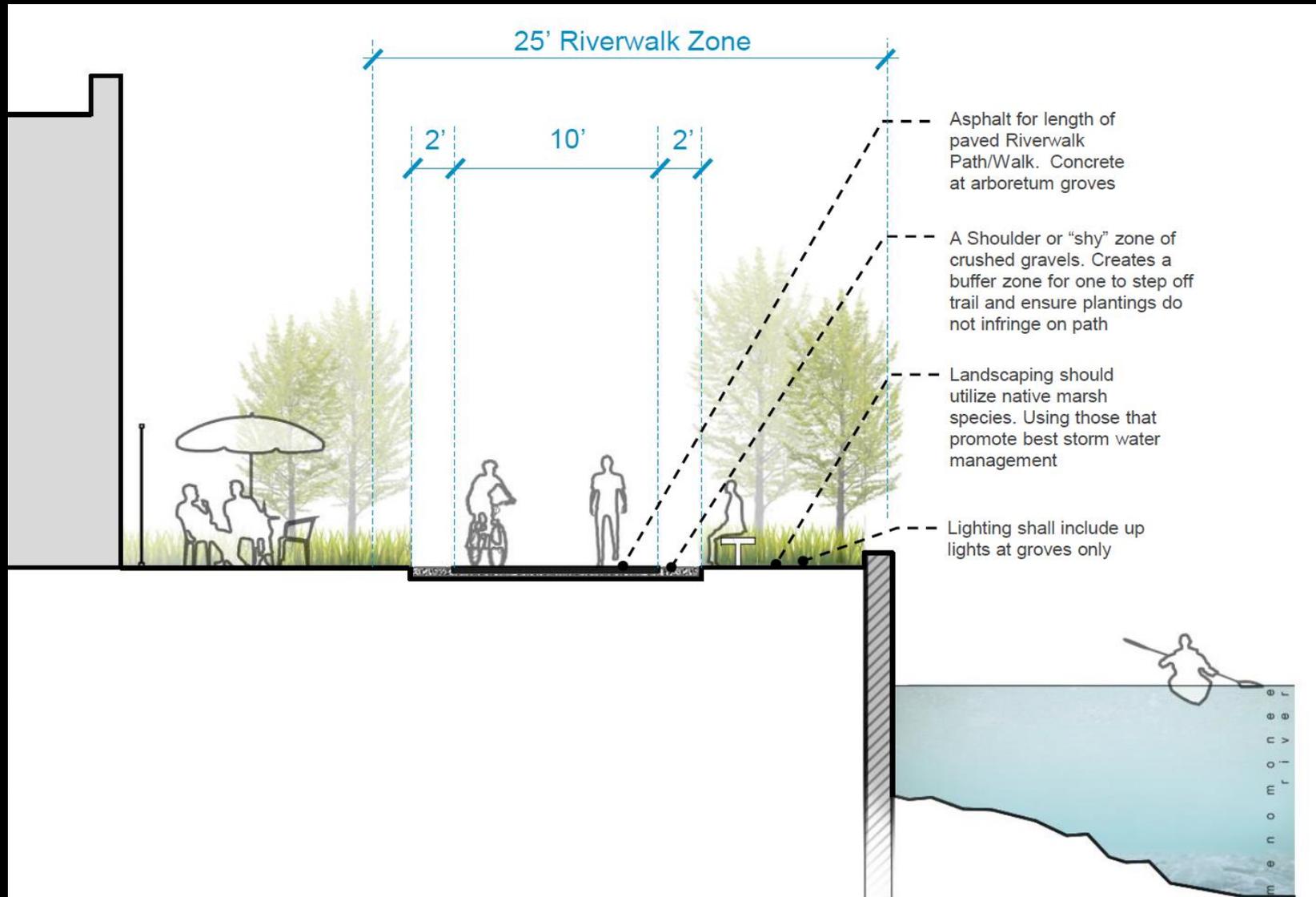


LEGEND

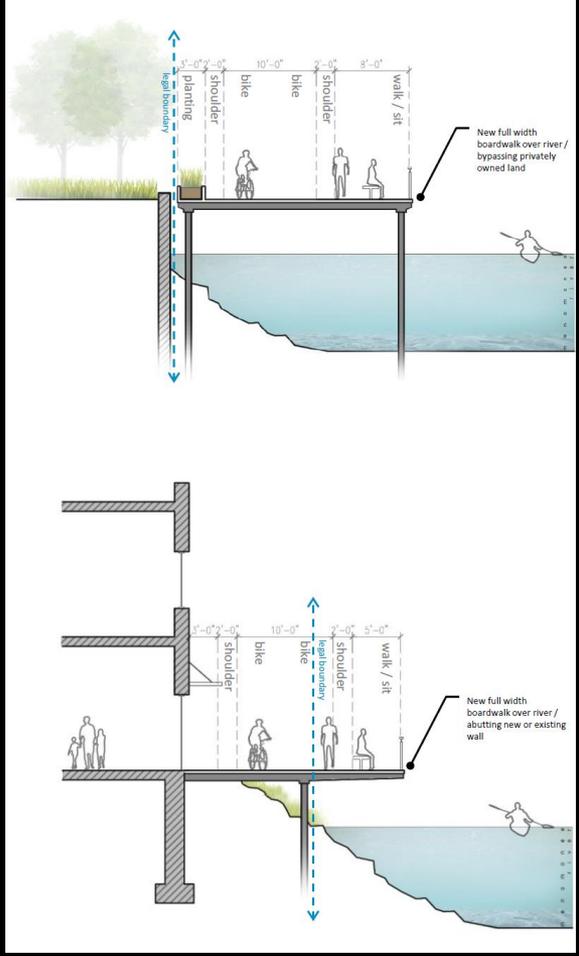
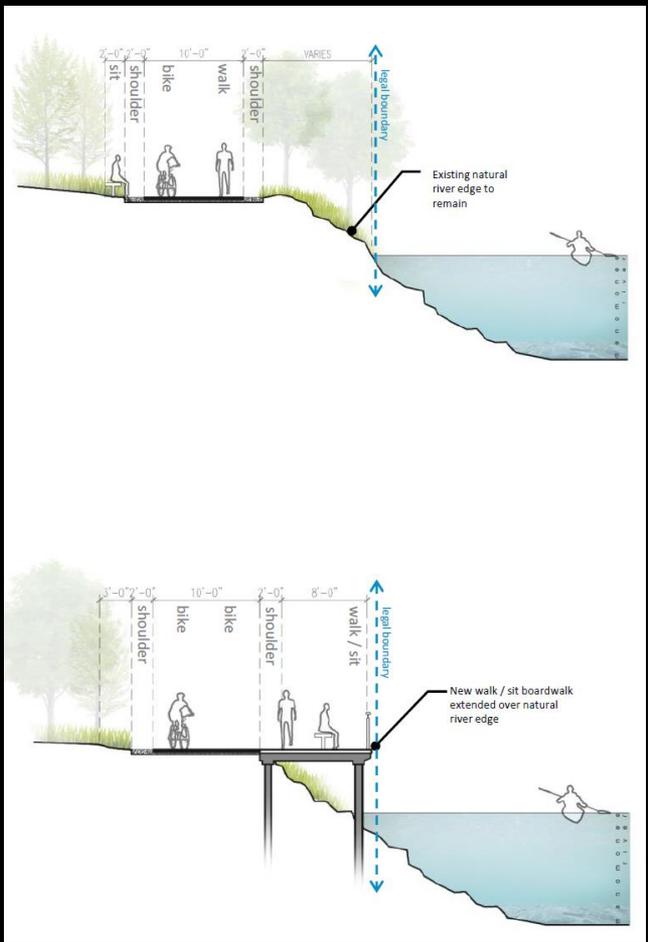
