

HARBOR DISTRICT RIVERWALK OVERLAY- DESIGN STANDARDS CHECKLIST

[Link to Harbor District Standards](#)

NOTE: The standards in this checklist are not inclusive of all standards and requirements within the Harbor District Riverwalk Site Plan Review Overlay Zone. It is only meant to compliment the [Harbor District Riverwalk Design Standards](#) document, which you must be fully aware of and in compliance with.

Fill out the fields below. Please note if you believe a field is not applicable to your project.

1. Project Information

Project Address(s): 748-820 S Water St. (Boone & Crockett/The Cooperage)

Contact Name: Chris Socha (TKWA)

Contact Phone Number: 262-377-6039

Total Riverwalk square footage: 4,792sf

Linear footage of river frontage: 262'-6"

Type of Project (land use): Commercial - bar/eventspace, outdoor beergarden, & kayak rental

River dependent use: **Existing Kayak Launch to remain**

Yes No

River dependent uses include, but are not limited to: 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; and, other uses that require waterborne transportation on the river (Page 6).

Describe your overall project (summarize your proposal):

The project includes the creation of a new riverwalk section within the Harbor District along the property owned and operated by Boone & Crockett and the Cooperage. The bar, restaurant, and event spaces are housed in existing buildings along the river and adjacent to a large surface parking lot. Over the last two years, the business operators have converted a portion of the parking lot along the waterfront to temporary customer area. Uses include a shipping container bar, two in-residence food trucks, a kayak rental company, and customer seating areas.

Boone & Crockett proposes making the temporary outdoor space permanent, serving as a high-quality pedestrian amenity to the new riverwalk. New permanent bathrooms will be added adjacent to the existing brick building, while a new outdoor bar will serve as a dynamic anchor to the beer garden and strong built edge to the public riverwalk. The space will include new landscape elements, seating walls, and benches. The goal is to create microclimate such that the outdoor space can be utilized all year.

2. Site Specific Considerations (Pages 14-15)

Existing seawalls?:

Yes No

Repair or replacement may be needed.

Existing concrete bulkheads?:

Yes No

Existing concrete bulkheads are not required to be removed, but should be incorporated into the Riverwalk Trail design or, at a minimum, accommodate the Design Standards set forth.

Contaminated soils:

Yes No **TBD Soils Report**

Will require a Phase I and II Environmental Assessment to determine the extent of the contamination. Management plans are required.

Is your site adjacent to a Public Access Point? (Page 11):

Yes No **East National Ave.**

Identity and/or Directional Signage shall be provided where the multiuse path intersects with streets or other public access points. Informational signage is recommended to be placed along the Riverwalk at primary accesspoints and other major pedestrian and bicycle access points (Page 42-43). Further discussion with City staff may be required.

Is your site adjacent to a Public Right-of-Way Connection? (Page 30-31):

Yes No **East National Ave.**

Public right-of-way connections serve to connect the Riverwalk Trail back to the street network and are designed to support connectivity, ease of access, accessibility, and safety. Certain design standards are required and referenced on Page 30.

3. Riverwalk Typology/Width

Required trail typology is determined by the system map on page 11 as well as the land use adjacent to the Riverwalk being developed.

Check one box:

	Riverwalk Typology on Map (Page 11)	
	Multi-Use	Urban
Pedestrian Activated First-Floor*	<input type="checkbox"/> 25 feet	<input checked="" type="checkbox"/> 15 feet
Non-Pedestrian Activated First-Floor**	<input type="checkbox"/> 25 feet	<input type="checkbox"/> 25 feet

If both typologies occur on the site, please explain:

**Pedestrian activated 1st floor uses: commercial and active residential uses (see page 18).*

***Non-pedestrian activated 1st floor uses: manufacturing, transportation, storage and wholesale trade uses, parking lots, storage yards, and other similar uses, unless meeting the exceptions on page 18.*

4. Pavement Materials & Compliance (Page 32-33)

Riverwalk Trail construction shall consist of paving materials that ensure adequate strength, accessibility, and safety to users, including emergency vehicles. All Riverwalk segments are required to be inclusive and accessible. ADA-compliant ramps shall connect public walkways and points of public access to the Riverwalk. Whenever possible, paving materials should comply with green infrastructure and stormwater management objectives. All paving materials should utilize neutral colors, primarily in gray or earth-tones.

