

Chapter 3: District-Wide Policies and Strategies

Introduction.

If you had to summarize Walker's Point in a dictionary definition, you might call it: A former warehouse and manufacturing district located directly south of downtown in Milwaukee, Wisconsin, currently transitioning to an upscale mixed use district--entrepreneurial, creative, artistic, innovative. Also a sustainable community where historic markets, restaurants, and shops combine with walk-to-work office and manufacturing, residential living, and entertainment to form a creative "urban village." The recommendations in this chapter build on the above value statements and refine the objectives already established in the 2009 Near South Side Area Plan. This chapter also synthesizes the values expressed by participants during the planning process described in Chapter 2 into overall policies and strategies for Walker's Point. These policy or strategic recommendations are organized by topic and not specific action items. They are intended to help decision-makers make informed decisions regarding a wide variety of community development issues, some which may be predictable based on current market trends and some which may not be foreseeable. They also help frame or guide the location-specific recommendations to come in later chapters.



3.1 Overall Goals.

As described in Chapters 1 and 2, Walker's Point has an identifiable sense of place and community, yet is very diverse in terms of its people, building stock, and urban character. This diversity is an inherent aspect of its identity and its drawing power for a broad range of residents, businesses, customers, and visitors to the area. To underscore this, in public meetings and in local media, certain themes and adjectives emerge over and over again. Walker's Point is and should continue to:

3.1.1 Value and maintain social and economic diversity.

Walker's Point should continue to accentuate its mix of people: multicultural, multi-ethnic, a mixture of economic and social classes, and sexual orientation. This mixture is reflected in its variety of housing, entertainment venues, retail, and workplaces. Encourage this diversity.

3.1.2 Keep Walker's Point affordable and sustainable.

Part of what makes Walker's Point so dynamic is that its building stock offers a wealth of affordable and flexible work spaces and live/work lofts. Maintain affordable spaces for small businesses, artists, and artisanal food, beverage and furniture makers.

3.1.3 Make Walker's Point a more walkable and bikeable community.

South 2nd Street between West National Avenue and the Menomonee River is one of Milwaukee's first streets constructed based on the concept of "Complete Streets" and the redesign has been responsible for the rejuvenation of S. 2nd Street. Continue to incorporate "sustainable street network principles" or a "Complete Street" design philosophy that supports communities and

places, maximizes choices, attracts economic activity, integrates with natural systems, and emphasizes walking and biking as fundamental. This can be a challenge in a neighborhood with three state highways (South 1st Street is State Highway SH 32; National Avenue is SH 59, and South 6th Street south of National Avenue is SH 38), and is bordered by an Interstate freeway and adjacent to manufacturing districts with resulting truck traffic.

3.1.4 Encourage inventive and authentic businesses.

Walker's Point residents and businesses have a "do it yourself" attitude or creative culture comprised of entrepreneurs, small businesses, craftspeople, artists, innovative restaurateurs, as well as designers and marketers. Encourage an atmosphere that is authentic and original, quirky and fun, that will enable all neighbors including members of the "Creative Class" to thrive. (The Creative Class is a cultural and socio-economic class identified by well-respected economist and social scientist, Richard Florida. According to Florida, the Creative Class is a key driver for economic development of post-industrial cities in the United States.)

3.2 Maintain and enhance a fully functional community.

Sometimes there is a risk that a neighborhood experiencing rapid change and redevelopment can become too one-sided or unbalanced. As the area becomes more attractive to expensive condos, luxury apartments, and upper end businesses, the market becomes more competitive, prices go up and long-term residents, smaller businesses, older industries, and artists are crowded out. That need not happen in Walker's Point and Plan participants have said that they don't want that to happen. Walker's Point has families that have lived in the district for generations. It has schools, churches, businesses and gathering places that are part of the community; it has a core group of artists and manufacturers who would like to stay in the area.

