



**REVIEW OF A REDEVELOPMENT
PLAN FOR THE
WEST BLUFF RECREATION AREA**

1974

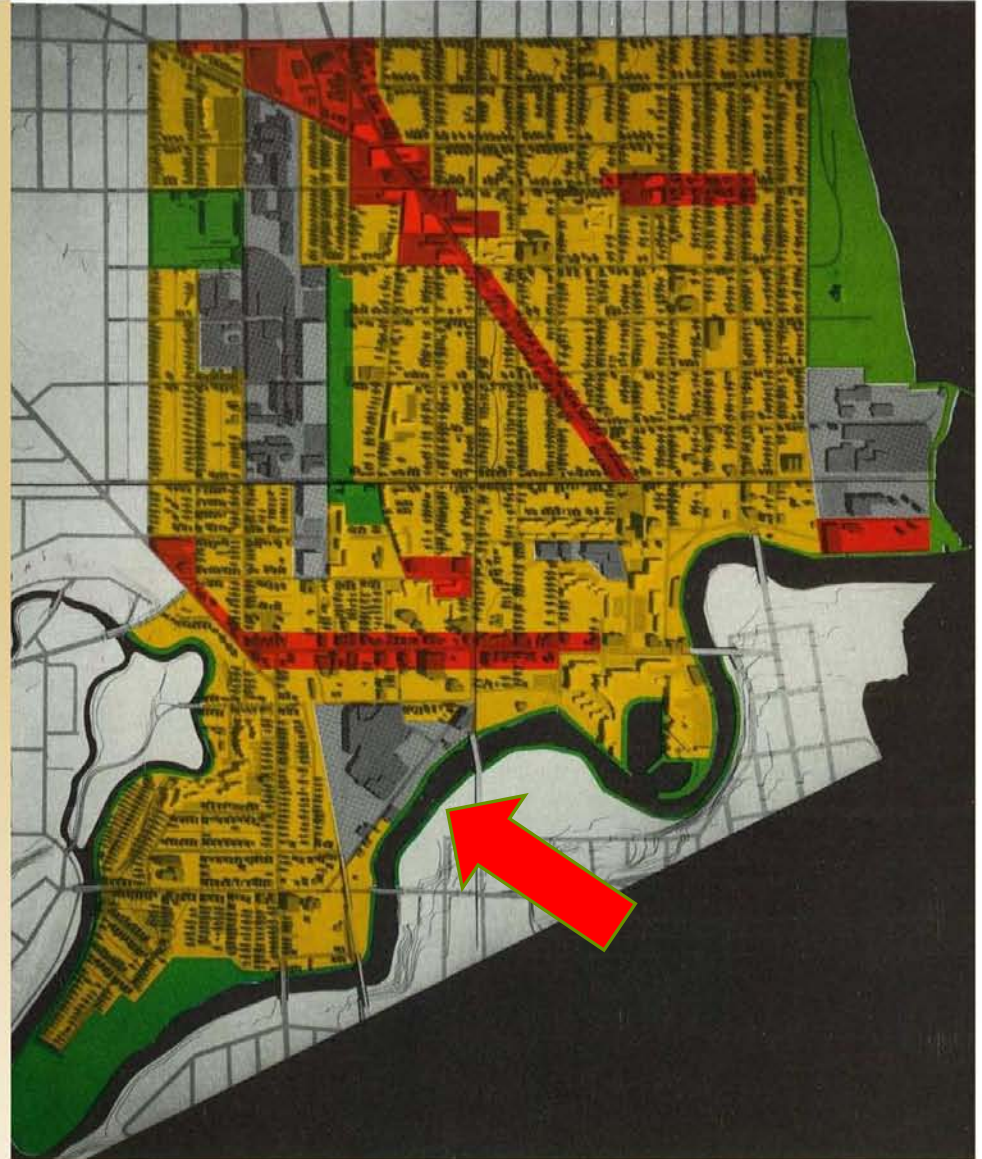
Recommended Land Use

Recreation

Commercial

