

## **RIVERCREST – PHASE II**

### **FN 140046 DETAILED PLAN PROJECT DESCRIPTION AND OWNER’S STATEMENT OF INTENT**

Rivercrest is a 2-phase project as outlined in the General Plan Development for Humbolt Yards. This Detailed Plan Development focuses solely on Phase II of the Rivercrest project which encompasses 1.84 acres extending north from the Phase I Rivercrest Condominiums, extending to and fronting on East North Avenue. This project will be a multi-family residential and indoor recreation facility. The larger Humboldt Yards property is referred to herein as the “Site”.

1. Vicinity Map – A detailed plan development vicinity map showing the boundaries of the Phase II Site, the territory within 1,000 feet of the Site, proposed access to the Site and community facilities in the surrounding area is included with this Statement as Sheet No. DPD-1 (the “Vicinity Map”). To provide vehicular access to the Site, Commerce Street was extended east across North Humbolt Avenue following the natural curvature of the bluff connecting to East North Avenue. North Riverboat Road along the eastern boundary of the Site has been improved with new pavement, curb and gutter, a sidewalk and a bike path. As outlined on the Vicinity Map (DPD-1), community facilities in the surrounding area include: a newly developing riverfront park, curated by the River Revitalization Foundation; residential, retail, and entertainment uses located south and west of the site; a community clinic facility on the south frontage of East North Avenue located directly west of the site; a 488 bed student residence hall directly north of the site on the north side of East North Avenue; and a multi-use paved pathway system at the base of the bluff connecting to the Beerline neighborhood and, to the north, Gordon Park.
2. Plat of Survey – The Survey included in this Statement as Sheet No. DPD-2 (the “Survey”) shows the exterior boundaries, legal description, existing topography and area of the Phase II development site. The surveyed parcel represents a combination of two existing defined parcels and areas of currently platted North Riverboat Road and East Garfield Avenue which are the subject of vacation requests on file with the City. The Phase II development site is currently vacant and unimproved. The Site is a former rail yard and coal storage/transfer facility, and has undergone environmental remediation and significant adjustments to grades over the years.
3. Site Plan – A detailed plan development site plan showing the location and dimensions of the proposed structure and improvements at the Phase II development site is included with this Statement as Sheet No. DPD-3 (the “Site Plan”). The structures and improvements as shown on the Site Plan are described below.

- a. A single mixed-use building comprised of the following distinct uses: an approximately 18,000 square foot recreational indoor climbing gymnasium; forty-six residential living units; and an underground parking facility with capacity for 61-65 cars, bicycle storage/repair areas, resident storage areas and building mechanical systems and services areas.
- b. The indoor climbing gymnasium has a footprint of approximately 15,000 square feet and includes a mezzanine of 3,000 square feet that overlooks the main floor area. The area is substantially improved with custom-designed structural climbing walls. Photographs of typical climbing wall conditions are included with this Statement as Sheet No. DPD-13. The overall clear height of the space is approximately 43 feet.
- c. The residential units are located on four floors of the building. The maximum number of dwelling units will not exceed 46. There are three distinct floor plans in the current configuration. Depending on final market analysis certain of these units may be combined to make larger floor plans, which would reduce the number of dwelling units. Any such change will not affect the exterior appearance, fenestration, organization, size or construction of the building.

The floor plan mix is as follows:

36	One-bedroom, one-bath	648 RSF
4	One-bedroom, one-bath	745 RSF
6	Two-bedroom, two-bath	1,073 RSF

- d. Underground garage access is situated at the south end of the building, where grades along Commerce Street are approximately 5 feet lower as compared to the north end of the property. A single curb cut extends to and connects with Commerce Street. Of the 61 underground parking stalls, the applicant expects to allocate a total of 52 stalls for residential tenants. The remaining 9 stalls are allocated for use by employees and invited guests of the recreational gym. The applicant retains the ability to increase the number of parking stalls by 4, bringing the total to 65 stalls, with the additional stalls situated in a tandem configuration. No other paved areas are proposed on site except for the drive apron and approach; all other parking demand is expected to be accommodated with plentiful on-street parking in the immediate vicinity.
- b. The current certified survey map (CSM no. 6527) indicates a Parcel 2 which is dedicated as “open green space”. The total area of Parcel 2 is .5838 acres or 25,430 square feet. The applicant proposes to relocate this open green space area away from the East North Avenue corridor and place it at the southerly end of the property. The area designated for open green space at the southerly end of the parcel will not be less than the 25,430 square

feet represented in Parcel 2. As a result of this relocation the relocated open green space will be immediately adjacent to and abut the existing “Bridgeview Park” that was developed as a part of Phase I of Rivercrest.

