

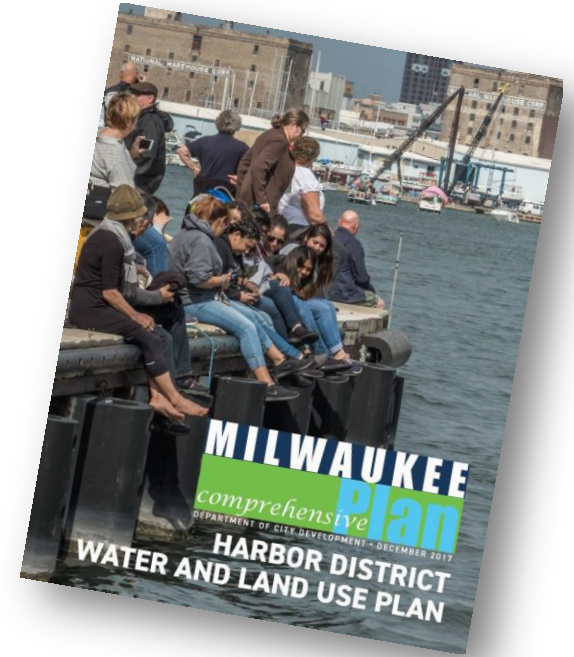
# Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ) Design Standards



May 2020

# PROJECT BACKGROUND

- Harbor District Water and Land Use Plan (WaLUP)
  - Catalytic Project #1 - Improved Waterfront Experience
  - Catalytic Project #4 - Access and Connectivity Improvements
- Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ)
  - Created by the Common Council December 2018
  - Requires all waterfront properties in the overlay zone to construct a public riverwalk section at their waters edge at the time of redevelopment or significant investment in the property.