Plan participants have said they would like to continue to be a district that has economic and ethnic diversity, that is welcoming to families, offers neighborhood retail and services, and that is walkable and bikeable. These factors combine to create a place that is a real neighborhood, that feels like a community, and where once could live an entire lifetime -- not just a destination, a place to drive through, or to live for a couple of years.



3.2.1 Cluster neighborhood retail and service businesses.

One aspect of a fully functional community could be the presence of a neighborhood shopping district, basically a cluster of small neighborhood retail and service businesses. Walker's Point has some of these, but according to residents' input, needs far more in the neighborhood-serving cluster. A traditional retail cluster for a neighborhood-serving commercial district might include one or more stores from the following categories: restaurants, diners, bakeries, coffee or tea houses, taverns, grocery, specialty/import stores, clothing, shoes, jewelry/watch repair, electronics/cameras, barbershops, florists, fitness centers, dance studios, art galleries, museums, antiques, resale stores, movie theaters, performance venues, liquor stores, record stores, hardware stores, dry cleaners, book stores, toy stores, and hotels (particularly those with ground floor retail such as a gift shop, coffee shop, bar or restaurant). From the above retail categories, a grocery store was often mentioned as desirable during the planning process. Since the original public input meetings were held, a full-service Cermak grocery store has been announced as part of the Freshwater Plaza planned for South 1st Street and Greenfield Avenue.

3.2.2 Connect walkable and bikeable commercial corridors.

Another aspect of a fully functional community could be a walkable and bikeable grid of connected streets that unifies the commercial corridors. Achieving this goal will require enhancing the alignment of businesses in the district, especially those offering everyday kinds of goods and services, around walkable and bikeable corridors (also referred to as complete streets or main street commercial corridors).

3.3 Promote and preserve diverse development types in distinct places.

Looking at Walker's Point today, one sees a district with diverse neighborhoods made up of distinct places offering a variety of lifestyles. People in Walker's Point see this as desirable. They understand that many of the multi-story former manufacturing complexes, because they are larger buildings on larger parcels, can successfully support multi-family housing and mixed use. They want to preserve and enhance the industrial character and aesthetic of these buildings. At the same time, they want to preserve and enhance their historic "main streets" on South 2nd Street, South 5th Street and West National Avenue. And they want to preserve the unique character of historic duplex and single family neighborhoods. Using the existing tools available (local historic district designation, historic tax credits, the city's programs for housing rehabilitation and forgivable loans, etc.), achieving this goal is very attainable.

Of all the neighborhoods in Milwaukee, Walker's Point may have the richest blend of what remains of Milwaukee's historic manufacturing heritage and its subsequent move into the 21st Century knowledge economy. That is also worth preserving.



3.4 Preserve, grow and attract a range of companies and jobs--start-ups, creatives, technology-based and traditional manufacturing- and process-based start-up business ventures.

As seen in Chapter 2, much of northern Walker's Point is zoned Industrial-Mixed (IM), a highly flexible zoning district which permits office, retail, entertainment, residential and light manufacturing. It has also become the latest recipient of in-migrating businesses in need of large blocks of space at lower overhead than found elsewhere in the downtown environs. Although it is anticipated that market forces will result in an infusion of more intensive residential and commercial uses, the plan recommends retaining the existing texture of uses through a strategy which would provide for a certain amount of the more cost-effective real estate offerings. The neighborhood has expressed a clear desire to protect its authenticity as expressed by the current mix of business, retail and bar/restaurant options. The neighborhood's self-expressed goal and desire to retain some of its affordability and "quirkiness" recognizes that the substantial reinvestment now occurring will undoubtedly lead to an expectation of higher rents for residents and business tenants. The challenge is to create an environment in which a broad range of jobs from an innovation cluster of start-ups, tech and creatives can be melded into the existing fabric as an overlay of sorts, without fueling speculative forces that would otherwise drive out the very businesses that give the area its character.