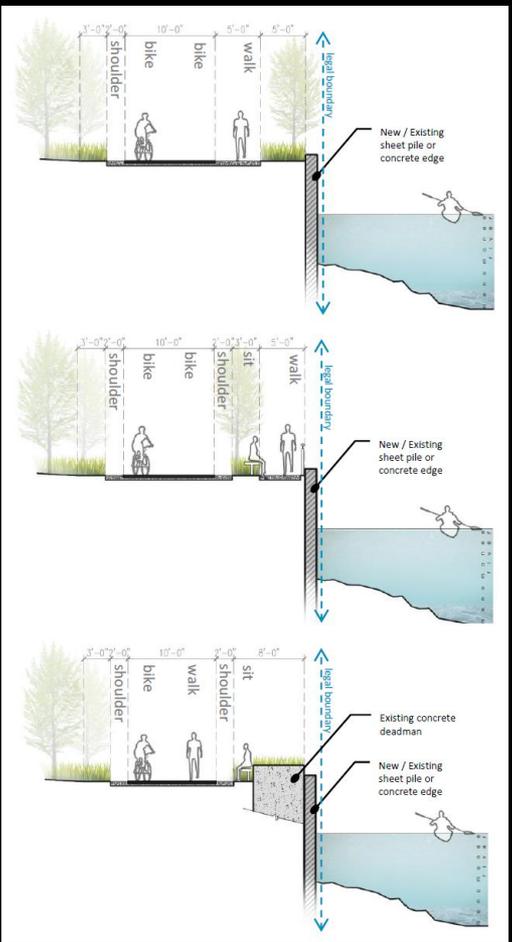
-  = Groves
-  = Right-Of-Way to Trail Connections



