

Update to the East End Menomonee Valley Development Incentive Zone



Existing Valley DIZ



MARQUETTE
INTERCHANGE

MENOMONEE RIVER

W CANAL STREET

6TH STREET VIADUCT

HARLEY DAVIDSON
MUSEUM

Existing Valley DIZ



- Established in 2007
- Protect these sites for future higher and better uses
- Two Parts: 1) Allowable Use Table; 2) Design Standards
- The design standards take the form of the existing Menomonee Valley Sustainable Design Guidelines
- The Valley Sustainable Guidelines were created in 2004 and updated September, 2017
- Need to update the DIZ design standards to incorporate the 2017 updates

Sustainable Guidelines History

Sustainable Design Guidelines
for the
Menomonee River Valley
Milwaukee, Wisconsin



- Established in 2004 at advent of Menomonee Valley Industrial Center (MVIC)
- Process led by Sixteenth Street Health Center, MVP and City of Milwaukee
- Hired broad group of architecture and engineering firms, developers, and non-profits
- Original intent was to apply to the MVIC eco-industrial park
- Also applied to the Canal Street Commerce Center, the Harley-Davidson Museum, and the former Stollenwerks and St. Mary's sites in the form of the DIZ



Sections and Summary

Sustainable Design Guidelines

for the

Menomonee River Valley

milwaukee • wisconsin

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- I. Site Design**
 - Site Analysis & Planning
 - Stormwater Management
 - Natural Landscape
 - Parking & Transportation
 - Site Lighting
- II. Building Design & Energy Use**
 - Building Design
 - Energy Efficiency
 - Daylighting & Interior Lighting
 - Alternative Energy
 - Building Commissioning (Quality Control)
- III. Materials & Resources**
 - Exterior and Interior Materials
 - Water Conservation
- IV. Construction/Demolition**
 - Waste & Recycling
 - Erosion & Dust Control
 - Pre-Occupancy Controls for Indoor Air Quality
- V. Indoor Environmental Quality**
 - Indoor Air Quality
 - Acoustic Quality
- VI. Operations & Maintenance**
 - Operations Manual & Monitoring
 - Facility Maintenance
 - Maintenance and Stewardship of Site & Landscape Elements

1. Site Design
2. Building Design and Energy Use
3. Materials and Resources
4. Construction and Demolition
5. Indoor Environmental Quality
6. Operations and Maintenance

Checklist and Compliance Goals

- 30 Required Guidelines
- 82 Optional Guidelines
- Goal 85% compliant overall

Need for Update

- Overall age and obsolescence of guidelines - originally established in 2004
- Some programs no longer exist or new ones have since been created
- Accommodate technologies or innovations not readily available in 2004
- Some regulations are out of date

EXAMPLE OF EXISTING GUIDELINES

EXAMPLE OF PROPOSED GUIDELINES

<p>Encourage transportation alternatives for employees and visitors by providing:</p> <p>Contiguous walkways linking parking areas, building entrance, public sidewalks, bicycle racks, and any existing transit facility. Note: free bike racks are available from the City of Milwaukee</p>	<p>Contiguous walkways linking parking areas, building entrance, public sidewalks, bicycle parking, and any existing transit facility.</p> <p>NEW: Establish a BublR Bike station independently or with surrounding businesses.</p>
	<p>NEW: Provide electric vehicle charging station.</p> <p>NEW: Use steam infrastructure to heat parking lots and sidewalks to reduce or eliminate use of winter salting.</p>
<p>Use high efficiency lighting (metal halide or high pressure sodium lamps) with low cut off angles and down-lighting for landscaping.</p>	<p>Use high efficiency lighting, such as LEDs.</p>
<p>Purchase power generated from renewable sources (solar, wind, biomass, or low impact hydro sources) through We Energies' Energy for Tomorrow Program.</p>	<p>Purchase power generated from renewable sources (solar, wind, biomass, steam, or low impact hydro sources) through renewable energy credits (RECs.)</p>
<p>Design for energy performance that improves upon State of Wisconsin Building Code by 25%, and demonstrate energy efficiency using hourly simulation tools. Consider the following strategies to help achieve this objective:</p>	<p>Meet current ASHRAE 90.1 for energy efficiency. Strategies may include the following, among others:</p>

Need for Update

- Menomonee Valley 2.0: With the MVIC nearly built-out, redevelopment priorities turn to the center and east end of the Valley.
- Approximately 75 acres of vacant or near vacant land available for redevelopment. Collectively these parcels comprise a second MVIC.
- Replicate the quality of development at the MVIC and the overall redevelopment mission for the Valley to these sites.