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

Primary Materials:

- Poured-in-Place Concrete
- Wood Decking
- Steel Grating
- Asphalt
- Decomposed Aggregate
- Other, describe: _____

Secondary Materials:

- Poured-in-Place Concrete
- Wood Decking
- Steel Grating
- Asphalt
- Decomposed Aggregate
- Other, describe: _____

Supplemental/Accent:

- Poured-in-Place Concrete
- Wood Decking
- Steel Grating
- Asphalt
- Decomposed Aggregate
- Permeable Pavers
- Wood Block Pavers
- Other, describe: _____

Within Riverwalk Zone:
Existing ground-scape left to remain at North end of existing kayak launch (outside of min. riverwalk path). Painted markings on the ground-plane of the adjacent beergarten seating area will create a distinct outdoor setting

The Riverwalk Trail has no more than a zero (0) to five (5) percent longitudinal slope and no more than a 1.5% cross-slope to comply with all relevant and current codes, standards, and regulations (page 17)

- Yes
- No (justify below)

Describe your overall Riverwalk pavement plan:

Primary Riverwalk path is to be wood-decking/boardwalk. The Riverwalk will be kept above-grade along the National Ave. connector path (within the existing public alley from S. Water St./E National Ave intersection to the River) as needed to be constructed over an existing MMSD stormwater outflow pipe. Access panels in the decking will be provided over existing vaults/sewer caps to maintain access to MMSD utilities. The riverwalk will transition to grade near the river edge, and gently slopes up onto an existing elevated deck area towards the South (East of The Cooperage's yard) and will then continue South to the future riverwalk extension. A future riverwalk connection will occur to the North at the intersection of the National Ave Connector path and the Riverwalk. Walkways to be 1:20 slope max so as to not require handrails. Edge protection will also be provided where required.

5. Furnishings (Page 34-37)

Appropriate furnishings and fixtures shall be provided throughout the length of the Riverwalk to make it attractive and functional for users. Site furnishings should prioritize environmentally and socially responsible choices that are easily maintained and fit within the context of the Riverwalk, as well as create a unified aesthetic for the Riverwalk. Aesthetic and material choices demonstrated in this section were selected through a comprehensive community engagement process, and aim to embody the industrial, rustic Harbor District brand.

The property owner shall maintain site furnishings, including trash receptacles and lighting. Final furnishings and materials are subject to review and approval by the City Plan Commission.

Benches:

Linear footage of river frontage: 262'-6"

Number of benches: 6

Materials: built-in wood & freestanding wood w/ steel frame

Location(s): Southeast Riverwalk outlook, in front of new bar-building,
NorthEast bar-rail (Hoan Bridge viewing area), North Connector Path

Benches/seating shall be included in every Riverwalk segment, and no more than 200 feet apart.

Tables and Chairs

Number of tables: 8

Materials: Wood w/ painted steel base

Location(s): Along riverwalk side of new exterior bar building

Tables and chairs are encouraged throughout the Riverwalk, especially at public access points which are encouraged to feature larger seating and gathering areas. Other examples of appropriate placement include parks, unique viewing areas, and plazas. These sites should be strategically located along the Riverwalk.

Trash and Recycling Receptacles:

Number of trash receptacles: TBD

Number of recycling receptacles: TBD

Materials: Painted Metal (to meet Harbor District' Guidelines)

Location(s): Adjacent to outdoor tables and seating areas, additional to be provided within beergarden space

Trash receptacles shall be placed along with tables and seating areas.

Railings and Guardrails:

Linear footage of railings and/or guardrails: 83' (Existing @ Kayak Launch), 204'-4" (New guardrails at water's edge and at the existing raised deck area)

Materials:

EXISTING: New wood cap on existing painted-steel guardrail

NEW: Painted steel w/ wood bar-rail (@ water's edge), 5% of bar-rail to be at ADA height (28"-34")

Painted steel w/ wood infill panels (@ existing raised deck)

N/A

Railings along naturalized/soft edging shall be installed at the discretion of site owners and design professionals. Site conditions will dictate the need for railings along soft/ naturalized conditions. Along hard or River-Dependent use edge conditions, railings or guardrails are required where pathways are located within three feet of the water's edge, except where the Riverwalk is adjacent to boat docking or a marine operation area.

Fencing:

Linear footage of fencing: 38'

+5'-0" overall height.

Materials:

(+3'-0" wood plank fence w/ steel frame on
+2'-0" stone knee wall)

Painted steel frame w/ wood-plank infill.