FINAL DOCUMENT – Establishing Terms and Measure

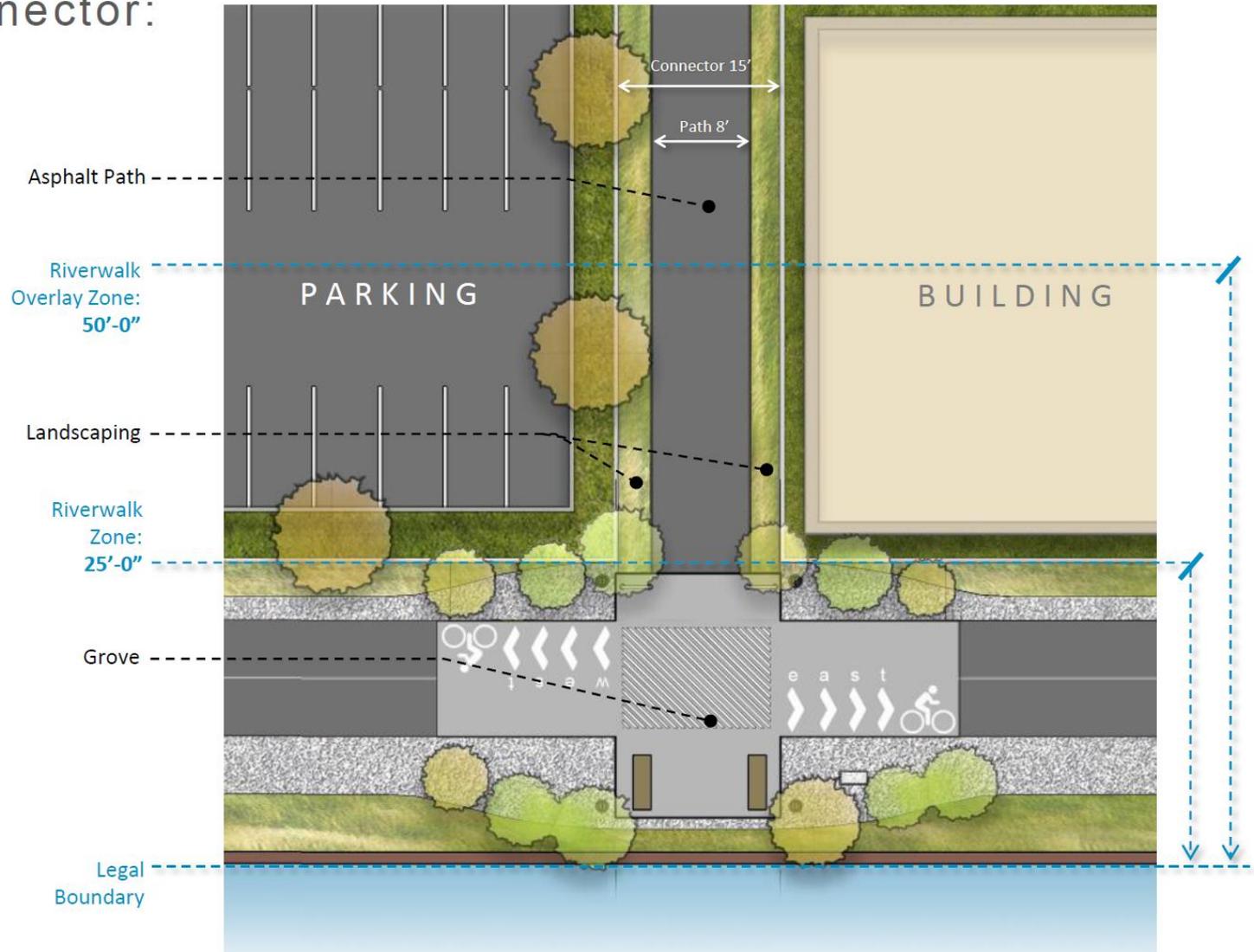


FINAL DOCUMENT - Plan Variations



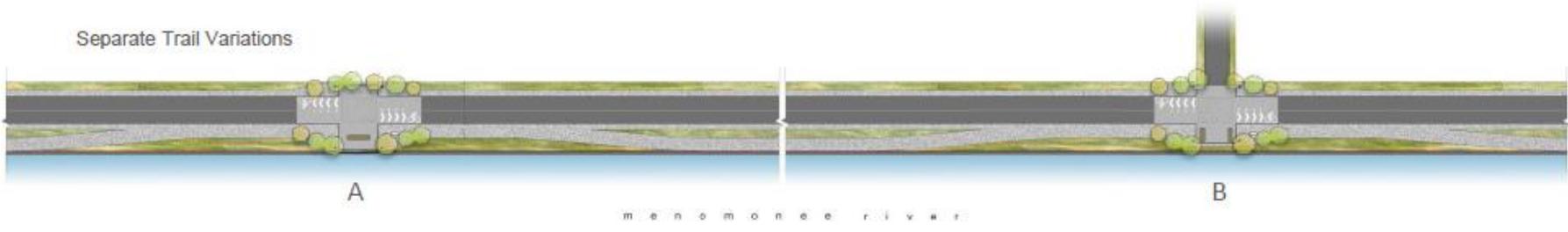
FINAL DOCUMENT – Right of Way Connectors

R.O.W.
Connector:

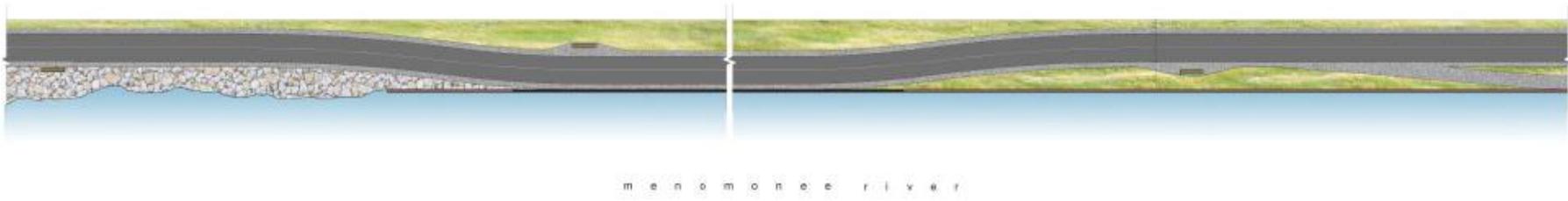


FINAL DOCUMENT - Plan Variations

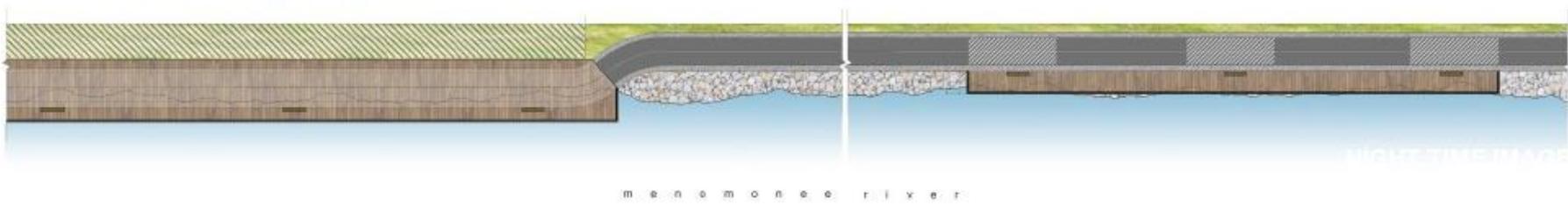
Separate Trail Variations



Combined Trails



Trail Extensions / Boardwalks



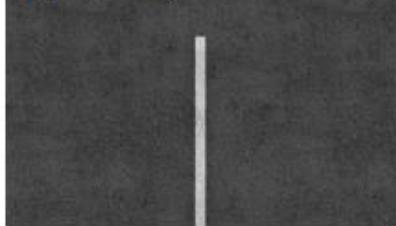
LIGHT TIME MADE

FINAL DOCUMENT - Surface Materials

Concrete Riverwalk Trail