# HARBOR DISTRICT RIVERWALK OVERLAY ZONE (SPROZ)

Figure 1. Study Area Map

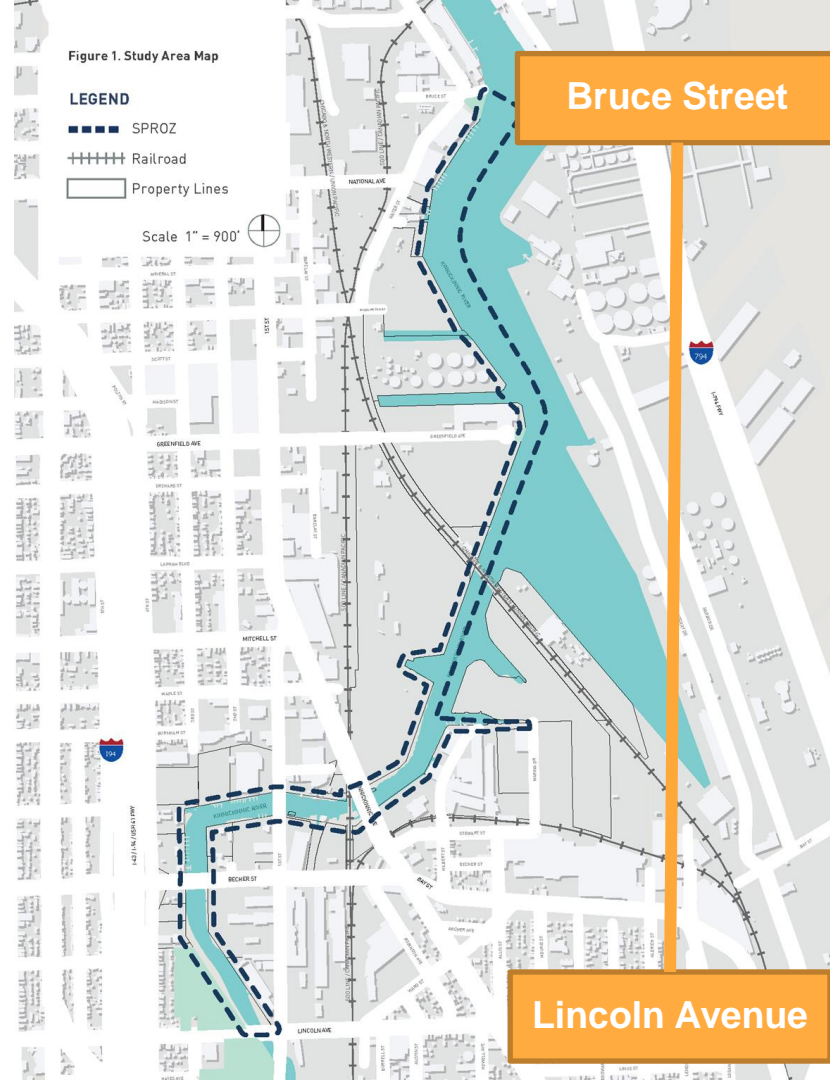
**LEGEND**

■ SPROZ

++++ Railroad

□ Property Lines

Scale 1" = 900'



Bruce Street

Lincoln Avenue

# DETAILED DESIGN STANDARDS



FUNDING SUPPORT PROVIDED BY:





# STAKEHOLDER ENGAGEMENT

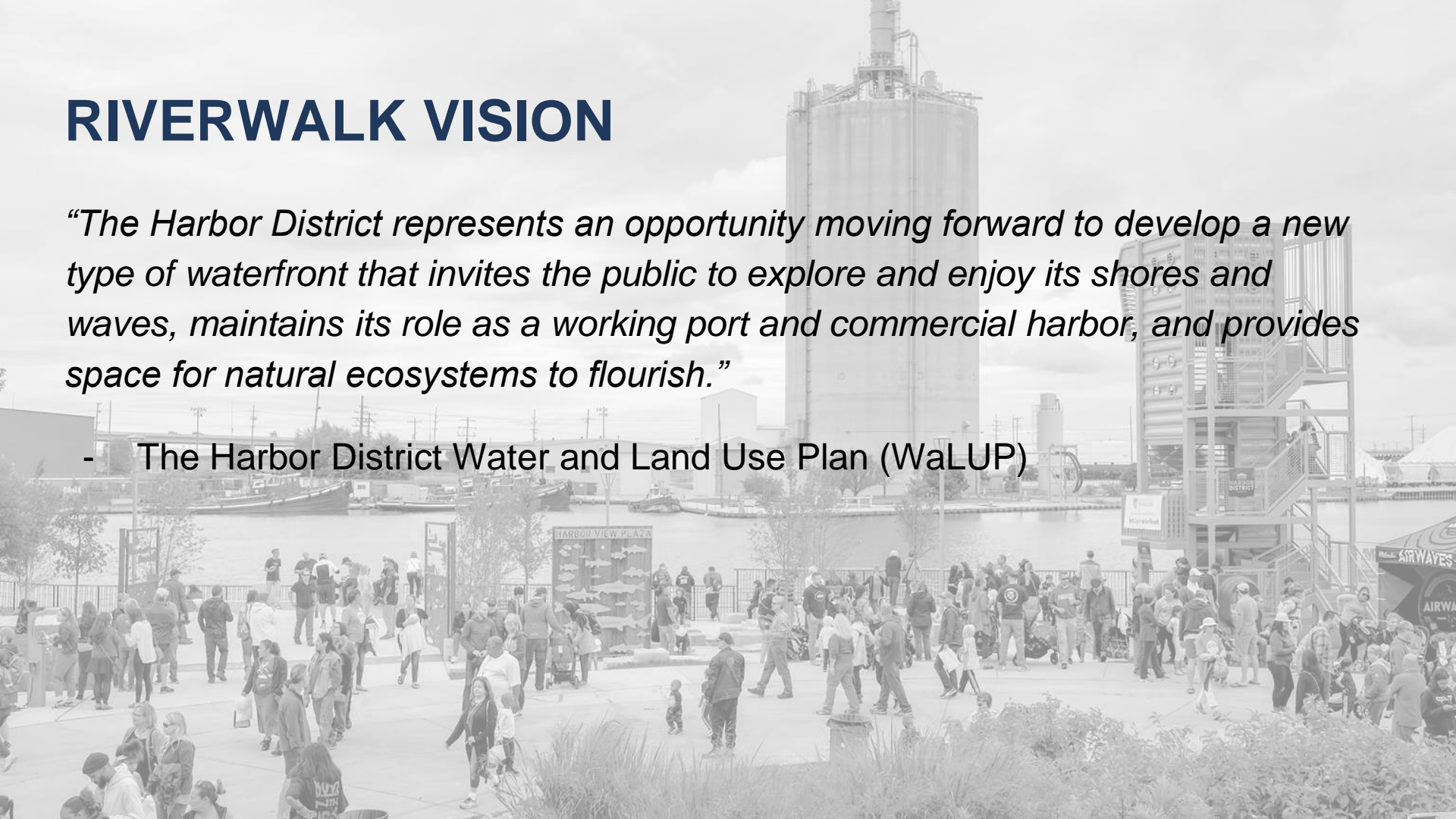
- **Habitat Focus Groups** with DNR and UWM School of Freshwater Sciences.
- **Six Property Owner and Regulatory Agency Focus Groups**
- **BID 51 August 2019 Open House**
- **Harbor Fest 2019**
- **Identity and Signage Survey** for BID 51 board members and Design Standards Selection Committee.
- **Riverwalk Property Owner Standards Presentation - February 2020**
- **Individual Property and Business Owner Meetings** occurred throughout the planning process.



