

3.0 DESIGN CHARACTER



Figure 3.4B-1

3.4B SOUTH SHORE WEST ZONE

The South Shore West Zone is bounded by the abandoned Michigan Street right-of-way, West 4th Avenue and the Jeld-Wen property on the south shore of the Fox River, Figure 3.4B-1. The former Boat Works marina along with the adjacent storage lot for Jeld-Wen has potential for residential/marina redevelopment. There is additionally the opportunity to incorporate new open space and boat launch facilities in the Michigan Street right-of-way area. In this zone the Riverwalk will be located more inland in the new open space and along West 4th Avenue to bypass the marina and the potential residential development. The components of the Riverwalk in this zone consist of concrete walk, bollard and pedestrian lights, benches, trash receptacles, and landscaping. Marina and residential redevelopment should strongly consider placing rip-rap along the river edge in addition to the existing sheet pile with the updates to the docks and development of housing.

Concrete Walk – The Riverwalk coming eastward from William A. Steiger Park is to be a 12 foot clear walkway. This cross section would continue through the open space southward to West 4th Avenue. At West 4th Avenue the walk would continue to have a 12 foot clear zone from the northern right-of-way south toward the street. Approximately 7 feet will remain to the back of curb providing an area for street trees, Figure 3.4B-2. The proposed residential development setback should be at least eight feet for any wall or fence placement. Buildings in the redevelopment zone should have at least a 20 foot setback from the existing 4th Avenue right-of-way.

Bollard and Pedestrian lights - The pedestrian light will match the fixtures used at Riverside Park Leach Amphitheater. The pedestrian light is spaced approximately 75 feet apart on the land-based/north edge of the Riverwalk along West 4th Avenue. 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 along the south edge of the Riverwalk along West 4th Avenue and the marina side of the open space of the Riverwalk. The bollard light compliments the pedestrian light and handrail design.

Benches – Four benches are suggested to be placed in groups of two (two groups total) approximately 250 feet apart in the open space. Benches are to be located on the land based side of the Riverwalk facing the marina. Benches are to be placed outside of the 12 foot clear zone of the walkway on concrete extensions 4 feet wide and 16 feet long to accommodate benches and wheelchair space.

Trash Receptacles – Two receptacles are to be evenly located between the two bench groups in the open space. Receptacles are to be placed outside the 12 foot clear zone of the walkway on the south side of the

Riverwalk. The base for the receptacles is to be a 4 foot square concrete pad to match the walk scoring.

Landscape – Native canopy trees spaced at approximately 40 feet are to be placed on the street side of the Riverwalk along West 4th Avenue and the land based side in the open space area. Additional landscaping for the open space will be developed with the plan for that area. It is recommended that the area between the potential residential/marina development and the Riverwalk be landscaped to provide screening and aesthetic value from both the north and south points of view. Tree species should be selected to require relatively low maintenance and have a history of strong survival in extreme conditions.

Rip-Rap – Replacement of the poor river edge with suitable rip-rap would be strongly encouraged for shore protection. Rip-rap replacement will provide a consistent, durable edge within the zone from Wisconsin Street to the Pioneer Resort.

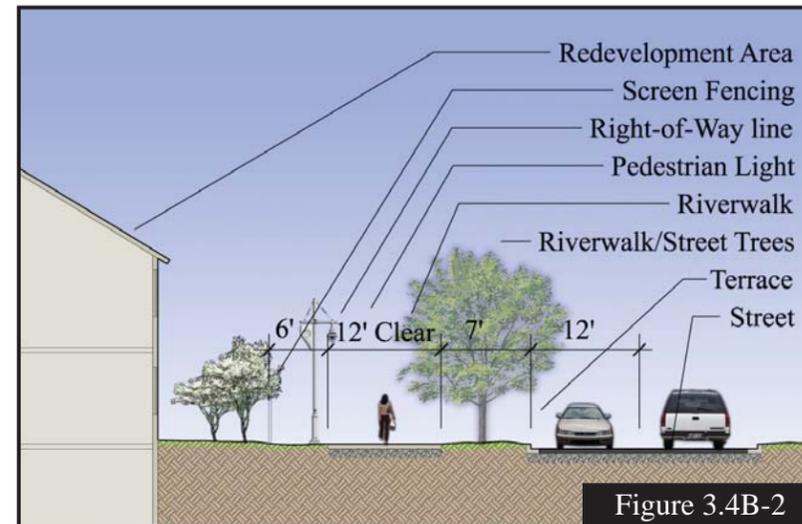


Figure 3.4B-2



Figure 3.4B-4

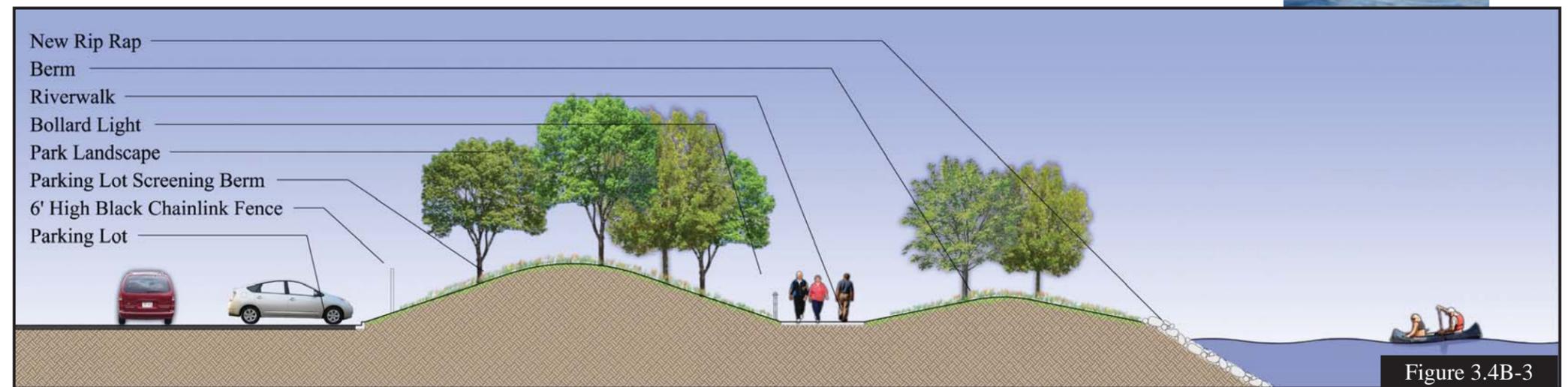


Figure 3.4B-3