Paving Within Groves



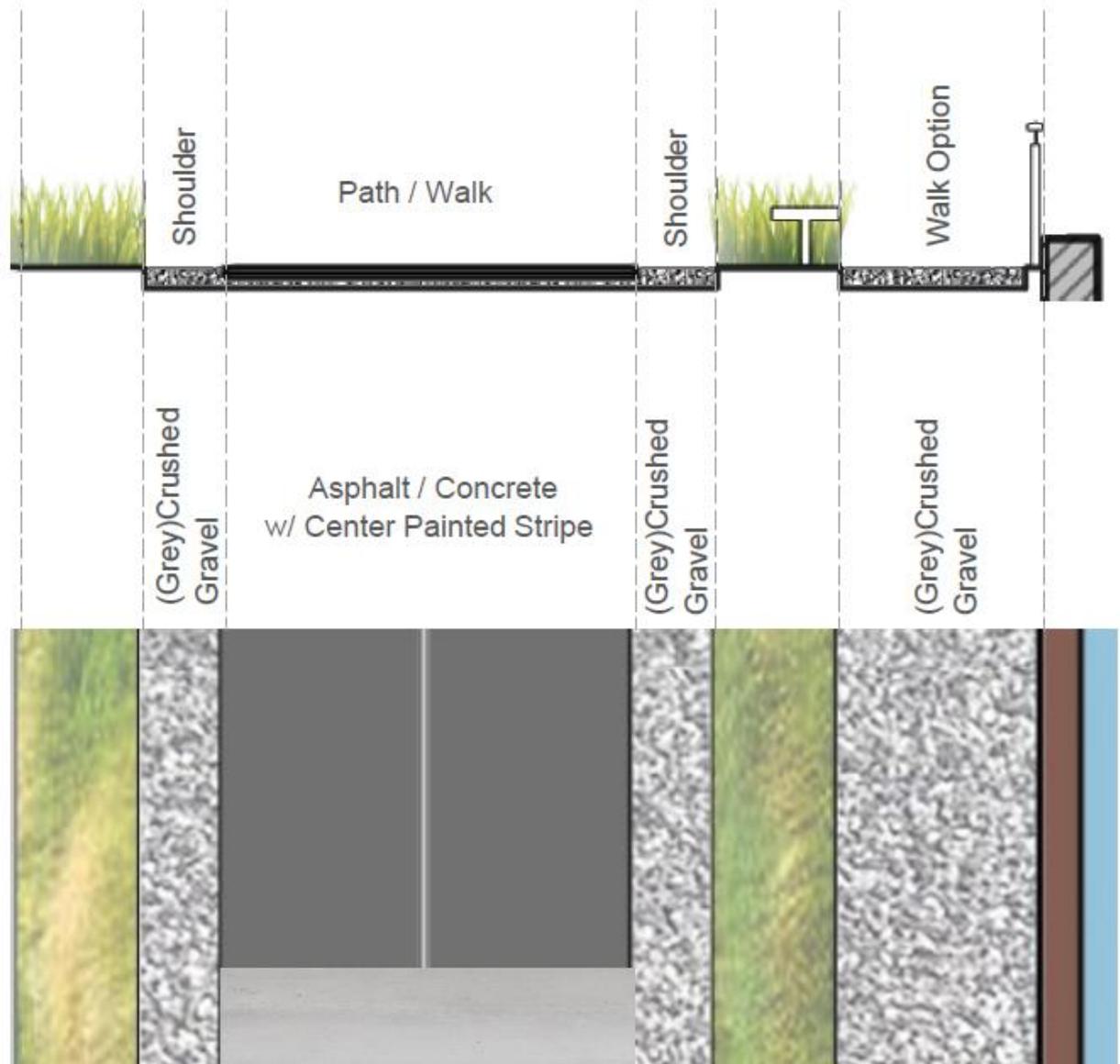
Typical Path / Walk



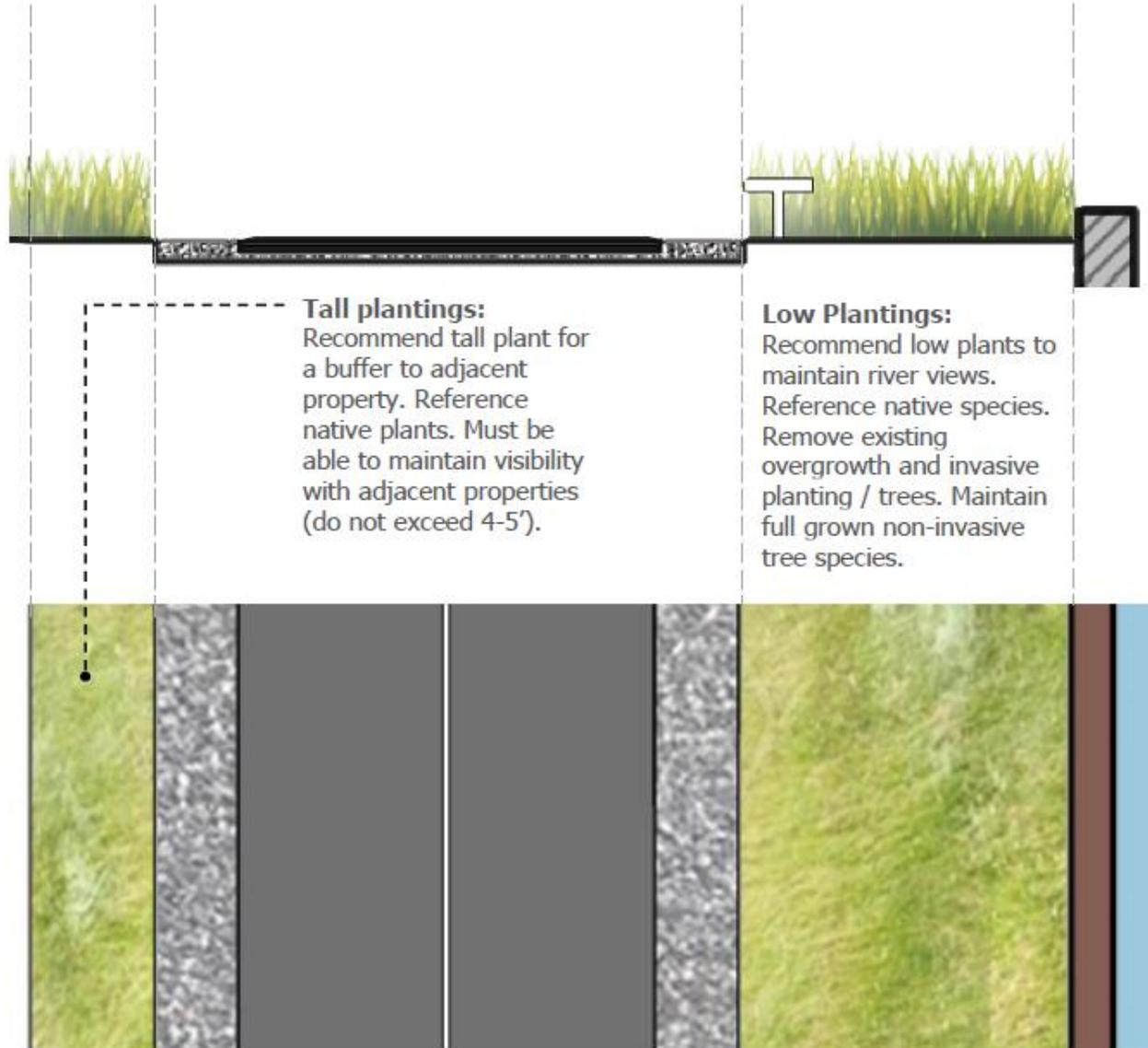
Grey Gravel Shoulders and
Walks



Ipe Wood Decks and
Furnishings



FINAL DOCUMENT - Landscaping / Native Planting



FINAL DOCUMENT – Storm Water, Detailed Elements