# RIVERWALK VISION

*“The Harbor District represents an opportunity moving forward to develop a new type of waterfront that invites the public to explore and enjoy its shores and waves, maintains its role as a working port and commercial harbor, and provides space for natural ecosystems to flourish.”*

- The Harbor District Water and Land Use Plan (WaLUP)



# WORKING WATERFRONT

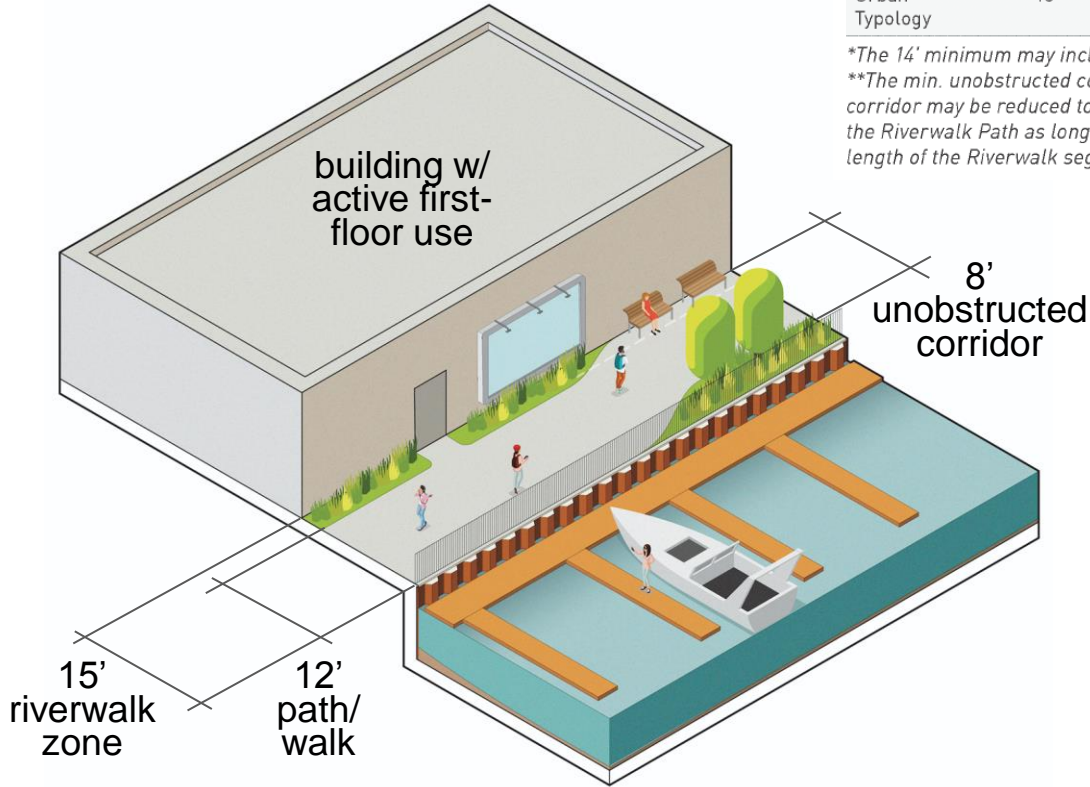


Existing and new river-dependent uses are appropriate and should be accommodated consistent with these Design Standards as the Riverwalk is developed.

- Bulk material operations that ship or receive materials by barge
- Marinas
- Recreational and commercial boating facilities
- Waterfront dock and port facilities for commercial, cargo, or passenger uses
- Bridge abutments
- Waterfront recreational amenities such as kayak and canoe launches
- Other uses that require waterborne transportation on the river



# RIVERWALK ZONE



	Riverwalk Zone	Min. Path/Walk	Unobstructed Corridor	Adjacent Land Uses
Multi-Use Typology	25'	14'*	12'	Non-Pedestrian Activated 1st Floor
Urban Typology	15'	12'	12'/8'***	Pedestrian Activated 1st Floor

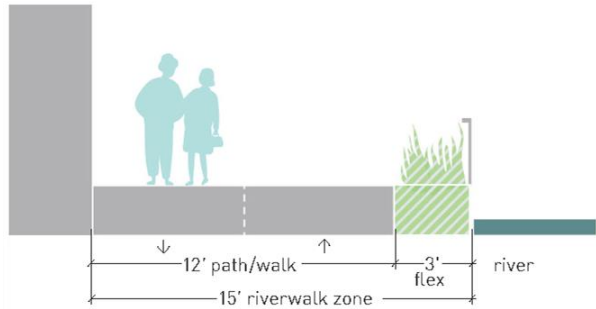
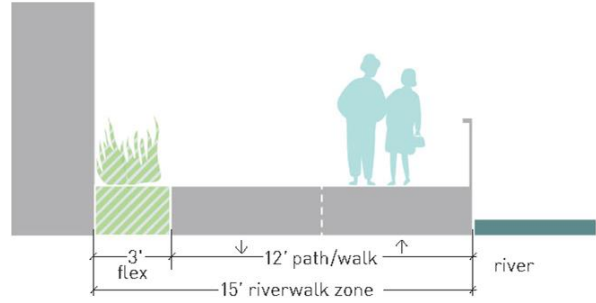
\*The 14' minimum may include a minimum 12' paved path with two 2' decomposed aggregate shoulders.

\*\*The min. unobstructed corridor width for an Urban Typology is 12'; however, the width of the unobstructed corridor may be reduced to 8' to allow for placement of seating, tables, landscaping, and site furnishings within the Riverwalk Path as long as the 12' minimum unobstructed corridor is maintained for at least 70% of the length of the Riverwalk segment.