(To secure the event yard at the future connection to the next portion of riverwalk to the South)

N/A

Owners may place fencing at the landside edge of the 25-foot Multi-Use Riverwalk Zone (or further inland) if they so desire. The standard for fencing is not limited to a single design type, however quality and durable materials are required and will be approved by the City Plan Commission.

Describe your Riverwalk furnishing plan:

Benches to be located at the proposed Riverwalk's SE corner outlook area. Built-in benches w/ small cafe-style tables to be located along the riverwalk edge of the proposed new bar building. New bar-rail seating along the North end of the proposed Riverwalk for viewing the river activity and Hoan Bridge.
Outside of the riverwalk's path, but adjacent - Boone & Crockett's beer garden space will have a variety of tables/chairs/seating areas for gathering. This space is designed such that it can potentially be used all year. (Length of connector path is less than 200' from proposed seating for Hoan-Bridge viewing)
- 30"x48" open space to be provided adjacent to benches for wheelchair users.
- 5% of all tables/chairs/bar-rails provided are to be ADA accessible per ADAS 226
- ADA dining surfaces to be 28"-34" above floor level per ADAS 902

6. Lighting (Page 36-37)

Review the Harbor District Lighting Design Standards on pages 37 and 38 and affirm below that you have met each of the standards.

Check all standards that you have been able to meet.

- Product **Tandem Light Straight Series pole w/ A16-BP18R, from Structura & Bright Bollards by Street life**

For pedestrian lights, Tandem Light Straight Series pole with A16-BP18R, mast arm mount light fixture from Structura, or approved equal. For bollards, Moka Bollard by Metalco or Bright Bollards by Streetlife.

- Pole Height **17.5'**

Preferred pole height is 17.5'. Avoid abrupt changes in fixture height between properties.

- Fixture Height **16'**

Height for pedestrian light fixtures is less than 20 feet with a maximum allowable light fixture height of 20 feet. The primary fixture shall be located on the path-facing side of the pole.

- Finish and Color **Finish & Color per Harbor District's Guidelines**

Pole and fixture finish shall be Light Grey. Base panel materials shall be weathering steel.

- Color **< 3000k'**

LED bulbs should provide warm white light with a color temperature of 3000K and below. The light color should emit a warmer light color and less blue (cool) light. Cool blue light is more harmful to many animal species.

- Foundation

Pole to be placed upon a foundation designed per the site's soil conditions and local codes.

Light Levels

Provide adequate light levels for pedestrian safety and security considering visibility, continuous illumination of vehicular use and other areas, avoidance of dark or un-illuminated areas, etc. Light levels at the property lines should not exceed 1 footcandles (Fc) adjacent to active properties, while light levels should not exceed 0.5 Fc at non-active property lines. Light levels and uniformity ratios should not exceed recommended values, per Illuminating Engineering Society of North America (IESNAiesna) RP-33 or 20. For more information see: darkskysociety.org/handouts/LightingPlanGuidelines.pdf

Dark Sky

Luminaries should be dark-sky compliant and be equipped with shields so that light does not shine into adjacent residential or institutional areas or negatively affect wildlife. Specifications and/or product data sheets, specifically highlighting the color temperature, light fixture height, and shield is required for review and approval.

Describe your overall Riverwalk lighting plan, and any standards which you believe are not applicable. If your lighting fixtures meet the intent of these standards but are slightly different, please explain:

“Bright Bollard” lighting along National Ave connector with the potential for additional uplighting of trees or art/murals along the existing neighboring warehouse building. “Structura Tandem” light fixtures along the riverwalk at the water’s edge (along existing sea-wall and at the existing raised-deck).

Boone & Crockett’s beergarden, adjacent to the riverwalk, will have its own mix of lighting. General “low-glow” site lighting for outdoor seating areas along with overhead string lights.

7. Landscaping (Page 38-39)

Total Riverwalk square footage: 4,729sf

Linear footage of river frontage: 262'-6"

Required landscaped areas. At least 10% of the total square footage of the required Riverwalk Zone must consist of landscape elements as described on pages 38-39:

- 10% or greater. Exact %: 13.2% See Landscape Diagram Plan'
 Less than 10%. Exact %: _____

Number of trees: 7(within Riverwalk Zone) 5(within Riverwalk Connector)

Species of trees:

Riverwalk Zone: (5x)Swamp White Oak, (1x)American Basswood/Hybrid Elm, (1x)Existing Elm

Riverwalk Connector: (5x)Hybrid Elm shade trees

There shall be one shade tree per 40 feet of Riverwalk frontage. Trees are not required to be placed at regular intervals and can be placed in groupings to comply with this requirement.

