

**MPS LINCOLN PLAYFIELD IMPROVEMENTS AND HARBOR RIVERFRONT DEVELOPMENT , MILWAUKEE, WI**

Plan Review Commission, Project Number: 9104

Sep 18, 2023



**PROJECT SITE AND BACKGROUND:**

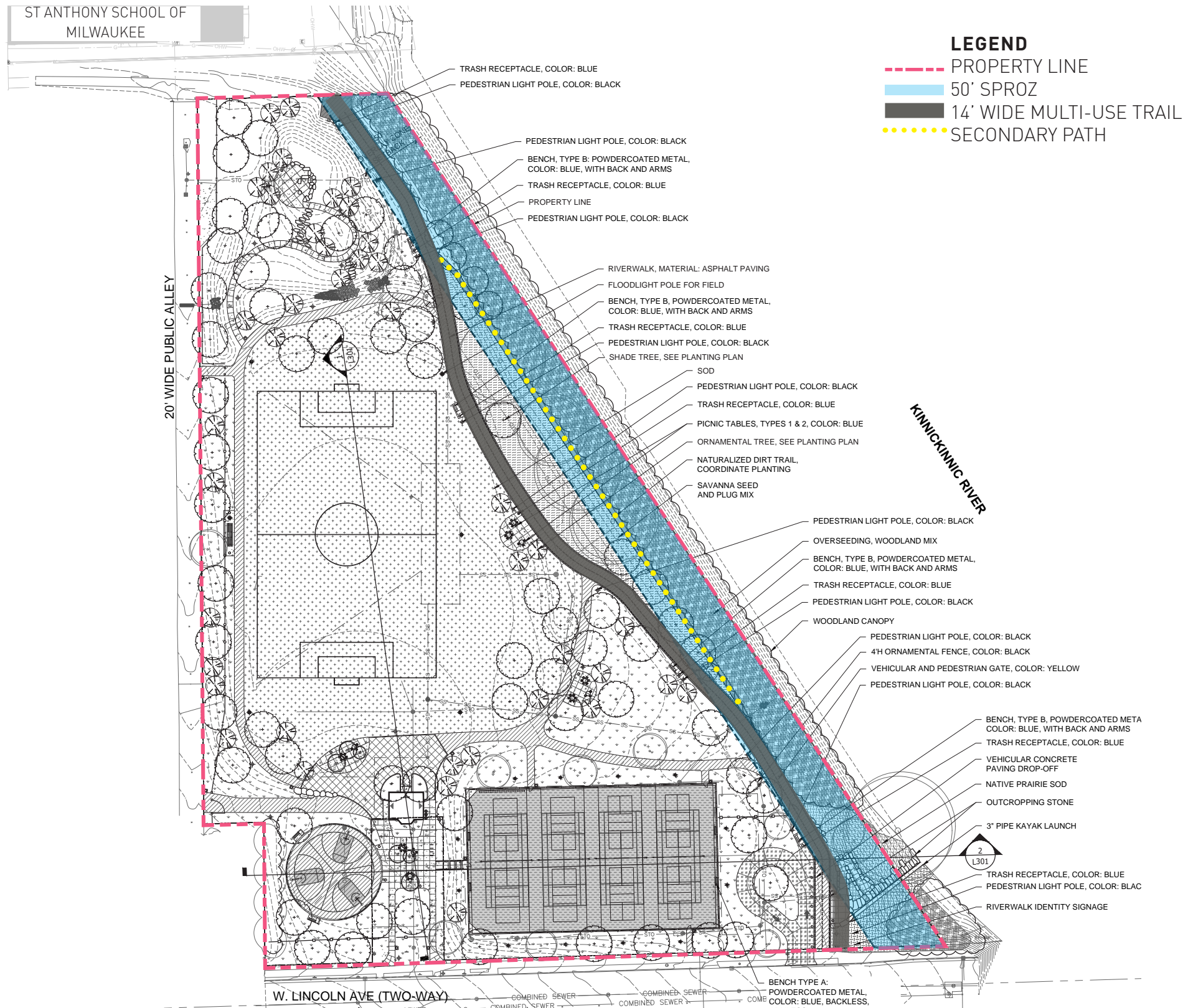
LINCOLN PLAYFIELD,  
MILWAUKEE PUBLIC SCHOOLS  
Division of Facilities and Maintenance Services  
300 W. Lincoln Avenue, Milwaukee 53207