The Port of Milwaukee Redevelopment Plan area adjacent to Walker's Point and east of South 1st Street is predominantly Heavy Industry (IH). The Harbor District Initiative will address brownfield issues in the area and bring the area closer to

modern standards of a green, sustainable industrial park--similar to the recent transformation of the Menomonee Valley Industrial Park.

3.4.1 Maintain a healthy and robust mix of uses.

As a historically mixed use walk-to-work community, maintain and encourage the following: Mixed use of residential and commercial work space. Cooperative work space. Live/work or live/work/sell units. Incorporation of makerspace and light industrial uses in buildings that house other uses. Inclusion of a range of housing types marketed to a range of incomes, with the possibility of housing development that is tied to specific business start-up and incubation efforts. Inclusion of entertainment and recreational uses on commercial corridors. Mandatory preservation of historic buildings and sites except in cases of extreme functional obsolescence or deterioration beyond recovery. Incorporation of shared parking structures typically placed below grade or away from the street, or reallocation of wide paved street right-of-ways to incorporate higher density curbside parking (angle parking vs. parallel).



3.4.2 Retain and attract a variety of businesses.

Continue to focus on retaining and attracting a variety of businesses: large and small businesses; creative, technology, or artisanal food based businesses; as well as entrepreneurial or established businesses. Create a concentration of food-oriented businesses in the South 2nd Street “foodie corridor” with a healthy spread of coffee and bar/restaurant businesses on a grid throughout the district, within an easy 1-2 block walking distance of employment concentrations.

3.4.3 Maintain and create affordable space for small businesses.

Maintain and create affordable space for small businesses looking for creative space with few amenities. Affordability can be achieved by design; buildings can be re-developed at first for safety and comfort needs only, with all other finish-out and improvements completed by individual tenants. Concentrate available public financial resources to those developments that incorporate strategies/land use restrictions that ensure the availability of cost-effective space for employment-intensive start-up and accelerating growth, locally owned business ventures.

3.4.4 Look for ways to fund cooperative work spaces.

Investigate funding mechanisms and public-private partnerships that will support affordable cooperative work spaces and attendant shared business resource centers that will encourage and facilitate Milwaukee’s start-up community. Concentrate these efforts at strategic locations and in close proximity to encourage cross-cultivation of new ideas. Work with private-sector banks to develop loan products and public/private funding programs geared toward capitalizing such spaces and providing operational support for sustainable offerings.

3.5 Increase the quantity and variety of housing.

Walker’s Point appears to have significant demand and capacity for additional building conversions into mixed use commercial and residential developments. These conversions should fit changing demographics and lifestyles. The percentage of urban residents who live in one-person or two-person households is growing. The percentage of urban residents who either work at home or maintain an office at home is growing. Walker’s Point should maintain a mix of housing to fit all stages of life and socio-economic groups.

The argument for having different types of housing is that a fully functional neighborhood should be able to accommodate a person or family who wishes to live in Walker’s Point as they move through different household situations and income levels.

3.5.1 Introduce micro-housing.

Introduce micro-housing (often called tiny housing), co-housing and shared housing for families to the overall mix of housing in Walker’s Point, with the understanding that new forms of housing may receive a higher level of discussion and review.

Micro-housing sometimes refers to highly efficient apartments (spaces are multi-function, multi-use) the size of large hotel or dorm suites -- 220 feet or so. In some cases,



Source: charmcitydesign.wordpress.com

units might share a kitchen, community room or business center. These projects may not meet the current zoning code and have been controversial in some communities.

Affordable micro-housing is not without controversy. Seattle is grappling with how to regulate these types of housing. Objections revolve around what is often a radical increase density and the impact it may or may not have on community. A change in the traditional “pattern language” of a neighborhood (the lay-out or placement of homes on lots, setbacks, the way they address the street, etc.) could also affect property values.

Source: http://seattletimes.com/html/localnews/2024414112_microhousing1.xml.html

Note: Some changes to density or lot coverage may require a dimensional variance.

