

Department of Public Works Comments Riverwalk Site Plan Review Overlay Zone

For the development, known as The Edison Development, located at 1005 North Edison Street

The Neutral Project is proposing to construct a 32-story, 381-unit mixed-use residential building with 288-space parking garage, associated Riverwalk, and outdoor plaza area. A previous proposal by this developer consisted of a 13-15 story mixed, use residential building with 102-space parking structure. This development is located within the Riverwalk Site Plan Review Overlay Zone (SPROZ), which covers the Riverwalk connections along the north and south side of the site and any part of the site or building that falls within in the zone 50 feet landward from the river's edge. The proposed development includes modifications to the existing Riverwalk and changes to the Riverwalk connectors to the site immediately north, which is City-owned, and the south end of the site.

Plans submitted to the Board of Zoning Appeals show that there will be 168 long-term bicycle parking spaces split between the 4th, 5th, and 6th floors of the building. Each floor will house 56 long-term bicycle parking spaces. It is not clear from the materials submitted where short-term bicycle parking spaces will be located nor how many will be provided.

Water:

Water Review Comments for SPROZ 1005 N Edison St.:

- MWW has an 8" water main in N. Edison St. available to serve the proposed development.
- There are no proposed water connections shown on the plans.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Review by DNS will dictate whether additional public hydrants are needed in the area. If such hydrants are needed, the developer must prepare the plans for review and approval by Water Engineering.
- Any proposed water mains or fire protection shown on the site will be private.
 - Private hydrants are required to be metered.
 - Metering can occur through a meter pit or in the building.
 - Private hydrant should be connected to water system after the metering device.

- Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for the following:
 - water branch and service requirements
 - meter pit requirements
 - fire protection requirements
 - private fire hydrants and/or building fire department hook ups
- Water permit information and standards/specifications can also be found online <https://city.milwaukee.gov/water/PermitsSpecs>
- If needed for development plumbing calculations, information regarding system water pressure or nearby flow tests on water system may be requested from watflowtest@milwaukee.gov.

Underground Conduit:

The proposed building at 1005 North Edison Street does not have any conflict with Underground facilities within the construction zone. The closest Underground ducts are located within the roadways of North Edison Street and East State Street. It is recommended that the developer provide a manhole for use by any telecom that leases conduit space from the City of Milwaukee in order to provide service to the building either now or in the future.

Please contact Ms. Karen Roney at 414-286-3243 or krogne@milwaukee.gov with questions or to request Underground Conduit system plans.

Environmental Engineering:

- There are 12-inch and 18-inch diameter public main combined sewers available in N. Edison St.
- A flow allocation request will be required for this development from MMSD. The City Of Milwaukee will prepare the flow allocation after we have received plans showing all the information needed to prepare the flow allocation.
- A Stormwater Management Plan (SWMP) is required for this development.

Street Lighting:

B.E.S. has street lighting facilities behind the curb on E. State St. and existing overhead on N. Edison St. Based on the conceptual plan, underground street light circuitry and street light units will be impacted, including the overhead lighting spans on N. Edison St.

The scope and cost of impacts will depend on excavation requirements for multi-story structure and underground parking, landscaping along E. State Street and N. Edison Street, and pedestrian ramp reconfiguration of at the intersection shared with Marcus PAC.

Any permanent lighting modifications, temporary lighting requirements, or addition of pedestrian units along existing public right of ways will be assessed during Excavation and Restoration permit process. The applicant will be responsible for all material and labor costs. This work is to be performed by a licensed electrical contractor and may include installation of new poles, underground conduit, in-ground vaults and cable. Street Lighting will perform inspection and final end point connections after contractor completes the installation. Street Lighting will provide guidance and final approval of engineering plans and specifications.

B.E.S. is not responsible for design, installation, energization, nor maintenance of any Riverwalk lighting.

Please contact Lisa Hickman at 414-286-3270 for any question.

Traffic Engineering

Traffic Engineering does not have any comments with this development at this time. Pedestrian and vehicular traffic will need to be maintained for the traveling public throughout construction.