Each tree shall be provided with a four (4) foot width of exposed soil at the ground surface. If soil quality is of particular concern, soil chemistry tests should be conducted to inform any mitigation needed. Soil compaction should be evaluated to determine the need for tilling or soil amendment. A minimum of 24 inches of engineered soil media layer depth is required.

Review the Harbor District Landscaping Design Standards on pages 37 and 38 and affirm below that you have met each of the following standards.

Check all standards that you have been able to meet:

Plant Sourcing and Selection

Plants are nursery grown, legally harvested and native or adapted species, with an effort to achieve plant species diversity

Aesthetics

Aesthetics should relate to the surrounding context, and plants should be selected to promote seasonal interest. Planting along the riverbank should be naturalistic. Four-season interest should be considered when selecting plants.

No Invasive Species

Exotic and invasive species shall not be permitted along the Riverwalk. Exotic plants are those not native to the United States, while invasive species are those considered both non-native and fastgrowing, able to spread to the point of disrupting native and natural plant communities or ecosystems.

Minimized Disturbance

To the extent possible, owners should minimize site disturbance and re-vegetated disturbed areas with native and adapted species.

No Turf Grass:

No turf grass shall be installed within the 15-foot or 25-foot Riverwalk Zones.

Describe your Riverwalk landscaping plan, and any standards which you believe are not applicable:
[See Landscape Plan & Site Landscape Diagram for additional info](#)

New sedge-meadow and hybrid elm shade trees along the National Ave. connector, with a new green-space at the connector's termination point into the river of wildflowers and a hybrid elm.

New grove of Oak trees and vegetation at the riverwalk ramp up to the existing raised deck area near the Cooperage's event yard. Existing elm tree to remain in the event yard with a new wild-flower border to the Riverwalk.

Additional new trees, vegetated areas, and planter boxes to be provided as part of Boone & Crockett's new beergarden design (adjacent to the riverwalk)

8. Stormwater Management (Page 44-45)

New impervious area:

- Less than 5,000 square feet
- 5,000 square feet or more

Properties with less than 5,000 square feet do not meet the size thresholds to trigger the Stormwater and Green Infrastructure requirements of either City of Milwaukee Chapter 120 or MMSD Chapter 13

Figure 25. Green Infrastructure Options

	Greenway/Vegetated Buffer	Bioswales	Wetlands	Rain Gardens	Native Landscape	Removal of Structures/Paving	Pervious Pavements/Pavers	Green/Blue Roofs	Disconnect /Redirect Downspouts	Underground/Aboveground Storage
Riverwalk Overlay Zone										
Riverwalk Zone	X	X								
Future Development Properties										
Areas of Low Topography			X	X	X					
Existing Drainage Ditches		X	X							
Existing Property Features						X	X	X	X	X
New Property Features		X					X	X		X
Roadways										
Adjacent Roadways		X					X			

If LESS THAN 5,000 square feet - a minimum of one green infrastructure menu item (page 45 and table below) is required within the 15-foot or 25- foot Riverwalk Zone.

Green Infrastructure Included. Check all that are included.

<input type="checkbox"/> Greenway/Vegetated Buffer	<input type="checkbox"/> Bioswales	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Rain Gardens	<input checked="" type="checkbox"/> Native Landscape	<input checked="" type="checkbox"/> Removal of Structures/Paving
<input type="checkbox"/> Pervious Pavements/Pavers	<input type="checkbox"/> Green/Blue Roofs	<input type="checkbox"/> Disconnect/Redirect Downspouts
<input type="checkbox"/> Underground/Aboveground Storage		

Describe your stormwater management plan, including the number and placement of the green infrastructure above:

Proposed riverwalk and adjacent beer garden design introduces new vegetated areas, trees, and native plantings throughout the site in place of existing hardscape. (Existing site is currently primarily all hardscape)

Connector pathway from National Ave. to act as a run-off pass-through system.