The majority of the playfields under the auspices of Milwaukee Recreation were constructed between 1920 and 1960. With no major upgrades during the last 50-80 years, time and use have taken their toll on the facilities. In 2014, Milwaukee Recreation retained a consultant to conduct a review of its outdoor recreation facilities and provide a roadmap for improvements spanning a ten-year timeframe. The Master Plan sets forth the district’s vision for the future growth and development of its recreation facilities and is intended to guide the district’s outdoor recreation facility development through the year 2024 and beyond. The updates will be the first major set of improvements to this site since the initial construction phase in the early to mid-1900’s. Improvements to the playfield will include new asphalt walking loop, upgrades to the tennis and basketball courts, fieldhouse renovation, ADA compliance, riverfront restoration, kayak access, northern overlook, stormwater bioswales, shade structures, site furnishings and new fencing. The final plans incorporate MPS and Milwaukee Recreation branding, and responds to the surrounding neighborhood context.

**EXISTING CONDITIONS:**

Lincoln Playfield (8.24 acres) sits at the southern end of the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ) and provides the most naturalized landscape within the District. The playfield is bordered by an 85’ wide steep, forested embankment sloped down to the Kinnickinnic River. Along the riverbank, The Wisconsin Department of Natural Resources has identified a single wetland feature located within the Project Area and is identified as a Forested, Broad-leaved deciduous, Wet-soil, Palustrine wetland system (T3K). GSG Consultants, Inc. has provided a wetland delineation report finding a .63 acre (27,305 sq. ft.) wetland/floodplain complex directly abutting the Kinnickinnic River. The wetland is shaded by Weeping Willow that stand in the wetland as well as by other trees outside the wetland on the upland river terrace slope. The wetland is subject to frequent flooding events as a result of the fluctuating water levels of the adjacent river. Weeping willow (*Salix nigra*) and Jewel weed (*Impatiens capensis*) are the dominant vegetative species present. This wetland directly abuts a navigable waterway, therefore, it meets the criteria to be considered a Water of the United States. (See Wetland Delineation Map, page 8 ) The steep slope of the embankment is broken up with a 3’-6’ ledge that has a well-trodden path that dips into the existing tree canopy and follows the river. This naturalized path provides a wonderfully unique experience within this industrial corridor, engrossing the pedestrian in a natural environment. (See sections and existing photos, page 9)





**PLAYFIELD DEVELOPMENT:**

The playfield development underwent a thorough community engagement process which defined the programmatic and aesthetic design considerations beyond what is defined by the MPS branding and design standards. Accessibility and universal design is at the forefront of all decisions and extensive regrading will allow for an accessible route throughout this development. This park is intended for active recreation and will include renovated tennis courts and basketball courts with new fencing and furnishings, along with updated recreation clearances for ball play. A new field with flood lights and bleachers will occupy the large field for soccer matches in lieu of the previously underutilized baseball field. Custom shade structures with picnic tables will sit adjacent to fields and courts for additional seating and viewing. An 8' wide asphalt walking loop will surround the park and lead to a serpentine overlook path at the northern edge of the park where visitors can get a glimpse of the river and city skyline. Careful consideration has been paid to ensure the path is safe from vehicular entry and maintainable from MPS staff. Vehicular barriers are provided adjacent to all roads and alleys and vehicular gates exist at key maintenance entries. These gates will only be operable by MPS staff.