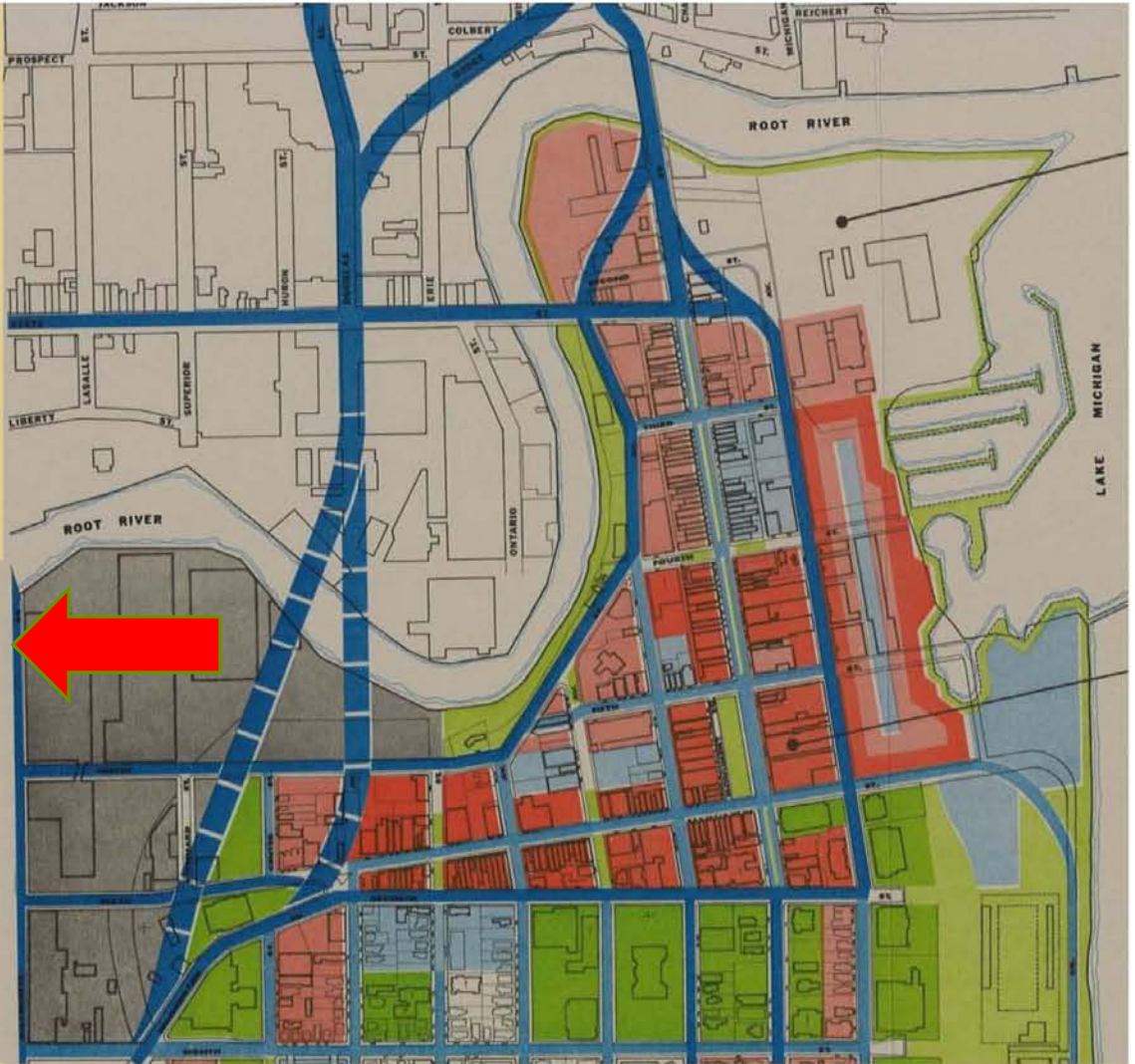
Residential

Industrial



1975

DELUXE J.C.D. SET



LEGEND

PROPOSED STREET SYSTEM

- ARTERIAL STREETS
- PENETRATOR AND RESIDENTIAL
- PARKING