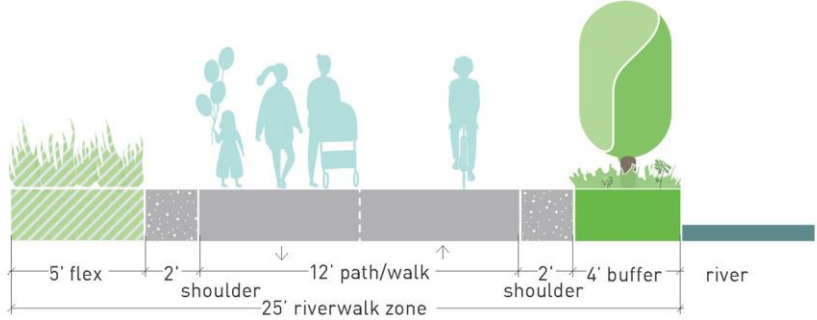
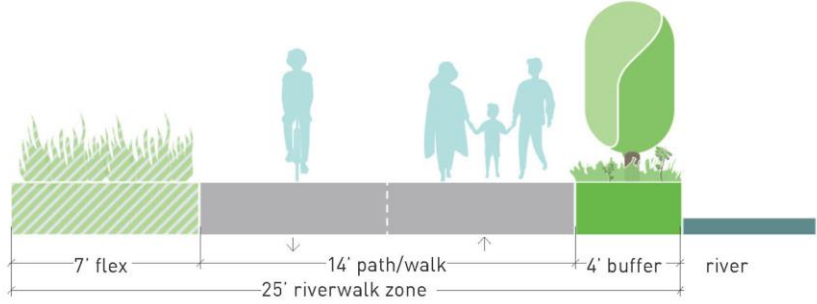