**RIVERFRONT DEVELOPMENT**

The MPS and site team has extensively coordinated with the Harbor District while developing the riverfront plans through site visits, and design review meetings. We understand that the Harbor District has a vested interest in the success of this landscape. With careful review of the existing vegetation, existing topography and anticipated construction activities, we are proposing an upland river trail that sits outside of the 50' SPROZ. The location of this trail allows for the following objectives;

- Preserves mature tree canopy and native understory colonies
- Maintains naturalized footpath to provide a secondary pedestrian experience with more natural elements
- Maintains the unique natural environment set within the industrial corridor.

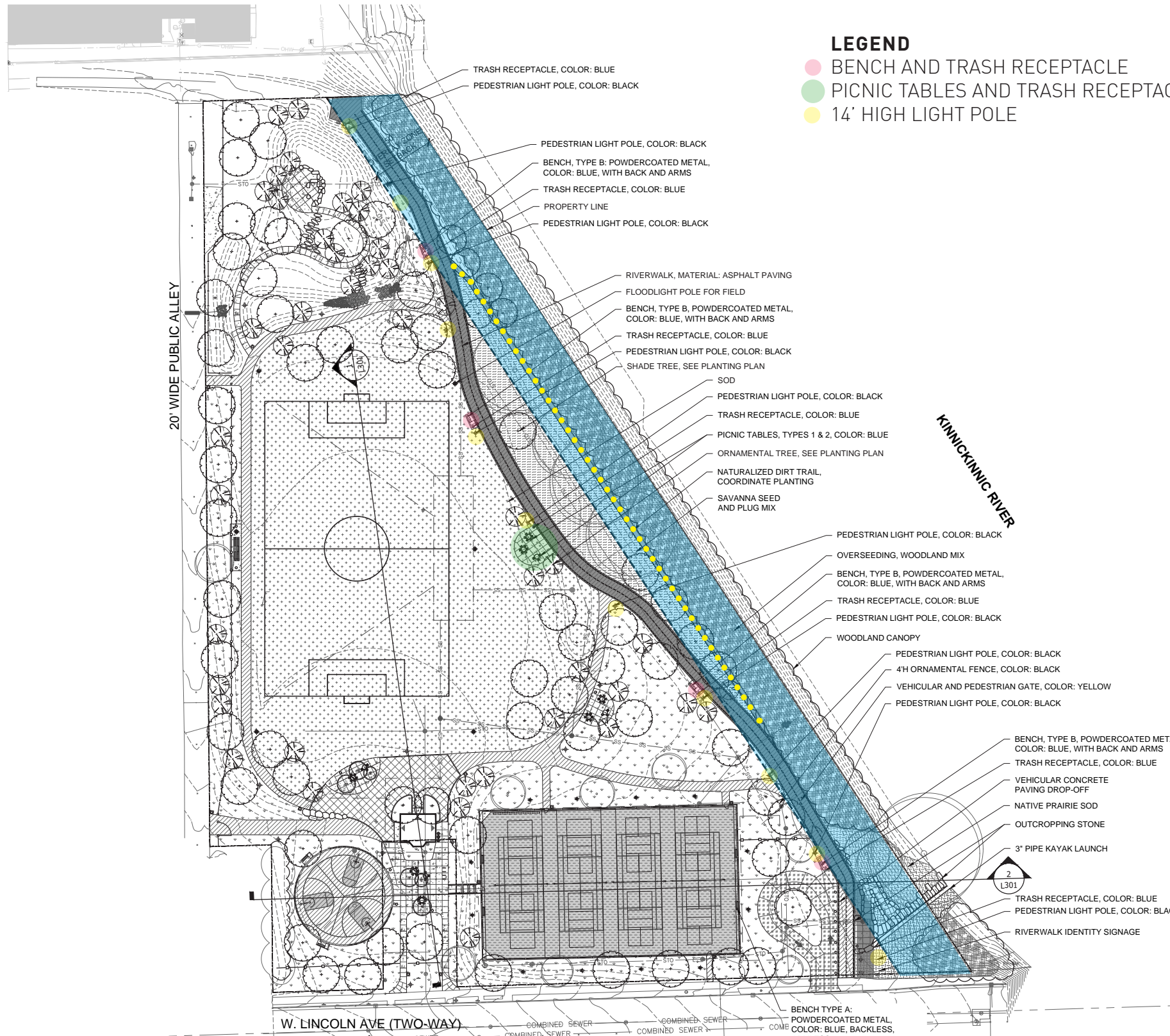
The development along the southern trailhead will include a new kayak dropoff, with a natural outcropping stone access down to the river adjacent to a pipe kayak launch.