The zoning code does not have a minimum dwelling size, but if the house is the only principal structure on the parcel there are regulations in some residential zoning districts that mandate a minimum building front façade width relative to the width of the parcel. For example a minimum building front façade width of 20 feet may be required on a 35-foot wide parcel. In these districts there may also be minimum height requirements that range from 20 feet to 25 feet.



Source: charmcitydesign.wordpress.com



If there is another principal structure on the parcel then the above height and width rules do not apply, but most residential zoning districts require either a special use or a variance to allow for multiple buildings on a lot.

There are other regulations (e.g., building code) that mandate health, sanitation & habitability issues that might impact tiny houses. For example, a composting toilet might not be approvable under the local building code.

IM zoning districts do allow multiple buildings on a parcel, but single family residences must meet RT4 standards.

3.5.2 Consider incorporating alternative forms of affordable housing.

Consider incorporating alternative forms of housing--consistent with the historic character and pattern language of Walker's Point--such as the tiny house, carriage house, or “grandma flat” that can be placed to the side or rear of existing single-family or duplex lots or incorporated into traditional single-family or duplex housing types. For example, a “grandma flat” is typically a loft unit, work/live unit, or studio apartment placed above a free-standing garage with a separate stair or entry. A carriage house is much the same thing as a studio apartment, although it is typically a bit larger and architecturally more of an extension of the main house.

Source: jmh-architect.com



3.5.3 Consider forming an artists' live/work/sell community in or near the Creative Corridor.

As Walker's Point gains a critical mass of artists, art galleries, studios, "makerspace" and other venues that support the arts, consider forming a live/work/collaborate/sell community of artists and craftsmen who share studio space, business resources, galleries or exhibit space. This artists' community would ideally be located in or near the proposed Creative Corridor, depending on building availability and affordability.

3.5.4 Consider co-housing as a way for seniors to age in place.

Support co-housing or intentional housing for senior citizens as a way for longtime residents to stay in the community and "age in place" and for families to raise children in a more communal setting, intergenerational setting or one that accommodates extended families. (Note: Housing that may be intended for longtime residents to age in place may also include newcomers to Walker's Point.) When developing these projects, give preference to sites that offer good walkability, bikeability and access to transit, as well as proximity to parks and green space, recreational uses and neighborhood-serving businesses. Rule of thumb: A person could live in that location and not need a car to meet daily needs--grocery shopping, pharmacy, etc.

3.6 Maintain historic character by rehabilitating existing buildings.

Most buildings in Walker's Point, whether historic or contributing, contribute to the overall authenticity and character of the district as a whole. They provide a rich fabric of storied, complex and authentic building stock ready for renovation and reuse.

One of Walker's Point key assets is its huge stock of historic and contributing buildings. The term 'contributing' (consistent with Department of Interior standards for historic districts) refers to a group of old, storied, complex, intriguing or beautiful buildings that while not meeting the criteria for historic designation, do serve to round out and fulfill the character of an historic district.

Walker's Point has both kinds of buildings. Participants expressed a strong preference for reusing buildings that already exist over removing and replacing buildings. As mentioned earlier, former industrial or warehouse buildings have tremendous structural capacity and marketable assets (high ceilings, brick walls, heavy timbers, steel trusses, industrial sash, etc.) that make them good candidates for repurposing as offices, apartments, "makerspace," live/work units, galleries, and other mixed uses.

These projects often require flexibility and imagination with regard to the "final product" as well as a good architect to deal with





large floor plates, oddly spaced columns, or unconventional ceiling heights. Many older manufacturing buildings are really building complexes or a principal building with a series of add-ons and alterations as the needs of the owner changed over time.

Several main streets with their collection of landmarks, historic and contributing buildings, define the character of the Walker's Point neighborhood. The South 5th / South 6th and National Avenue creative corridor has many noteworthy buildings, as does South 2nd Street. The series of streets in the northern end--Pittsburgh, Oregon, Florida and Virginia--still have the feel of a historic manufacturing district, even though the uses have changed. Even worker cottages in the traditional single-family and duplex neighborhoods provide opportunities to experience how Milwaukeeans have lived for decades and are often treasured by their residents.

