



Design Criteria

1027 North Edison Street



High-quality design and commercial uses that activate the Riverwalk, Edison Street and downtown are required for the development of 1027 North Edison Street. The following criteria must be followed when developing your plans. (See attached diagram for more specific guidelines):

BUILDING PLACEMENT

- Building may extend over a limited portion of the Public Access Easement and Limited Development areas as defined in Exhibit A of the RFP, so long as pedestrian access between North Edison Street and the terminus of the Highland Street pedestrian bridge is maintained. A 16' height clearance should be maintained. All overhead extensions must follow requirements of MMSD easement on site (see survey.)
- Uniform street wall (i.e. buildings or site elements such as walls, fencing or formal landscaping) along North Edison Street is required.
- Developer must work with utility companies to provide appropriate buffer to transformers at south property line or incur expense to move the transformers.

BUILDING HEIGHT

- Minimum building height of six stories along the Milwaukee River south of the pedestrian bridge approach, as shown on the developable area in Exhibit A of the RFP.
- Minimum ground floor height of 16 feet at the Riverwalk elevation and at the Edison Street elevation.
- Minimum upper level height of 10 feet per floor.
- Maximum building height of 10 stories

BUILDING MATERIALS

- Building base (ground floor façade) materials must be of high-quality grade, such as granite, stone, brick, architectural metal panel systems, and other durable materials.
- Upper floors should be finished masonry, architectural metal panel or glass curtain wall.
- Materials such as EIFS, utility split face block, cement board panel or lap siding, wood and other composite board siding materials are not allowed.

BUILDING ARTICULATION

- Blank, unarticulated walls, including the south elevation, are not permitted.
- Modulate all facades with articulated bays, windows and openings, varying color and texture and/or other architectural details that relate to the human scale.
- Create sufficient depth of windows set in façade walls to avoid flat appearance. This is a minimum of 3" from window frame to façade material.
- Any balconies must be set in or integral to the design and not externally hung from the facades. Structural member and decking should be finished quality materials and not construction grade lumber or pressure treated materials. Concrete or metal balconies are most appropriate.
- First floor should have windows/glazing with activated spaces along 70% of the façade along Edison Street, Riverwalk and north side along bridge walkway.
- Building code requirements for openings adjacent to a property line need to be considered, which could result in overall wall setback to achieve required articulation and windows.

RIVERWALK DESIGN

- Riverwalk connection must connect the existing Riverwalk segment at the southern property boundary to the terminus of the Highland Street pedestrian bridge (currently the round plaza). A water adjacent Riverwalk must be a minimum of 12' wide, and any connecting ramp must be at least 8' wide.
- All new riverwalk or riverwalk connection must be land side and not project over river.

- The remaining river's edge, while not part of a connecting riverwalk, should be finished in an appropriate manner. This may include railings, top of sheet wall finish and landscaping.
- Full handicap accessibility is mandatory.
- A maximum slope along the river should be no more than 1:20.
- Construction must be in accordance with the Riverwalk Design Guidelines and Riverwalk Site Plan Review Overlay District.

PEDESTRIAN ACCESS AND CIRCULATION

- The existing pedestrian access from North Edison Street to the Highland Street pedestrian bridge must be retained and will be enforced through a permanent public access easement.
- Pedestrian connection from the building to North Edison Street and the Riverwalk is required.

PARKING AND VEHICULAR ACCESS

- On-site parking is not required. However, if parking is provided on-site it must not be visible from Edison Street, north elevation or the Milwaukee River or result in blank, unactivated walls along any facade. Parking is not allowed on first floor commercial level or any upper levels. Off-site parking arrangements with neighboring properties is encouraged.
- Primary vehicular access must be from North Edison Street or access drive at south property line.
- Curb cuts on North Edison Street must be minimized in number and size.
- Surface parking lot is not allowed anywhere on site.

LANDSCAPING

- A landscape plan appropriate for the full site is required.