

3.0 DESIGN CHARACTER



Figure 3.4C-1

3.4C JELD-WEN AREA

Iowa Street, West 6th Avenue and Oregon Street define the boundary of the Jeld-Wen property within the South Shore redevelopment area, Figure 3.4C-1. On the west side of the Jeld-Wen property to the northeast of Iowa Street a drainage outlet has formed an inlet along the River. Between the cove and parking at Jeld-Wen the current green space could be modified to provide visual screening between the Riverwalk and parking. Similarly, a small triangular green space exists between the potential extension of Iowa Street and the Jeld-Wen property. Both locations provide open space area for location of the Riverwalk and landscaped berms. The components of the Riverwalk in this zone consist of concrete walk, boardwalk, stainless steel or aluminum handrail, bollard and pedestrian lights, benches, trash receptacles, landscaping, screen wall, steel sheet pile, and rip-rap.

Concrete Walk – The Riverwalk coming eastward from West 4th Avenue is to be 12 foot clear walk. This section would continue through the open space south of the small cove of the Fox River. There is an opportunity to use a pile-supported boardwalk out over the Fox River along this open space. Along the north edge of the Jeld-Wen property, a portion of the River would be back on land, and then be pile-supported boardwalk again around the existing service drive to the Jeld-Wen truck docks on the east side of their manufacturing buildings. East of the building, the Riverwalk moves back onto land. The cross-section in the area consists of a one foot wide curb edge (typical 6 inches high) along the south edge, a 12 foot wide clear zone for the walkway and an additional 3-foot side paved area for the railing and bollard lights on the River’s edge for a total width of 16 feet, Figure 3.4C-3. The River’s edge of the walk is to be poured concrete as a cap over the top of the steel sheet pile with a four-inch cantilevered edge.

Boardwalk – In the locations illustrated, the boardwalk is to be 12 foot clear with an additional 3 feet for handrail and bollard light placement. The length of the boardwalk north of the building and service drive presents the opportunity to ramp the walk down approximately 2 to 3 feet and then back up, thus separating the service drive level from the Riverwalk, Figure 3.4C-2. With the addition of a 6 foot wide space, landscaping and/or a screening wall can be placed between the walk and service drive for added visual separation.

Stainless Steel or Aluminum, and Wood Railing – All portions of the Riverwalk along vertical edges are intended to have railings for public safety. Handrails consist of stainless steel or aluminum tubes for posts and structural elements, and stainless steel cables for horizontal midrails. Horizontal midrails should be designed to detract from foot placement. The top handrail consists of Ipe wood placed at a slight angle (i.e. 5 to 10%) for leaning and resting opportunities.

Bollard and Pedestrian lights - The pedestrian light will match the fixtures used at the Riverside Park Leach Amphitheater. The pedestrian lights are to be spaced approximately 75 feet apart on the south edge of the Riverwalk. The pedestrian lights provide continuity of the Riverwalk with Riverside Park, as well as additional light. Primary walk lighting is to be provided by bollard lights located approximately 25½ feet apart within the handrail system. The bollard light compliments the pedestrian light and handrail design.

Benches – Six benches are suggested to be placed in groups of two (three groups total). The open space on the west side is to have one group and the area east and adjacent to the Oregon Street Bridge is to have two groups. Benches shall be located on the land based side of the Riverwalk facing the Fox River. Benches are to be placed outside the 12 foot clear zone of the walkway on concrete extensions 4 feet wide and 16 feet long to accommodate benches and wheelchairs.

Trash Receptacles – Two receptacles shall be located evenly spaced between the bench groups to the east of the building; one shall be located near the benches to the west of the building. Receptacles are to be placed outside the 12 foot clear zone of the walkway on the land based side of the Riverwalk. The base for the receptacles is to be 4 foot square concrete pad to match the walkway scoring.

Landscape – Native canopy trees spaced at approximately 40 feet are to be placed on the land based side of the Riverwalk where possible. Additional landscaping will be identified for the open space areas to provide screening. Tree species should be selected to require relatively low maintenance and have a history of strong survival in extreme conditions.

Screen Wall – The screen wall should be constructed of wood or metal, compatible with the family of Riverwalk design elements (i.e. handrails, etc.). Walls could be trellis-like in form to allow plant materials to grow on them creating a “green wall” treatment.

Steel Sheet Pile – The river edge north of the Jeld-Wen service drive and approximately 100 feet west of the building protrusion is currently wood crib with stone; it should be replaced with steel sheet piling from this point east to the Oregon Street bridge. Design of the vertical edge consistent with the steel sheet pile edge at Riverside Park Leach Amphitheater would be optimal.

Rip-Rap – The east edge in the cove north of Jeld-Wen is comprised of random stone topped with concrete; it should be replaced with suitable rip-rap.



Figure 3.4C-2

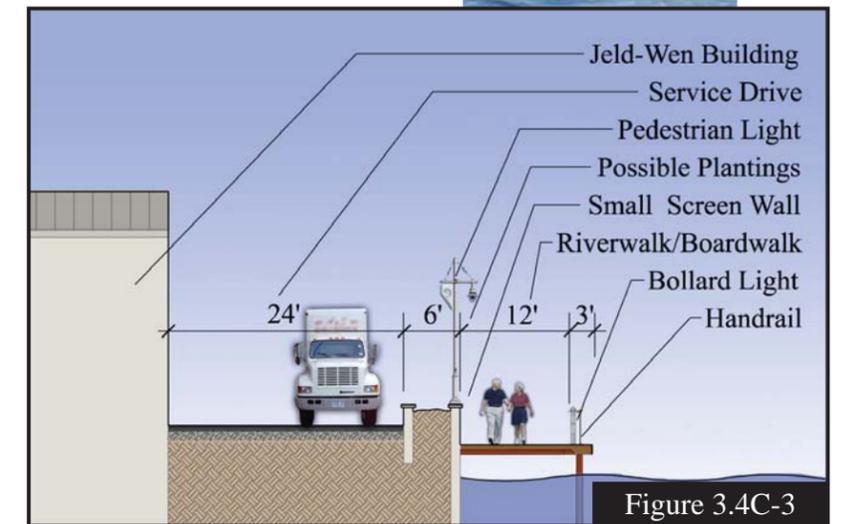


Figure 3.4C-3