Structures

The DPW Structures Section has no comments regarding the proposed zoning change for the project. The development team has been in contact to discuss the proposed project. DPW Structures Section would request that they be kept apprised of the status of the project because it is immediately adjacent to the East State Street Bridge over the Milwaukee River and so the DPW Structures Section can review design calculations as they are planning to modify a wall that is part of the bridge.

Multi-Modal Planning

The plans provided do not clearly indicate that the proposed development will provide bicycle parking compliant with Milwaukee Code of Ordinances Section 295-404.

The plans submitted by the applicant do not appear to include short-term bicycle parking. While short-term bicycle parking may be located outside of the Riverwalk Site Plan Review Overlay Zone, the plans should indicate the location for these spaces. Please note that 13 short-term bicycle parking spaces are required just for the residential component of the development and additional spaces will be required for the commercial component of the building.

MCO s. 295-404-2-a-7 requires that "...at least 50 percent of the required spaces shall be on the same level as the vehicular entrance to the structure, or the level closest to entry level in a mixed-occupancy garage..." It is not clear from the plans provided by the applicant that any bicycle parking spaces are provided on the lowest level of the parking garage, assuming that the lowest level of the parking garage is on the second or third level of the building. Further, the same section of code requires that "If the spaces are on a floor other than the ground floor, an elevator that is sufficiently large to accommodate bicycles, or other reasonable means, shall be provided to access the bicycle parking area." Additional information is required to be able to determine if the elevator accessing the bike parking room is

sufficiently large enough to accommodate bicycles. Finally, it appears that of the three elevators shown on the plans, only the middle elevator provides direct access to the bike parking rooms, which may discourage use of internal bike parking, if there is no way to ensure easy access to the bike parking rooms.

Planning & Development:

The plans show five large utility cabinets along the south side of the property on the leased parcel, 1001 North Edison Street. Two of the cabinets are existing and serve City of Milwaukee facilities. Three of the cabinets shown will serve the proposed development. Per additional drawings submitted to the Department of City Development and shared with DPW, two of the new cabinets will be transformers and one a unit switch to serve the proposed development. Often this type of electrical service equipment is located in an underground vault or in a room within the footprint of the building. DPW requests that the developer locates some or all of the proposed equipment within the footprint of the building. DPW notes that having this many utility cabinets in close proximity may cause congestion with underground facilities. In other words, it may not be feasible to have all five cabinets positioned along State Street as shown on the plans. DPW also notes that the proposed cabinets are not located in the public right-of-way

DPW notes that there are two sizeable, existing transformer cabinets to the north of the proposed building. The plans for the proposed development do not show these existing cabinets. It is not clear where the cabinets will be relocated.

It is not clear from the plans provided to the City Plan Commission if bicycle parking is provided as required by MCO s. 295-404. Both long-term and short-term bicycle parking spaces should be provided per the requirements of MCO s. 295-404.

The developer should establish a loading zone on the west side of North Edison Street to accommodate deliveries to commercial tenants; tenant move-in or move-out; and deliveries or rideshare services for residential tenants.

While Planning & Development is supportive of the recommendation by Underground that the developer provide a manhole structure to accommodate and facilitate telecommunications access to the building, Planning & Development recommends that any such structure should be located on private property. It is important to note that such a structure would be owned by the property owner and maintenance for said structure would belong to the property owner.

Department of Public Works permits will be required for any work in the public right-of-way, including, but not limited to, occupancy for material storage or construction staging; excavation for utility laterals; excavation for building foundations; or to place a crane. It should be noted that the developer's contractors will need to coordinate any work with the Performing Arts Center Parking Garage located on the east side of North Edison Street to mitigate impacts to the parking garage operation.

During construction, it is expected that the developer's contractors will need to provide a protected pedestrian walkway to accommodate pedestrian traffic on the west side of North Edison Street or the north side of East State Street. Sidewalks are not permitted to be closed in downtown.

There are two garbage rooms shown on the plans for the ground floor. One trash room serves the retail space(s), while the second serves the apartments.