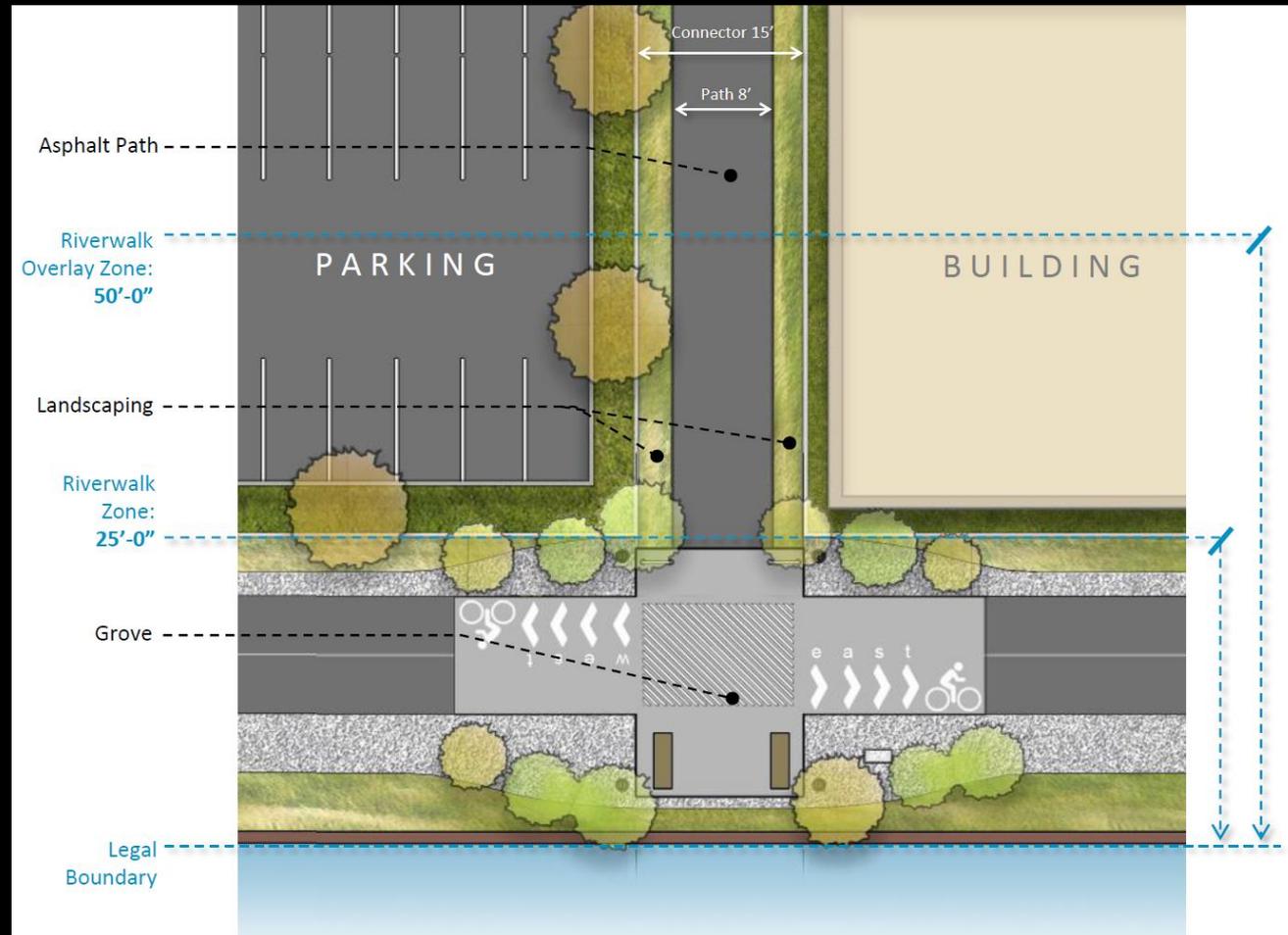
Elements

- Lighting
- Railings/Guardrails
- Fencing
- Seating/Benches
- Waste/Recycling
- Bike Parking

Storm Water

FINAL DOCUMENT – 50' Overlay - Buildings and Sites

- Building Structures
- Building Facades
- Site Elements
- Parking Lots
- Storage Yards,
- Loading Docks and Dumpster Areas
- Signage
- Lighting





DESIGN STANDARDS

MENOMONEE VALLEY RIVERWALK

- Addressing Public Access / Connections
- Accessibility
- Safety / Visibility
- Sustainability / Storm Water Management
- Unique aesthetic from the Milwaukee River
- Consistent aesthetic in the Valley



THANK YOU !