**TRAIL**

The Lincoln Playfield falls within the Multi-Use Typology and the asphalt trail will allow for bicycle access with a 14' wide asphalt trail, striped with (2) 6' lanes for 2 directional traffic. All vertical amenities will be set 12" off of the asphalt trail edge to provide a clear space of 16' minimum.

The riverwalk trail will extend to the northern limits of the Lincoln property in the anticipation of the Harbor District's development of the properties to the north. Coordination meetings between the Harbor District's development team and the Lincoln playfield team has helped refine northern grading, demolition work and overlook location. It is the hope of all parties that the dead-end terminus of the riverwalk is a temporary condition and will soon provide a seamless riverwalk extension to the north.





**LEGEND**

- BENCH AND TRASH RECEPTACLE
- PICNIC TABLES AND TRASH RECEPTACLE
- 14' HIGH LIGHT POLE

**SITE FURNISHINGS**

The site furnishing selections are based on MPS's standards across all park developments. The consistency in manufacturer allows them easy maintenance and replacement as well as creating a cohesive aesthetic across all parks.

In general materials for all site furnishings are durable steel or cast aluminium. The color palette will match the guidelines by maintaining a gray finish color. The following site furnishing have been located along the riverfront trail with accessible clearance provided at each of the elements.

**Benches:**

Located every 200' along the west edge of the multi-use trail.  
Manufacturer: Anova  
Model: Latitude 6' Contour Bench  
Color: Blue - MPS standard  
(see images page 5)

**Picnic Tables:**

1 picnic grove located central to the playfield along west side of multi-use trail  
Manufacturer: Anova  
Model: Latitude  
Color: Blue - MPS standard  
(see images page 5)

**Trash Receptacles:**

Located at each bench and picnic grove location  
Manufacturer: Anova  
Model: Latitude  
Color: Blue - MPS standard  
(see images page 5)

**Pedestrian Light Pole:**

Located every 50'-100' o.c. for proper light levels along the multi-use trail  
Manufacturer: Cree  
Model: ARE-EDR-5M-R3-08E-UL-BK-525-40K  
Color: Black - MPS standard  
(see images page 6)





### Latitude 6' Contour Bench with Armrest

Item #L1441A  
 Dimension: 34"H x 25"W x 72"L | Actual Weight: 140lbs

**\$1,560.00**

Choose Latitude for comfort and style. With its sleek ergonomic design, Latitude benches deliver comfortable and versatile seating choices.



### Latitude Table, 4 Seats

Item #L1449  
 Dimension: 34"H x 93"Dia. | Actual Weight: 314lbs

**\$3,300.00**

Latitude tables bring ergonomic individual seating to your café or courtyard. Attached seats are specially designed for comfort and easy access.



### Latitude 55 Gallon Side Opening Receptacle, Bonnet Top

Item #L2055  
 Dimension: 46"H x 28"Dia. | Actual Weight: 173lbs

**\$2,325.00**

Get ultimate durability and ergonomic design in these large 55-gallon receptacles. Perfect for heavy traffic locations, these high-capacity receptacles feature a convenient side door that eliminates the need for overhead lifting.