3.6.1 Reuse building stock instead of tearing it down.

Given the regard that people in Walker's Point have for its history and the structures that evoke that history, it makes sense to reuse building stock instead of tearing it down.

In order to build on Walker Point's strengths, the teardown or demolition of multi-story warehouse and manufacturing buildings, along with viable historic or contributing buildings, to assemble large tracts of land for new developments should be

strongly discouraged. On sites where buildings have been razed, new developments should have to meet a higher quality standard and provide additional neighborhood amenities. The exception to this might be the large one-story, block or metal panel buildings, constructed between 1950 and today. These buildings are difficult to reuse for uses other than storage, garages, and half-occupancies that underutilize the property.

There are also, based on the current research, good economic arguments for preserving historic and contributing buildings:

"Older buildings become magnets for young people and retirees alike," researchers said. "They draw more shops, restaurants, entertainment venues, small businesses owned by women and minorities, and jobs. On a per-square-foot basis, small building corridors have a larger concentration of jobs, businesses and creative sector jobs than downtown skyscrapers. In Seattle, commercial areas with smaller, more age-diverse buildings have 36.8 percent more jobs per square foot than areas with newer, larger buildings."

"Historic corridors in these cities are often active from morning to night," said lead researcher Michael Powe, an urban planner with the National Trust's Preservation Green Lab. "In D.C., these areas draw more non-chain, local businesses. In San Francisco, they generate more jobs based in small businesses."

Source: "Older, Smaller, Better -- Measuring how the character of buildings and blocks influences urban vitality." National Trust for Historic Preservation, Preservation Green Lab. <http://www.preservationnation.org/information-center/sustainable-communities/green-lab/oldersmallerbetter/>

Study: <http://oldersmallerbetter.org>

3.7 Design new buildings to create authenticity.

The Near South Side Plan, p. 58 - 59, makes nine recommendations regarding form policies (urban design) and 12 policies regarding redevelopment strategies that apply to the Walker's Point neighborhood. Most of these concern the traditional relationship between the private realm and the public realm found in many older communities. This relationship tends to promote walkability, a pleasant and functional street experience, and human scale design elements such as ground floor windows facing the street. New development in Walker's Point should follow these general policies and strategies and at the same time, reflect its own unique patterns of development.

There is no recommendation that new development needs to reflect or mimic the architectural styles of surrounding buildings. Although good architecture sometimes references traditional architectural styles, it is more important that new buildings be good buildings in their own right and reflect their function and place in the urban landscape than the architectural periods and styles in which neighboring buildings were built.

Low-density "suburban-style" architecture is discouraged, although some can be found in Walker's Point, mostly clustered along its highest speed arterial, South 1st Street. Typically gas stations, convenience stores, fast food franchises, and "small box" retailers may fall into this category--they are almost always a one-story single-use auto-oriented box that looks out-of-place, as if it belongs on a highway frontage road. Clearly, these buildings do not fit the overall urban context or the historic pattern language of Walker's Point.

Fortunately, many good examples of new architecture fitting within the existing fabric already exist. A few examples are:

- The new Castings Point Tower, at the southeast corner of South 1st Street and Water Street.
- The Clock Shadow Building located on the northeast corner of South 2nd Street and Bruce Street.
- The more traditional Waterfront Condominiums at the northeast corner of South Barclay Street and South Water Street, with details reminiscent of Walker's Point industrial and warehousing history.



3.8 Emphasize Sustainable Street Network Principles and Complete Streets.

The City of Milwaukee has taken many steps in recent years toward making its street system more sustainable and “complete.” Walker’s Point, as an emerging urban neighborhood near downtown, is a good location to continue and further develop these practices. To increase the number of complete streets in Walker’s Point and elsewhere, the City of Milwaukee is currently developing a Complete Streets policy as of Spring 2015 and is also assessing its internal project development and design processes to improve roadways for the broad range of users – motorists, transit vehicles and passengers, freight services, bicycling, and walking.

