

1887 Water Street Housing SPROD Narrative and Guideline Compliance Statement



EUA Project No.: 112276-01

Date: 1-16-13

SPROD Narrative

I. Components of Riverwalk Site Plan Review Overlay District (SPROD) and Supporting Materials

HSI Properties, LLC (Project Developer) requests on the behalf of Tomich Riverfront Properties, LLC (Land Owner) that the property at 1887 N. Water St. be granted approval for a Riverwalk Site Plan Review Overlay District (SPROD) in accordance with this statement.

This SPROD proposes that the existing 1 story metal industrial building and parking lot be demolished and replaced with a 4 story 87 unit market rate apartment building with 97 private parking spaces below grade. The total square footage of the proposed project is 120,853 SF including the lower level parking. The existing riverwalk that currently ends on the east side of the property will be extended along the river over the entire river frontage and will terminate on the west side of the site. There will be accessible access points that provide access from Water Street to the riverwalk on the east and west sides of the site.

II. Description of the Development

The proposed project is located along the Milwaukee River with the Beerline B neighborhood to the North and the Brady Street neighborhood to the South. The proposed market rate, 87 unit, 4 story apartment building, fits into the current neighborhood in terms of trending use, scale and quality. Historically the land adjacent to this portion of the Milwaukee River has been allocated for an industrial use, but with the introduction of the Beerline B neighborhood the old industrial building have been giving way to newer residential uses. The scale of the adjacent buildings range from 2 to 6 stories. The Riverbridge project located on the Eastern edge of the site is a 4 Story Condominium. Parking for the proposed project is hidden underground. On the river side of the building a courtyard opens up to the river allowing for views down the river. On the street side the building completes the street edge by building up to the property line. The riverwalk that has been established at Riverbridge has been extended onto the proposed site allowing for public access along the river as well as along each side of the site. This allows for multiple connections from Water Street to the riverwalk and gives flexibility to future expansion of the riverwalk to the West. The building is constructed of high quality materials with brick masonry at

the base and metal panel above. Recessed balconies are used along the street faced with projecting balconies on the riverside.

This statement, together with the accompanying plan sheets and related materials identified below constitute and support the SPROD Submittal:

SPROD Sheet 000	Title Sheet/Location Map
SPROD Sheet 001	Site Survey (Sht. C001)
SPROD Sheet 002	Site Preparation and Erosion Control Plan (Sht. C002)
SPROD Sheet 003	Site Plan (Sht. C100)
SPROD Sheet 004	Grading Plan (Sht. C200)
SPROD Sheet 005	Erosion Control Details (Sht. C400)
SPROD Sheet 006	Landscape Plan (Sht. L100)
SPROD Sheet 007	Location Plan (Sht. A000)
SPROD Sheet 008	Floor Plans (Sht. A100)
SPROD Sheet 009	Site Plan (Sht. A101)
SPROD Sheet 0010	Enlarged River Walk Plans (sht. A102)
SPROD Sheet 0011	Enlarged River Walk Plans (sht. A103)
SPROD Sheet 0012	River walk Section
SPROD Sheet 013	Elevations (Sht. A200)
SPROD Sheet 014	Exterior Images (Sht. A201)
SPROD Sheet 015	Exterior Images (Sht. A202)
SPROD Sheet 016	Riverwalk Expansion Option A (Sht. A300)
SPROD Sheet 017	Site Photos (A400)

SPROD Guideline Compliance Statement

The riverwalk has been designed to comply with the City of Milwaukee riverwalk design guidelines as follows:

1. The building façade along the river walk will be constructed of precast concrete wall panels with an acid etched finish and reveals to create character and shadow lines. The wall panels will be on the south side of the riverwalk. That wall will be approximately 5 feet tall and will be articulated with integrated planters and a decorative railing on the top. The main building plaza will be at the upper elevation of the wall. The residents of the building will use the plaza deck level that may contain a pool. There will be views of the river and riverwalk from the plaza and the living units above. This will energize the riverwalk and improve safety for users of the riverwalk. The residential portion of the building is designed with large window opening and high quality materials such as masonry and composite metal panels. The river side of the riverwalk will be open to the river for views. There will be a decorative steel railing similar to the existing river walk to the east.
2. There will be no mechanical systems or exhausts at the riverwalk level. The building systems will be designed so that mechanical equipment is located with-in the building. It is anticipated that

the exhausts and other mechanical penetrations will be below the river walk or in the residential portion of the building that is above the riverwalk.

3. The existing dock walls and existing soft rivers edge will be preserved as feasible. If restoration is required it will be constructed of rip rap and ground cover to maintain the appearance of the existing conditions. The proposed building wall will be held back from the bulk head line. Planters will be integrated into the building wall and a green screen cable system will be provided for vines to grow on and soften the presence appearance of the wall.
4. There are no historic buildings on this site. No preservation is required.
5. The landscape plant materials along the river walk will be native to the area and will be located in protective planters. The river walk is located on the roof deck of the building plaza level therefore plantings will be limited to planters. See the attached landscape plan.
6. The planting materials will be designed to provide seasonal interest throughout the year. See the attached landscape plan.
7. The riverwalk is completely on the land side of the river. It is located on top of the plaza level of the building and is not cantilevered over the river. The riverwalk is a minimum of 12 feet wide and has a continuous minimum unobstructed walking path width of 8 feet. There are features such as planters, benches, lights and railings that are outside of the clear walking path width. The river walk walking surface will be concrete pavers that are level. The water proof membrane system below the pavers will slope for drainage purposes. The river walk will be accessible 24 hours a day.
8. A landside riverwalk is provided and no floating elements or elements that project into the river are proposed.
9. There are two special amenity areas on the proposed river walk. One is a semi-circular lookout area that is also designed to provide MMSD access to manholes that would have otherwise been located under the riverwalk if it was straight. There is another lookout area on the west side of the site that has stairs that access the plaza level of the building that is approximately 5 feet above the riverwalk. There will be a decorative metal railing and gate to control access from the riverwalk to the plaza level.
10. The riverwalk will be passible year round. The building owner will maintain the riverwalk free of snow in the winter. The riverwalk will be accessible. It will tie into the existing riverwalk to the east at the same elevation. There is a connection to Water Street on the east side of the site. It will ramp down to Water Street and the proposed riverwalk elevation which is approximately 5 feet below the existing riverwalk to the east. The ramps will be accessible with a maximum slope of 1:12. The riverwalk will be level along the river frontage and an accessible connection to Water Street on the west side of the site.
11. The walkway surface will be constructed of high quality concrete pavers. This will be the same material that is used on the building plaza level and will help to tie the two together. The pavers will be approximately 2 feet square and will help to provide visual interest and human scale detail.
12. Harp lights will be provide along the riverwalk to provide code compliant lighting levels.
13. The proposed riverwalk will tie into the existing riverwalk to the east for full accessibility. The existing riverwalk is approximately 25 feet above the river level. The proposed riverwalk has

been dropped approximately 5 feet below the existing riverwalk. This was done to provide a better connection to the river and minimize the elevation at the west side of the street. This will make it easier to connect to the river walk portion to the east that will be designed by others at a future date.

14. We will not be constructing the proposed riverwalk within 50 feet of a bridge and will not obstruct bridge maintenance.
15. The proposed riverwalk will not go under a bridge and floating portions of riverwalk will not be utilized.
16. Finger piers are not being proposed as part of this development.
17. Temporary moorings are not proposed as part of this development.
18. Parking is not being provided adjacent to the riverwalk. The parking, deliveries and trash are all located with-in the building.