### Latitude ADA Table, 3 Seats

Item #L1451  
 Dimension: 35"H x 70"W x 93"L | Actual Weight: 279lbs

**\$3,045.00**

Latitude tables bring ergonomic individual seating to your café or courtyard. Attached seats are specially designed for comfort and easy access.



## THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V12 02/08/2023

### Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm [details on page 2]. Includes a leaf/debris guard.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

### Performance Summary

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

**CCT:** Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/5 years on PML sensors/1 year on accessories

\*See <http://creelighting.com/warranty> for warranty terms

### Accessories

#### Field-Installed

#### Bird Spikes

XA-BRDSFK

#### Hand-Held Remote

XA-SENSREM

- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

#### Backlight Control Shields

XA-20BLS-4

- Four-pack

- Unpainted stainless steel

#### Shorting Cap

XA-XLSHRT

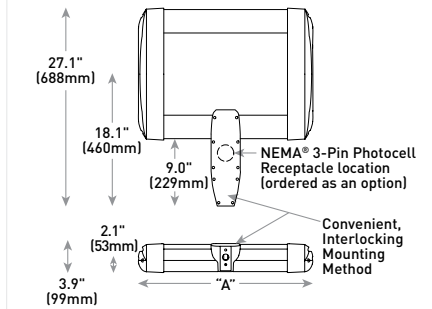
#### NEMA® 3-Pin Photocell

C-ACC-A-PCCELL-NEMA3-LV

- On/off functionality only

- Available with UL voltage only

### DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

### Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options				
ARE-EDG	2M Type II Medium	3MB Type III Medium w/BLS	4MP Type IV Medium w/Partial	AA Adjustable Arm	02	E	UL Univers	120-277V	BK Black 0mA	0	DIM 0-10V Dimming - Control by others - Refer to <a href="#">PML spec sheet</a> for details - Can't exceed specified drive current - Not available with PML options	PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt
					04							
	2MB Type II Medium	3MP Type III Medium w/Partial	5M Type V Medium	DL Direct Long Arm	06	UH Bronze	525mA	700mA	F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to <a href="#">PML spec sheet</a> for availability with PML options - When code dictates fusing, use time delay fuse	R NEMA® 3-Pin Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Not available with SA mount - Intended for downlight applications with maximum 45° tilt - Requires photocell or shorting cap by others - Refer to <a href="#">PML spec sheet</a> for availability with PML options		
					08							
	2MP Type II Medium w/BLS	3MP Type III Medium w/Partial	5M Type V Medium	DL Direct Long Arm	10	SV Universal	700mA	700mA	HL Hi/Low (Dual Circuit Input) - Refer to <a href="#">HL spec sheet</a> for details - Sensor not included	P Photocell - Refer to <a href="#">PML spec sheet</a> for availability with PML options - Available with UL voltage only		
					12							
	2MP Type II Medium w/BLS	3MP Type III Medium w/Partial	5M Type V Medium	DL Direct Long Arm	14	WH White	700mA	700mA	PML Programmable Multi-Level, 20-40' Mounting Height - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt	30K 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire		
					16							
	FLD-EDG	25 Flood	70 Flood	N6 NEMA® 6	AA Adjustable Arm	25*	E	UL	700mA	PML Programmable Multi-Level, 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire		
						40						
		40 Flood	SN Sign	SA Side Arm - Available with 20-60 LEDs	40*	E	UL	700mA	PML Programmable Multi-Level, 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire			
					40*							
	40 Flood	SN Sign	SA Side Arm - Available with 20-60 LEDs	SA Side Arm - Available with 20-60 LEDs	40*	E	UL	700mA	PML Programmable Multi-Level, 50K 5000K Color Temperature - Minimum 90 CRI - Color temperature per luminaire			
					40*							

\* Reference EPA and pole configuration suitability data beginning on page 19



US: [creelighting.com](http://creelighting.com) (800) 236-6800

Canada: [creelighting-canada.com](http://creelighting-canada.com) (800) 473-1234



Color: Black





**LANDSCAPE RESTORATION**

We understand that maintaining views and a connection to the river is a crucial piece of the river trail design guidelines. In order to preserve the high quality, mature species and open up the views to the river a careful demolition and restoration effort will occur within the existing tree canopy.