3.8.1 Allow streets to serve all groups in the community.

Sustainable street network principles, as described by the Congress for the New Urbanism in a publication of the same name, calls for streets that support communities and places, maximizes choices, attracts economic activity, integrates with natural systems, and emphasizes walking and biking as fundamental. These principles support that streets, in order to serve the entire community, must be accessible to the entire community--people of all ages and abilities, people who walk, bike or take transit--not just people who drive automobiles. Recognizing that following these principles is a challenge in a community with freight and passenger rail, an Interstate and three state highways, and a substantial manufacturing component with related truck traffic, it is especially important to emphasize them in decisions regarding infrastructure.

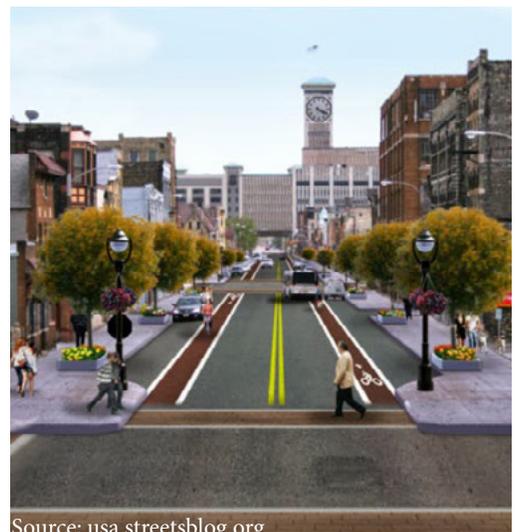


A discussion of the Complete Street design philosophy by the National Complete Streets Coalition can be found at www.smartgrowthamerica.org/complete-streets

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3.8.2 Design streets for all modes of transportation, not just automobiles.

Streets play a much greater role in the life of a city than moving motor vehicle traffic in two directions. Walking and biking need to be accommodated as well because they play an important role in serving shorter trips in a very economical and ecological manner. Neighborhoods that are walkable and bikeable tend to promote more secure neighborhoods because of “eyes on the street” and social interaction. Walking and biking routes or pathways create a healthier population by providing exercise, and generating less noise and emissions than the alternative, which is driving trucks, vans, SUV’s and automobiles.



Source: usa.streetsblog.org

3.8.3 Make streets an important part of the public realm.

Streets are not just ways to get through an area or to get from Point A to Point B. Streets are also places in their own right. Streets are venues, gathering places, and experiences.

From a placemaking standpoint, streets play a vital role in the aesthetics of the city, the experience of public space and the way we perceive the city. From a social standpoint, streets are the basis for the public realm or the city's "outdoor living room." Streets connect the corridors, squares, and plazas that shape the external social life of the city, where residents gather for political assembly, business or festivals. From a utilitarian standpoint, streets connect and convey people, goods and vehicles. From an environmental standpoint, streets channel storm water via underground tunnels, and in intense storms, via surface mechanisms. Street trees, plantings and bioswales improve this function by increasing absorption and reducing peak demand on combined sewers. Permeable surfaces also serve to decrease the amount of water transported and improve its quality.

3.8.4 Reclaim streets.

All of these principles will only aid in the growth and development of Walker's Point to the degree they are put into practice.

For many streets, the point of beginning is a restoration of what has been lost to widening (street trees, walkability, bike lanes, buildings lost to widening, character). Because of its history as an industrial center, many of Walker's Point streets have been widened for truck traffic and much of its surface is paved or covered by impermeable surfaces. Planting strips along streets that are standard in other parts of town are often missing. The recent reconstruction of South 2nd Street shows the striking almost night-and-day difference that a sensitive street reconstruction can make in the vitality of the community and its economy. Based on this experience:

- Add more complete streets.
- Create a more generous pedestrian realm.
- Add bike lanes wherever they are feasible.
- Provide space for one or more public bike sharing stations and for one or more car sharing stations by 2015.