- c. The current GPD (2003) includes reference to a “future pedestrian/bike ramp” to be constructed from the North Avenue sidewalk, traversing the bluff line and eventually connecting with the lower paved recreational path at the bottom of bluff. The applicant is prepared to final-design and construct this pathway, however it is not a vital component of the project and may now be duplicative based on other access improvements that have been committed to or completed since 2003. This component of the project would remain subject to further public input and consideration.
  - d. As the result of a We Energies easement recorded parallel to the Commerce street sidewalk, all permanent improvements will be set back twelve feet (12’) from the Commerce Street property line and set back twenty feet (20’) from the North Avenue property line. Between the property line and the setback line the applicant will install landscaping, movable street furniture, bike racks and similar non-permanent improvements. The North Avenue property line is similarly encumbered with utility easements as shown on DPD-2.
- 4. Site Grading Plan – A site grading plan indicating existing and proposed topography at 1-foot contour intervals is included with this Statement as Sheet No. DPD-4 (the “Grading Plan”). Site grades will be only slightly modified to provide for code-required egress, otherwise the building is intended to fit onto the site in accommodation of existing grades, especially on its eastern frontage at the top of bluff.
  - 5. As a part of the site grading plan (DPD-4) the applicant has shown a slight undulation in a portion of the new park area provides the opportunity to develop a rain garden which will serve as a transition between the different park areas. The applicant is a proponent of the “rain garden” concept which when incorporated into the overall landscape and greenspace plan can be positioned and utilized as a transitional bridging element between the current Bridgeview Park and the future, more naturalistic landscape planned as part of the proposed development.
  - 6. Site Utility Plan – A site utility plan showing the proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations is included with this Statement as Sheet No. DPD-5 (the “Utility Plan”).
  - 7. Site Landscape Plan – A landscape plan showing the location, number, size and type of all landscape and screening elements is included with this Statement as Sheet No. DPD-6 (the “Landscape Plan”). All plant material specified shall be of a quality consistent with the standards of the American Association of

Nurserymen (ANSI 260.1), and will be maintained on a continuous basis. Species incorporated into the mix shall be native, low-maintenance and generally selected from a variety of non-manicured, natural species. The landscape varieties selected shall be sympathetic to the Milwaukee River basin ecology and are intended to blend into the top-of-bluff condition that extends up from the river basin.

The bluffside that transitions the upper part of the site to the river valley below is characterized by fill material, construction debris, and many lower quality plants, non-native trees and vegetation. The applicant proposes minimal disturbance to the bluff solely to remove construction debris or dead tree material that pose a threat to the public safety. Localized stabilization measures will be used during this process. Natural restoration of the bluff will be encouraged through the targeted planting of new plant stock. The applicant will coordinate efforts with the Milwaukee River Greenway Coalition. It is important to note that this development will not infringe upon the bluff line and it will be located entirely outside of the primary environmental corridor.

8. Building Elevations and Renderings – Elevations and renderings of the proposed building are included with this Statement as Sheet Nos. DPD-7 through DPD-9. Building floor plans are included with this Statement as Sheet Nos. DPD-10 through DPD-12.

The building will be a skinned with multiple materials. The primary material is a corrugated “Corten” metal sheeting product. The material naturally patinas as it is exposed to the weather, and will turn into a rich deep brown. The base of the gymnasium space is clad in a variable-hue low-sheen composite panel. Exposed concrete surfaces on the north and south elevations are proposed to be board-formed to provide texture and character. The North Avenue façade is proposed as an undulating screen wall with integral LED backlighting.

The window systems are anticipated to be black or dark bronze colored frames with fixed and casement windows. There are limited railings on the project. Any railings on the project will be metal finished to a black or dark bronze anodized color, with horizontal members of stainless steel cable.

The primary signage field for the recreational gymnasium is indicated on the elevations and is integral to the design of the building. The planned structure will have one sign facing the Commerce Street entrance. We illustrate the signage to read “Adventure Rock” and to be installed with a maximum 512 square feet signage field. There will be no free standing signage at the site. The signage will be consistent with all requirements of Chapter 244 of the Municipal Code and the General Plan Development.

9. Design Concept – The proposed building presents a unique use – indoor rock climbing – as urban theater which activates East North Avenue, and integrates that use into the overall Rivercrest master plan by wrapping the building with residential uses on the east and south elevations.