# RIVERWALK ZONE

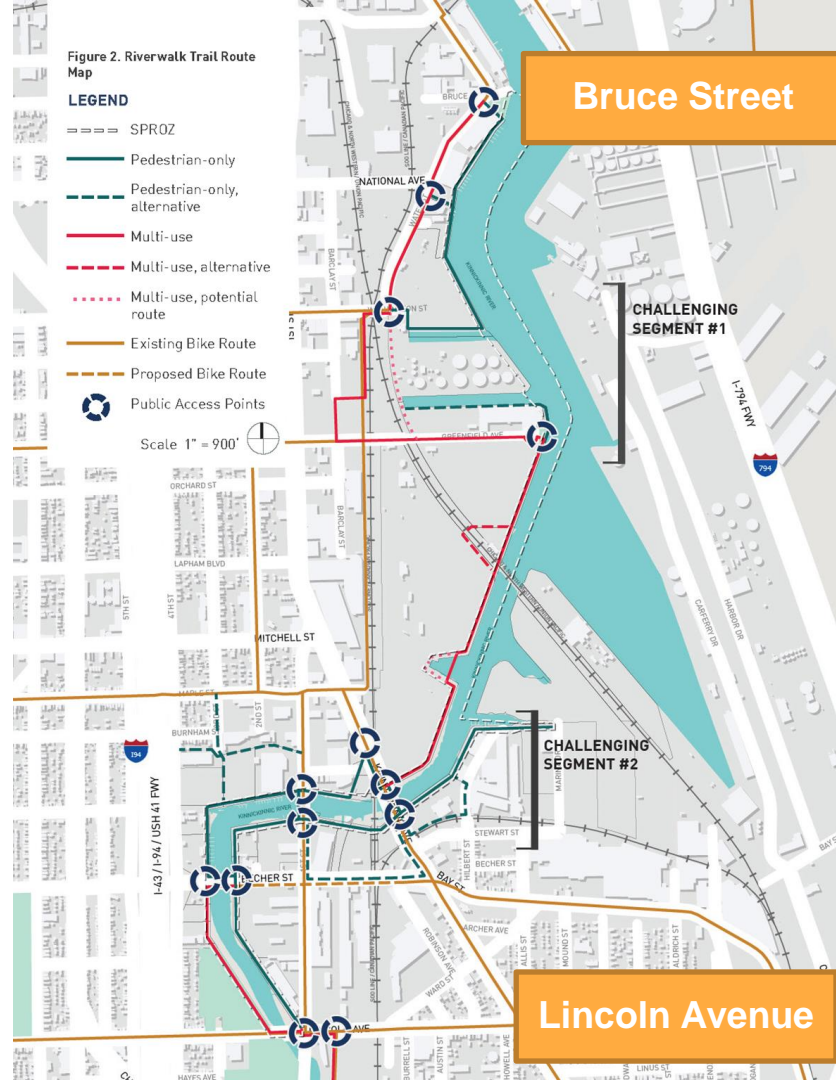
## Urban Riverwalk Typology



## Multi-use Riverwalk Typology



# HARBOR DISTRICT RIVERWALK TRAIL ROUTE



# MATERIALS

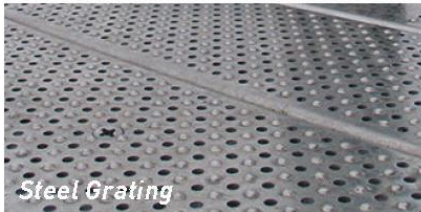
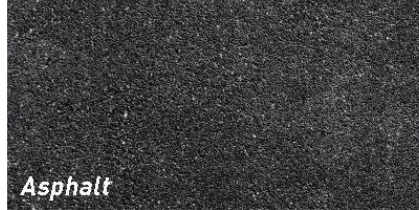


Figure 19. Pavement Materials

Materials	Poured-in-Place Concrete	Wood Decking	Steel Grating	Asphalt*	Decomposed Aggregate	Permeable Pavers	Wood Block Pavers
Primary	X	X	X*	X †	X ‡		
Secondary	X	X	X	X	X		
Supplemental / Accent	X	X	X	X	X	X	X

\*Steel grating may be used as a primary material only in transition zones such as bridges or over-water segments.

†Asphalt is a primary material for the Multi-Use Typology, but is not permitted as a primary material for the Urban Typology.

‡ Decomposed aggregate may be used as a primary material for the 2' shoulders alongside trail in the Multi-Use Typology



# LIGHTING

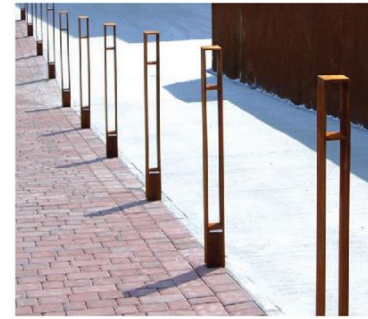
Tandem Light Straight Series pole with A16-BP18R, mast arm mount light fixture from Structura, or approved equal.

Preferred pole height of 17.5'.

Bright Bollards by Streetlife.