Source: www.ca-city.com

3.9 Support creative placemaking techniques in creating a sense of community.

Creative placemaking can also be used to create visual gateways into neighborhoods or enhance gateways that already exist; focus attention on special nodes such as Freshwater Plaza and landmarks such as the historic buildings that signify the district's industrial past; and use art integration to address unique aesthetic challenges such as lighting the underside of railroad bridges.

3.9.1 Support and coordinate creative placemaking initiatives.

There are currently three separate but overlapping initiatives to implement creative placemaking strategies in the greater Walker's Point area: the Creative Corridor, South Secondscape Artscaping, and the Greater Milwaukee Committee's creative placemaking initiative.

3.9.1.1 S. 5th Street, S.6th Street and National Avenue Creative Corridor Initiative.

Arts @ Large is leading an initiative called the Creative Corridor to highlight South 5th Street, South 6th Street and National Avenue, and cultural attractions such as the Walker's Point Art Center, Brenner Brewing's Pitch Project (artists work space and gallery), and a reinvented Paliapito Park just off the corridor at South 3rd Street and



Walker Street. The initiative is also involved in the physical redesign of streets. For more on this topic, go to Chapter 5, Section 5.1.

3.9.1.2 South Secondscape Artscaping Identity Plan.

A coalition on South 2nd Street has prepared a South SecondScape Artscaping Identity Plan that is full of inspiring ideas ranging from wayfinding signage to defining the entire street as an open air art gallery. The principal designers and implementers will be artists who will use public art to enhance neighborhood identity within a Main Street context.

The most intensively developed part of the Walker's Point industrial mixed-use district covers approximately 93 acres of the north end wrapped by the three rivers--Menomonee, Milwaukee and Kinnickinnic. This is becoming a district for creatives of all stripes (technology-based start-ups, artists and product designers, academic institutions, foundations, corporate research teams) and as you might expect, this live/work/learn/create district will over time, try to demonstrate a more inventive and artistic approach to social gathering spaces, streets, buildings and infrastructure.

3.9.1.3 Greater Milwaukee Committee's Creative Placemaking Initiative.

The Greater Milwaukee Committee has chosen Walker's Point as one of three primary focus areas for creative placemaking as a catalyst for urban revitalization. As part of its Innovation in Milwaukee (MiKE) initiative and to launch the Walker's Point Innovation Initiative, The Commons on East Florida has been designed as a "campus" for industry-academic collaboration that will also provide support for a start-up, accelerator, and academic hub of creative space, services, and educational programming. For more on this topic, go to Chapter 5, Section 5.2.

All three initiatives will involve local artists and community members in processes that integrate placemaking with cultural identity, urban design, wayfinding and public art. These initiatives may also influence Main Street improvements such as storefronts, building facades, methods of street activation (for ex., doors and windows that open directly to the street), and streetscape elements such as benches and banners.

3.10 Explore unconventional opportunities for green space.

Walker's Point, despite its density, has great opportunities for reconnecting residents with urban gardens and green space.

- Continue the Riverwalk south along the Milwaukee River to the Kinnickinnic River and west along the Menomonee River with detours around inaccessible parts of the river's edge. Rather than allowing large buildings to create a visual wall between the neighborhood and the water's edge, create green spaces between buildings, e.g., small park-like spaces for outdoor use, garden plots or sitting areas, to allow views, public access to the river, as well as an amenity for those who live nearby. Also use unnamed rights-of-way and street stub ends as small parks, public green space and access to the water's edge. Add bioswales and rainwater parks where possible.
- Convert asphalt to green space. Green vacant lots, remnant parcels, street frontages, parking lot edges, and rooftops.
- When railroads or railroad spurs are taken out of service, acquire the rights-of-way to create or extend trail systems. The railroad spur that currently serves Elementis may be a candidate for rails-to-trails conversion in the near future.