PROPOSED LAND USE

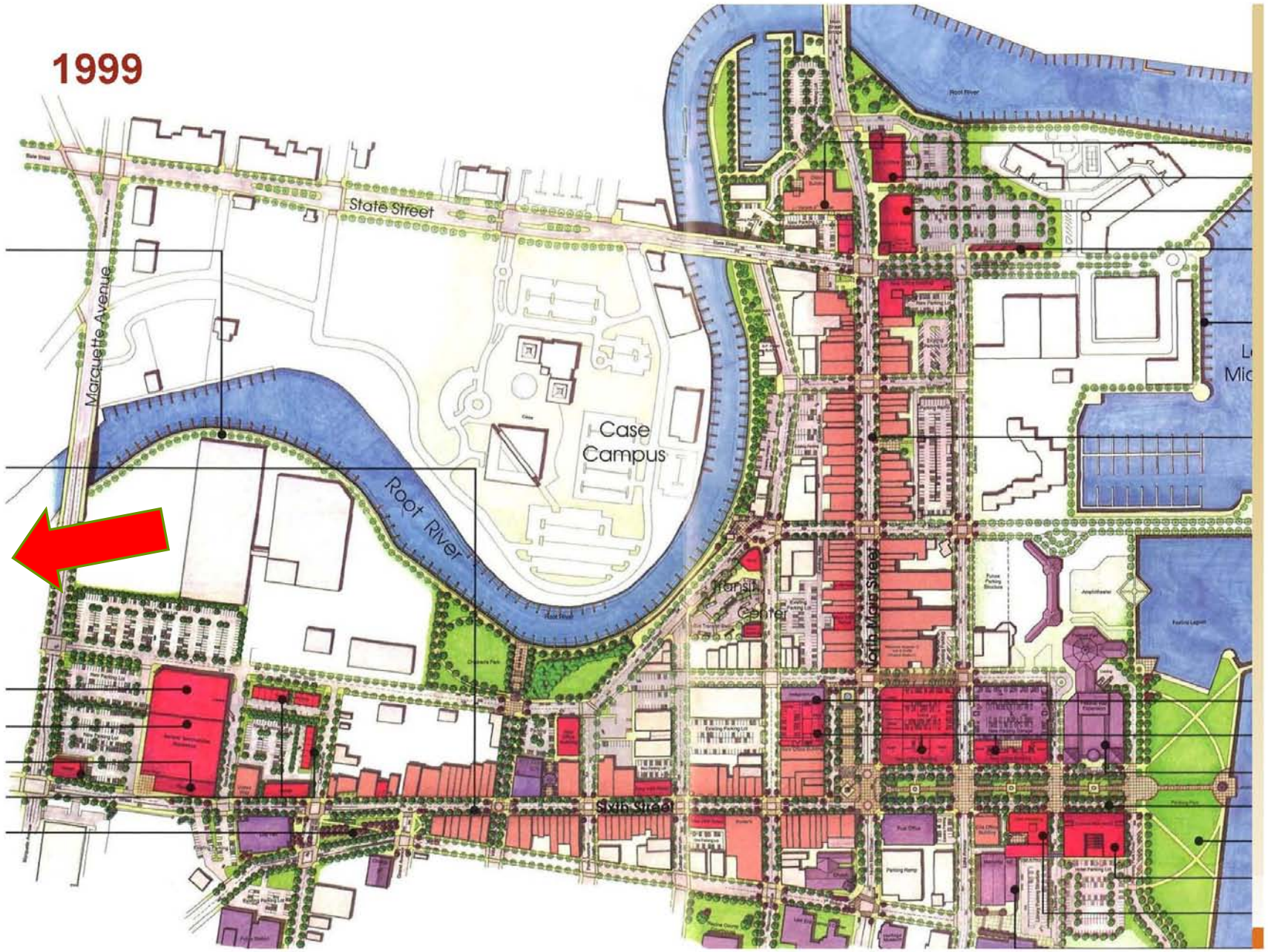
- RESIDENTIAL
- PUBLIC AND SEMI - PUBLIC
- PARKS AND OPEN SPACE
- COMMERCIAL - RETAIL
- COMMERCIAL - OTHER
- INDUSTRIAL