9. Upland and Aquatic Habitats (Page 46-51)

Riverwalk design must incorporate at least one upland habitat opportunity from Page 47. For Riverwalk segments with greater than 600 linear feet of river frontage, selected elements must be installed with a frequency of not less than one per 600 feet (i.e., a 700 foot Riverwalk segment could install at least two bat boxes, or one bat box and one birdhouse. An applicant who elects to provide an aquatic wildlife habitat element described in this chapter along the river at their property is exempt from the requirement to construct an upland habitat element.

Number of selected Habitat Elements:

Linear footage of river frontage: 262'-6"

Total habitat elements included (1 per every 600 ft required): 1

Habitat type included:

- Upland habitat element
- Aquatic habitat element
- Both

Upland Habitat Included:

- Increase landscaped areas.
- Butterfly or pollinator gardens.
- Bat boxes.
- Birdhouses or nest boxes.
- N/A

Aquatic Habitat Included:

- Fish habitat hotels. @ underside of existing raised-deck area
- Waterside planters.
- Waterfowl connections from water to land.
- Naturalized edge with seawall/sheet pile.
- Enhance existing sheet pile/artificial wetland.
- Dormant woody cuttings and livestaking.
- Coir logs.
- Vegetated geogrids.
- Perforated dockwalls to connect in-stream water to wetland behind dockwall.
- N/A

Describe your Upland and Aquatic Habitat plan (type, location, materials, etc.):

Aquatic Habitat to be provided at underside of existing raised deck area:
New fish habitat hotels to be hung from underside of existing raised deck (wood/vegetation bundles or formed concrete pieces as part of rip-rap creating habitat nooks for fish)

10. 50' Overlay, Buildings and Sites (Page 52-54)

Within the 50-foot Riverwalk Overlay Zone, both principal and accessory structures are permitted. Buildings and structures are prohibited within the Riverwalk Zone section, except for structures provided for public use. The river-facing façade of buildings within the Overlay Zone should be designed and treated as a principal façade and should feature the same design elements, materials, building articulation, relief, and other architectural considerations as street-facing façades.

Briefly describe your plan for the buildings, uses, or site elements outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone

Structures within the 50' overly zone include a new bar-building for the beer garden space, and the relocation of the existing kayak rental structure (converted shipping container).

The new bar building will contain adequate glazing as to allow for patrons in the beergarden space to look through the bar to the riverwalk and river beyond as well as an extended roof/overhang to create sheltered outdoor seating areas.

Glazing. When a Riverwalk Zone is allowed to be reduced to a 15-foot width due to an adjacent "pedestrian activated land use," then the Riverwalk level of the building is required to have 60% glazing (measured in a linear manner, consistent in method with 295-605-2-i-3 of the Commercial District chapter) or an equivalent level of wall articulation.

Linear glazing percentage: 70%

N/A

Note: Please include a document in your exhibits that shows your linear glazing percentage calculations.

Pedestrian Entrance. At least one pedestrian entrance from the pedestrian activated use shall connect to the Riverwalk.

Describe pedestrian entrance connection:

The land-side riverwalk edge provides an open path to walk in/out from the adjacent beer garden seating area just South of the new bar structure. Secondary access/openings are also provided North of the new bar, and onto the National Ave connector path.

N/A

Façade Materials. High quality façade materials are encouraged, and certain façade materials such as metal building walls, concrete masonry units and simulated stucco products are restricted per requirements found in Commercial Districts, Section 295-605-2-i-6. for façade walls, both parallel and perpendicular to the river, that occur in the 50-foot Riverwalk Overlay Zone.

Describe façade materials:

Proposed facade materials for new bar will include a refined palette of materials that play off the site's industrial heritage, including painted metal siding, painted steel structure, and wood built-in seating.

The relocated kayak rental structure is existing and will be repainted.

N/A

Required Landscaping. In the case of site features such as parking lots, storage yards, and trash collection areas being located in the 50' Riverwalk Overlay, they shall follow the same landscaping requirements as would be required by ordinance if the condition were along the primary street frontage of a property (Landscape and Screening Requirements per Subchapter 4 Section 295-405 of the Zoning Code of Ordinances). The landscaping that is located in the Riverwalk Zone or in the public right-of-way area is not counted toward this requirement.

Describe landscaping plan outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

Proposed connector path from National ave is +/-23' in width, containing new trees, plantings, and the riverwalk connector path. No fence/wall will be required. Proposed shade trees & plantings cover landscape screening requirements.

Additional trees, planters, and vegetation to be provided as part of Boone & Crockett's beergarden space.