# SITE FURNISHINGS



[Rough and Ready T6 Benches](#) by Streetlife

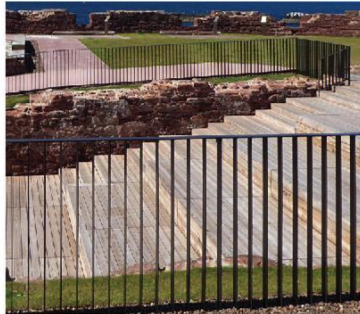
[Drifter Picnic Sets](#) by Streetlife

[Moka Bollard](#) by Metalco



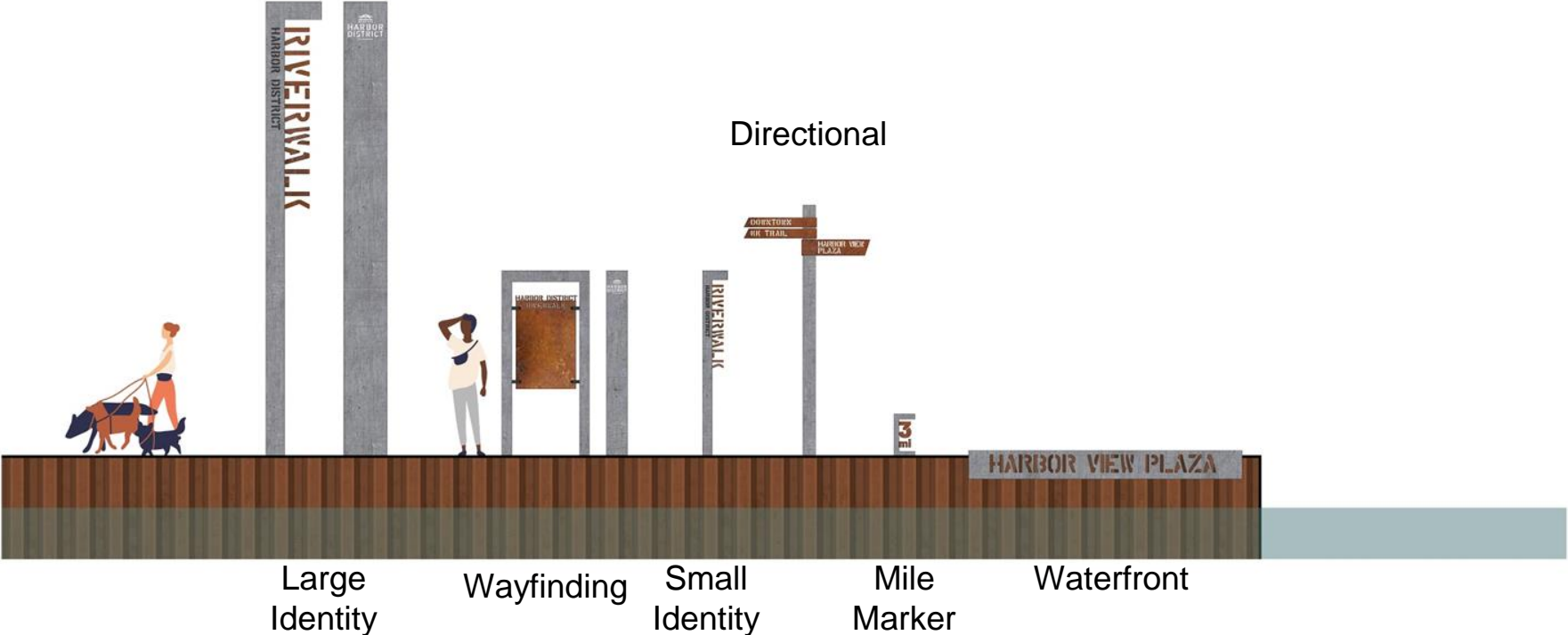
[CorTen Bicycle Racks](#) by Streetlife

Victor Stanley [Steelsite Series SDC-36](#) (trash can)



Accent site furnishings to be made of weathering steel or concrete

# SIGNAGE & WAYFINDING





# LANDSCAPING



- At least 10% of the total square footage of the Riverwalk Zone must consist of landscape elements.
- Native or adapted species should be used in all instances.
- Exotic and invasive species are not permitted.
- No turf grass.
- One tree per 40 feet of Riverwalk frontage.

# STORMWATER MANAGEMENT

- Projects that are too small to trigger MMSD and DPW stormwater requirements shall incorporate one green infrastructure menu item within the Riverwalk Zone.
- Pavement surface shall be pitched or sloped toward adjacent buffer area to capture runoff.
- Salting of Riverwalk is discouraged.



# UPLAND HABITAT

Riverwalk design must incorporate at least one upland habitat opportunity from the list below.

- Double the amount of landscaped area to 20% of total Riverwalk square footage
- Butterfly or pollinator gardens
- Bat boxes
- Birdhouses or nest boxes





# AQUATIC HABITAT

A property owner who provides an aquatic wildlife habitat (partial list below) element is exempt from the upland habitat requirement.

- Fish Habitat Hotels
- Waterside planters
- Waterfowl connections from water to land
- Naturalized edge
- Perforated dockwalls

