

SUPPLEMENTAL NARRATIVE
To
RIVERWALK SITEPLAN REVIEW
June 25, 2009

I. CONFIGURATION

The design of Rivianna's riverwalk is similar to River Renaissance in that it has a large approximately 3,000 s.f. deck for a multitude of activities including dining, gathering or simply resting and relaxing. The main thoroughfare dips in and out of the ground floor building plane. Business owners fronting the riverwalk and pedestrians can take advantage of this inset feature as it provides cover from inclement weather.

II. VERTICAL CIRCULATION

An at-grade western connection from Young Street and a proprietary elevator to the riverwalk on the east end makes Rivianna's riverwalk completely accessible. In addition, a winding stair similar to River Renaissance is located out from the elevator providing another connection to riverwalk and slip level. Rivianna's lower boat slip level can be accessed directly from Rivianna court as well. From here, access to the elevator and water taxi is made possible by a stationary platform and auto-adjustable ramp that reacts to the river's elevation. A five-foot wide floating dock is located adjacent to the water taxi slip for safety and convenience.

III. STRUCTURE

The riverwalk has three main structural systems. 1-Floor plates: The building itself supports portions of the riverwalk simply because it located within the building. 2-Cantilevers: To support a wider access along the eastern edge the floor slab is cantilevered to eliminate the need for additional river pilings. Pilings: 12"diam. steel pilings and wood laminated beams with galvanized steel connections will support the large special amenity. Exposed framing will be clad with IPE using a combination stainless steel bolts and concealed fasteners. Pilings will be painted charcoal gray from 4' above the ordinary high water elevation. It is anticipated that the top of the sheet piling that will replace the existing wood wakefield wall will be approximately 4' above the ordinary high water elevation as well to create a clean horizontal line.

IV. MATERIALS

The bulk of the riverwalk will be clad or decked in IPE. IPE naturally resists fire, mold and insects. It also stands well against splintering, checking and is scratch resistant. Where the riverwalk crosses into the building, the concrete floor plate will be depressed to receive IPE decking over IPE sleepers. This will provide a seamless surface transition from and to the cantilevered and recessed portions of the riverwalk to the special amenity supported on pilings.

V. PLANTERS

Planters will be precast planters with rubber membrane sealed galvanized steel inserts. The planters will be capped with IPE to match the riverwalk. The bottom of the planters will be left exposed to tie into the building façade and provide a "foot" to the planters. They are designed for grasses, perennials, and small shrubs, but could support small trees with a maximum spread of 6-8' and a height of 10-12'

VI. RAILINGS

Painted vertical posts (charcoal gray) will be anchored directly to edge of the riverwalk and strung together with galvanized steel top rails and stainless steel cables.

VII. LIGHTING





Safety and aesthetic lighting will complement the riverwalk ambience. Pole lights are located along the river edge of the special amenity and will compliment the building's architecture. Lighting from interior business owners and overhead (in the ceilings above the inset areas) lighting will provide a soft glow from the recessed areas of the riverwalk. Tread lighting in the winding stair and wall

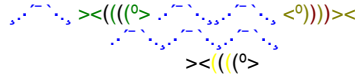
sconces at the boat slip level will help illuminate walking surfaces and will not be a bright nuisance to neighbors. Concealed toe kick lighting in the planters is an optional strategy being considered to help spread lighting to the surface without being overbearing to neighbors. In addition, power will be supplied to the planters for seasonal lighting and décor. Marine lighting will highlight the leading edge of the riverwalk as well.

VIII. WDNR RIVERWALK CONFIGURATION “GREEN LIGHT”

February 11, 2009

Brad,
As long as it is a small planter, that will be fine.
Rachel

 Rachel Sabre
Water Management Specialist
Department of Natural Resources
Milwaukee Service Center
2300 N Dr Martin Luther King Jr. Drive
Milwaukee, WI 53212
 Phone (414) 263-8601
 Fax (414) 263-8716
 email Rachel.Sabre@Wisconsin.gov
web page: <http://dnr.wi.gov/org/water/fhp/waterway/index.htm>



From: Bradley Knab [mailto:bknab@landscapearch.com]
Sent: Friday, February 06, 2009 4:51 PM
To: Sabre, Rachel A - DNR; Elver, Alyssa; Ron Siggelkow; Bob Schultz; Harry Drea; Vanessa Koster; Kristin Krueger
Subject: [Fwd: Rivianna Riverwalk- 2]

rachel,
sorry i missed your call this morning...my phone never rang! thank you for leaving me a message green lighting our design concept based on the revisions from our meeting on the 23rd of january. the curved radius at the bridge is shown dashed and was only an optional request (i was keeping my fingers crossed)...we shall remove it from the plan. what about the thin planter i show along the building edge at the west end? may we be allowed to keep that?

with your acceptance of the concept we have begun compiling design details for our submittal to the city. we anticipate submitting our package february 20th for a march 9 plan commission. during the process for final approval, we will begin the formal permitting process. we anticipate that beginning in spring.

thank you,
bk

----- Original Message -----

hi rachel....sorry for the delay. please review and call me, or call me when you receive it, and i'll walk you thru the plan.

a couple notes:

1. west side riverwalk (west of the special amenity) is completely inland as requested...(see my little note on that end though....the radius to open the pedestrian corner and the planter? what do you think?, please consider it, it would really finish off the end and make a nice urban entry from the bridge)
2. special feature got little fatter, but more stout. this eliminated the elongated curved radius to transition to the upland or upland/cantilevered portions, thus less over water area.
3. the stair moved a bit west making the riverwalk a bit shorter.
4. i flattened out the cantilevered portion east of the special feature, thus less over water area to the stair.
5. lower level access was reduced to a straight dock to the elevator and to the stair.
6. slips along the bridge were removed for more separation between last finger pier and bridge.

i have a slip permit and waiting on more info to verify historical usage. how old is historical use? the gentlemen maintaining the slips at 236 has been doing so for quite sometime. could there NOT be a permit specifically for 236 water alone? if not, what do i need to give you to prove that other than photos from aerials?....a written statement from jerry guyer, jerry's docks?

i look forward to your comments so we can move forward with design details for approval.

thank you,
bk

Bradley Knab- Vice President
Landscape Architects, Inc.
788 N JEFFERSON ST - SUITE 710
MILWAUKEE, WISCONSIN 53202
P414.224.1030 - F414.224.8070
C414.350.1238
www.landscapearch.com

"Facilitating projects from strategic planning through implementation"