Need for Update

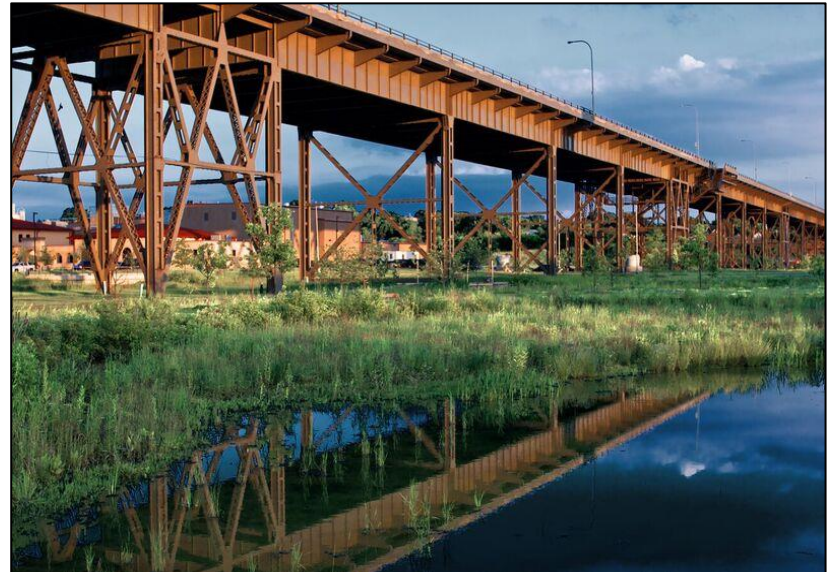
- Menomonee Valley 2.0: Valley East End FaB District. Target and recruit food and beverage companies to these vacant parcels at the east end of the Valley.
- Use the Sustainable Guidelines to further protect the river's edge and provide a welcoming eastern gateway into the Valley and complement the existing or planned amenities, e.g. Harley-Davidson Museum and a future Riverwalk.
- Update the existing East End Menomonee Valley DIZ which uses the current outdated guidelines.



Guidelines Update

Process: Volunteer Review Committee

- City of Milwaukee
- Menomonee Valley Partners
- MMSD
- Zimmerman Architectural Studios
- Rivet LLC
- Potawatomi Hotel & Casino
- American Design, Inc.
- SEH, Inc.
- Rivion
- Trane
- Huntzinger



Updated DIZ Standards

- The proposed DIZ standards are not a new overhaul but primarily an update to the existing ones
- Mirrors the changes to the Valley Sustainable Guidelines update approved by RACM in September, 2017
- No changes to existing sections
- Same checklist and compliance format
- Current Standards: 19 required items and 85% total compliance target
- Updated Standards: 33 required items and 85% total compliance target

EXISTING

	Sub-Totals	Maximum Value	Project Value
I. Site Design		20	0
II. Building Design & Energy Use		19	0
III. Materials & Resources		7	0
IV. Construction & Demolition		5	0
V. Indoor Environmental Quality		11	0
VI. Operations & Maintenance		9	0
Totals		71	0
Percent Compliant		0%	
Compliance Target		85%	60

UPDATED

	Sub-Totals	Maximum Value	Project Value
I. Site Design		13	0
II. Building Design & Energy Use		28	0
III. Materials & Resources		14	0
IV. Construction & Demolition		4	0
V. Indoor Environmental Quality		14	0
VI. Operations & Maintenance		9	0
Totals		82	0
Percent Compliant			
Compliance Target		85%	0%

Process

- September: RACM approval of updated Menomonee Valley Sustainable Design Guidelines
- November – December: Amend the East End Menomonee Valley Development Incentive Zone by swapping out the current sustainability standards with the updated standards
- Continue with redeveloping the Valley into an environmentally sustainable, industrial job producer for Milwaukee and its residents