Removal of all invasive species will be crucial to successful establishment and long-term health of the native plant communities proposed.

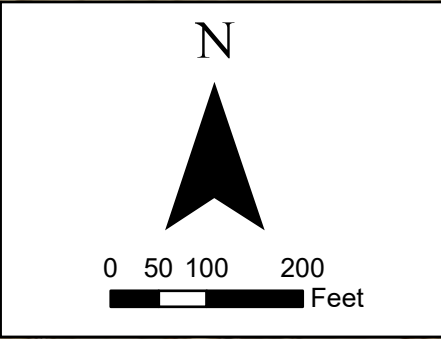
Thin out less desirable species such as boxelder. Protect 25% of boxelder canopy to maintain tree coverage during establishment of replacement canopy.

Protect more desirable species such as Hackberrys, and Basswood. Protect riverside Willows including those that have fallen, for added habitat value.

Protect existing native herbaceous plant communities such as those affectionately named; VioletVille and Jewlstone Junction.

- Create zones of restoration that include:
- Upland pathway Savannah overseeding and plugs
- Woodland embankment overseeding
- Native prairie mat for instant establishment adjacent to kayak access





**Legend**

- Data Points
- Ordinary High Water Mark
- Delineated Wetland Boundary
- Wetland
- Project Area

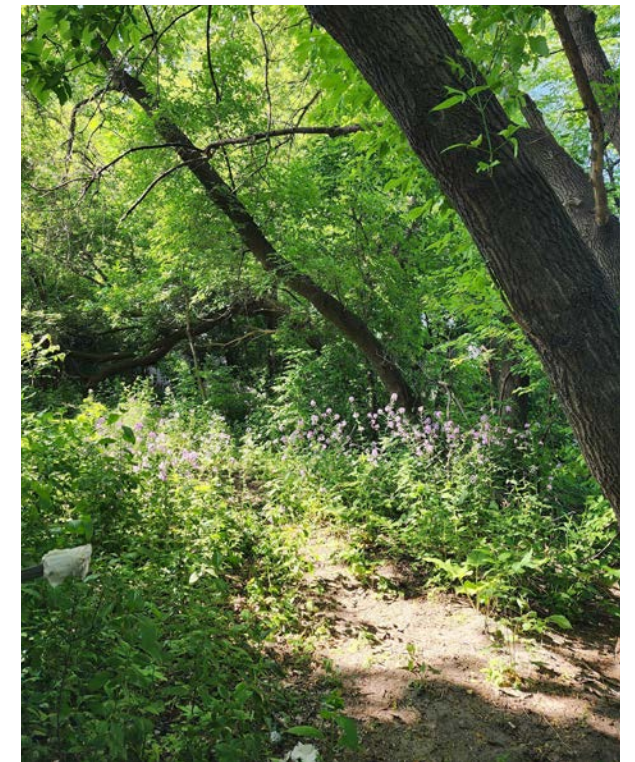




EXISTING GRADING CONDITION SECTION



PROPOSED GRADING CONDITION SECTION



EXISTING CONDITIONS

## BOAT LAUNCH PRECEDENTS



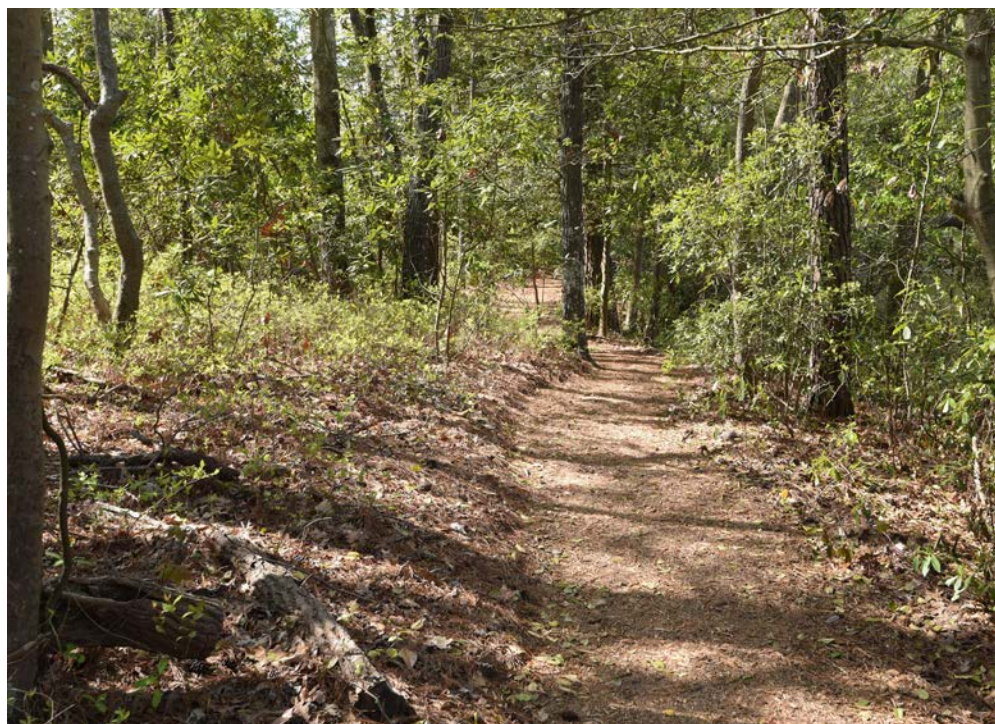
14' WIDE MULTI-USE TRAIL - ASPHALT



GALVANIZED PIPE KAYAK LAUNCH



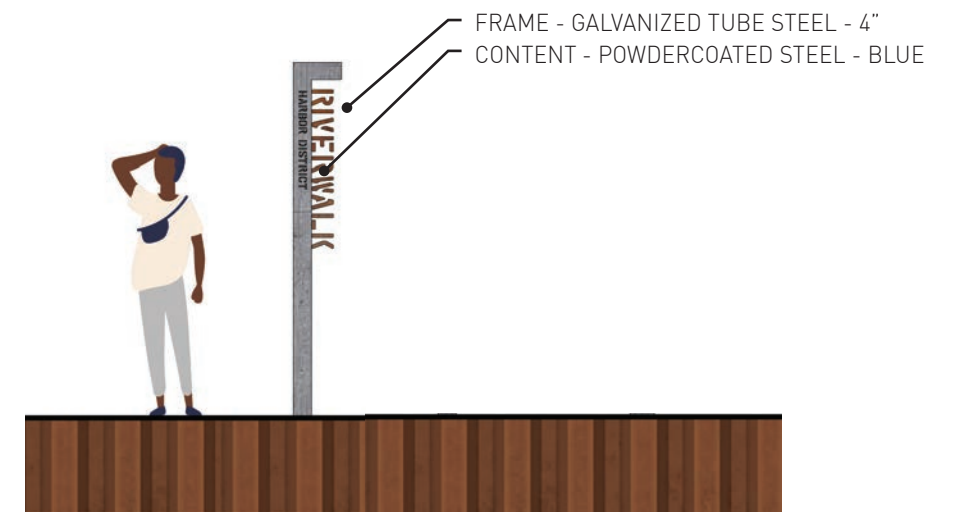
OUTCROPPING STONE - WEATHERED LIMESTONE



SECONDARY PATH - MULCH



NATIVE VEGETATED MAT



WAYFINDING TRAIL SIGNAGE