The building is skinned with a Corten steel product that naturally patinas as it ages to a dark brown hue. Lighter colored exterior panels at the base of the building and detail banding on the building offsets and frames these darker fields of material. Glazed apertures into the rock climbing gymnasium provide public views into the tall space and views of the highly colorful rock climbing wall systems. Passersby and those driving on North Avenue will be able to watch gym patrons scaling the walls. The north wall that is parallel to North Avenue is articulated as an undulating surface with integrated LED lighting, as a transition between the two large glass panels at the northeast and northwest corners of the building.

A glass clerestory is incorporated at the top of the west wall of the climbing gymnasium. This feature allows climbers to “climb to the sky” along this area and capture views out to the city.

The metal panel detailing is organized and scaled with consistent horizontal channel banding at each floor line. These horizontal lines pull together the tall vertical space of the climbing gymnasium with the shorter residential floors. Accent panels of board formed concrete add texture at the north and south building facades.

The residential hallways of the building terminate at glazed surfaces which shed natural light into the halls. A brightly colored paint scheme within these hallways allows them to express on the exterior as a bright and colorful contrast to the darker palette of the exterior surface.

Balconies on the building are conceived as communal spaces rather than as private terraces, to promote a sense of community among residents. Dramatic projecting balconies extend from the south façade at the second, third and fourth floors of the building. Large recessed balconies are situated above the residential lobby at the second, third and fourth floors. These balconies will be furnished by the landlord as part of the development of the property.

**STATISICAL DATA – Phase 2**

Gross land area:	79,989 sq. ft.
Land Covered by principal buildings:	26,675 sq. ft.
Land devoted to parking:	0 sq. ft.
Land devoted to landscape + open space:	53,314 sq. ft.
Percentage of land devoted to open space:	66.6%
Dwelling unit density:	25.05 units/acre
Lot area per unit:	1,738 square feet per unit
Number of buildings:	1 building
Dwelling units per building:	46 total in one building
Bedrooms per unit:	40 one bedroom 6 two bedroom
Parking spaces provided:	61-65 total spaces
Residential parking spaces:	52-56 total spaces
Ratio of parking spaces to dwelling units:	1.13-1.22 spaces per unit
Commercial parking spaces:	9 total spaces

## **DISTRICT STANDARDS**

The following constitutes the Applicant's statement as to how the plan provides for or complies with each of the district standards enumerated under s. 295-907:

1. Uses: The following is a list of permitted uses:
  - a. Single-family homes or two-family condominiums
  - b. Townhouse Multi-family
  - c. Multi-family Apartments
  - d. Indoor Climbing Gymnasium and other uses permitted under use category LB.2.
2. Design Standards: The design standards conform to the conceptual design elements and standards provided in the General Plan Development and the Beeline B District Plan.
3. Density: The density is consistent with the General Plan Development as amended and consistent with the Beeline B District Plan.
4. Space between Structures: There is a single structure proposed; spaces between structures are not applicable.
5. Setbacks: The planned development is less than 5 acres in area. Setbacks are consistent with those incorporated into the adjoining Phase I development. Setback areas are landscaped and are otherwise used solely for street furniture, bike racks, and are generally encumbered with utility easements.
6. Screening: There are no screening requirements relative to adjoining land uses.
7. Open Spaces: The location of major open spaces have been coordinated with the existing pattern of land use, improvements and open spaces that are a part of Phase I of the River crest GPD.
8. Circulation, Parking and Loading: The site is encumbered with a deed restriction disallowing direct vehicular access onto East North Avenue. A single curb cut accommodates all access requirements into on-site below-grade parking facilities. The development does not include any additional off-street surface parking lots and intends to utilize the plentiful parking resources available on-street in the immediate area. Loading would be from Commerce Street; the applicant is not requesting a loading zone designation although the applicant is requesting coordinated on-street parking regulations in concert with the Alderman's office and adjoining land uses.
9. Landscaping: The site landscape construction is based on the use of natural species of low-maintenance, incorporated into a design which extends the natural environment of the river corridor onto the top-of-bluff areas. All required vegetation shall be of a quality consistent with the standards of the American

Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

10. Lighting: Exterior lighting will conform to s. 295-409.
11. Utilities: All utility service to the proposed improvements will be supplied to the building via underground wiring and piping. Certain equipment such as transformers, service disconnects cabinets and other utility paraphernalia are required by code to be mounted or installed at the exterior of the building or on the site. These elements will be further delineated once the private utility providers are engaged in the process. These devices will be screened to the extent possible without violating access criteria established by the utilities.
12. Signage: The applicant is requesting that the primary signage identifying the recreational gymnasium and shown on the exhibits be approved as an integral component of this application. All other signs will conform to the Standards and the General Plan Development.