N/A

Fencing: For uses required by Chapter 295-405 of the Zoning Code to provide landscaping and screening from public streets, the landward edge of the Riverwalk Path shall be treated in the same manner as a

primary street property line when determining landscaping and screening requirements. Any fencing required to comply with the requirements of 295-405 shall be placed outside of the minimum required Riverwalk Zone. For security and containment purposes, fencing abutting a Riverwalk can be erected along the Riverwalk using decorative metal. Chain link and barbed wire are not permitted.

Describe any proposed fencing outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

New wood-plank fencing on painted steel framing proposed at existing event-yard East of the Cooperage to secure the event yard from the public river-walk.

5'-0" overall height (3'-0" Wood/Steel fence on top of existing 2'-0" tall stone knee-wall)

N/A

Lighting. Lighting in the overlay zone shall follow requirements and standards of those set forth in the 25' Riverwalk Zone area for permitted fixtures. No high level flood lights are permitted adjacent to the Riverwalk Trail area, including at outdoor storage yards and parking lots.

Describe any proposed lighting outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

Boone & Crockett's beer garden, adjacent to the riverwalk, will have its own mix of lighting. General "low-glow" site lighting for outdoor seating areas along with overhead string lights.

N/A

Signage. Within all signage categories (wall, free-standing, roof, etc), Type A signage is required for all signs located in the Riverwalk Overlay Zone. These requirements include individual letter wall signs, monument style free-standing signs, and other features associated with higher quality signage as found in Section 295-407 of the Zoning Code of Ordinances. If a free-standing monument sign is located in the Riverwalk Overlay, the design shall be compatible with the character of signs found on page 40.

Describe any proposed signage outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

New Riverwalk Identity signage to be provided at the entrance to the National Ave. connector path (just off intersection of National Ave. and S. Water St). Signage to follow Harbor District's Signage Guidelines.

A new directional sign, following the Harbor District's Signage Guidelines will be located at the intersection of the riverwalk connector path and water-side riverwalk. Directional signage will direct to future segments of the riverwalk to the North and South, as well as highlight Boone and Crockett's & The Cooperage's bar/beer garden/foodtruck/venue operations.

N/A

Review the Buildings and Sites Design Standards on pages 52-54 and affirm below that you have met each of the standards.

Check all standards that you have been able to meet:

- Massing and Articulation

Building facades and opaque fencing within the Overlay Zone shall not be blank or unarticulated.

- Scale

Long uninterrupted walls beyond 100 feet in length shall have off-sets of at least 2 feet, or other means to create a pedestrian-friendly condition.

- Site Elements

Private patios and decks are permitted and encouraged in the overlay area outside the required minimum Riverwalk Zone. Patio and deck surfaces should be finished quality materials that are consistent with materials permitted in the Riverwalk Zone area. Any necessary retaining walls should be finished quality materials such as poured-in-placed concrete or finished quality masonry matching the building. Dry stack block retaining wall systems are not permitted.

- Storage Yards, Loading Docks and Dumpster Areas N/A

Service areas containing outdoor storage yards, loading docks, and dumpster areas that face the Riverwalk shall be screened using wing walls, or opaque screening or fencing.

- Lighting

Lighting in the overlay zone shall follow requirements and standards of those set forth in the 25' Riverwalk Zone area for permitted fixtures. No high level flood lights are permitted adjacent to the Riverwalk Trail area, including at outdoor storage yards and parking lots.

If applicable, describe your plans for any of the five standards above.

The goal of this plan is to create something experiential. Each outdoor area is considered like a room that offers varied ways to take in the dynamic setting. Importantly, this plan seeks to imagine a highly active pedestrian realm that is not only adjacent to the riverwalk, but intentionally woven into the riverwalk experience. This will be an active area, animated by the food & beverage business, kayak rentals, and nearby Pedal Tavern. Because this section of riverwalk will stand alone for some period of time, it is critical that an anchor destination offers many people a reason to take in the public amenity.

ADDITIONAL COMMENTS/NOTES:

Signage, site furnishings, and lighting specifications updates: The product specifications for all benches, tables, trash receptacles, bicycle racks, signage, and other furnishings will comply with the Harbor District Design Standards. If the product specifications in the approved SPROZ Design Standards are updated subsequent to approval of the applicant's site plan, the applicant may also elect to utilize furnishings that comply with the updated specifications without requiring any additional CPC approvals.