1999-2000

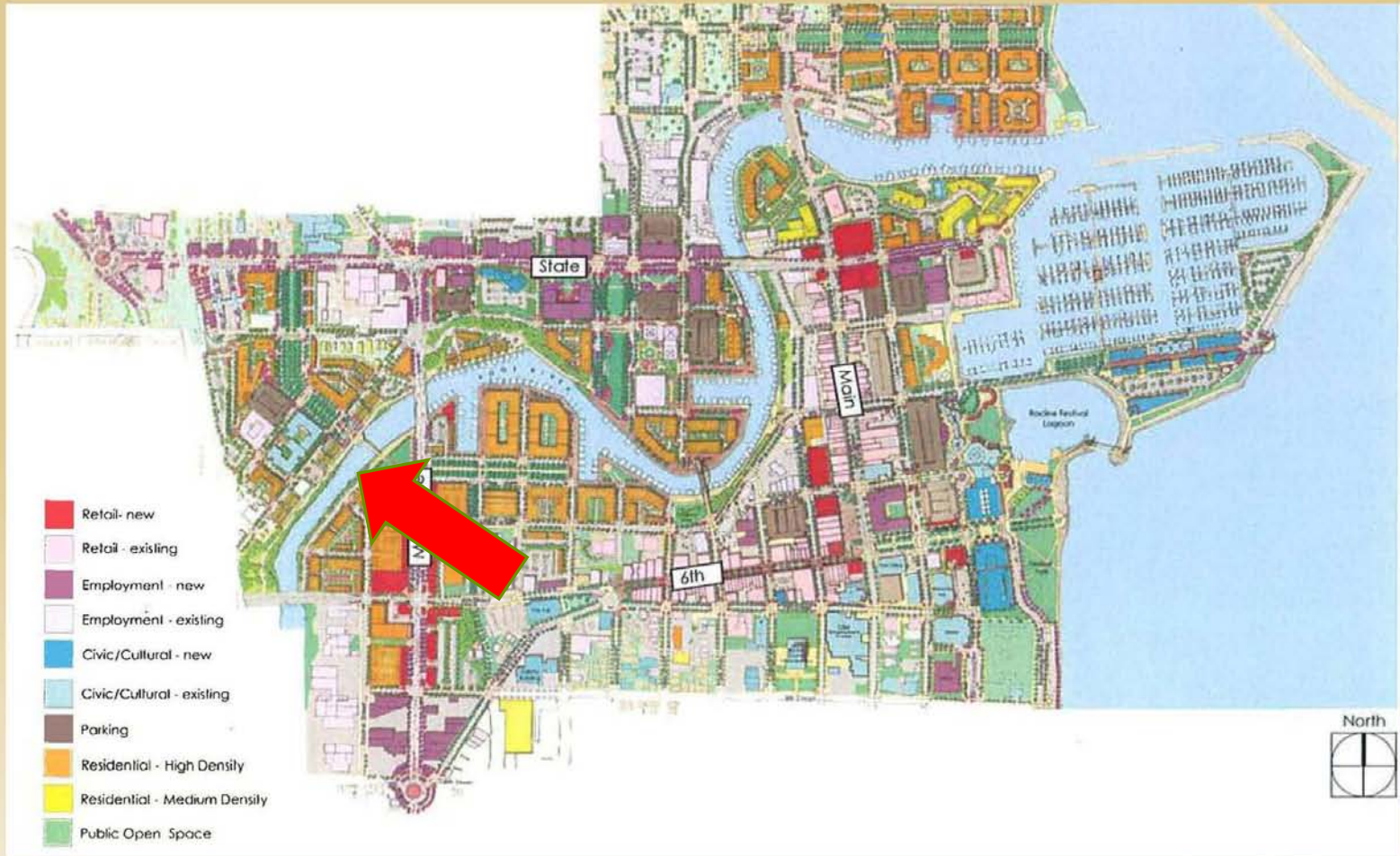
City Adopts Lake Michigan and Root River Pathway Plans

Begins implementation with
upstream projects and
projects along lakefront

1999



2005



Back to the Root: An Urban River Revitalization Plan

2008

- Sense of Place ←
- Public Access ←
- Water Quality ←
- Economic Growth ←



Project Partnerships



RIVER ALLIANCE
of Wisconsin

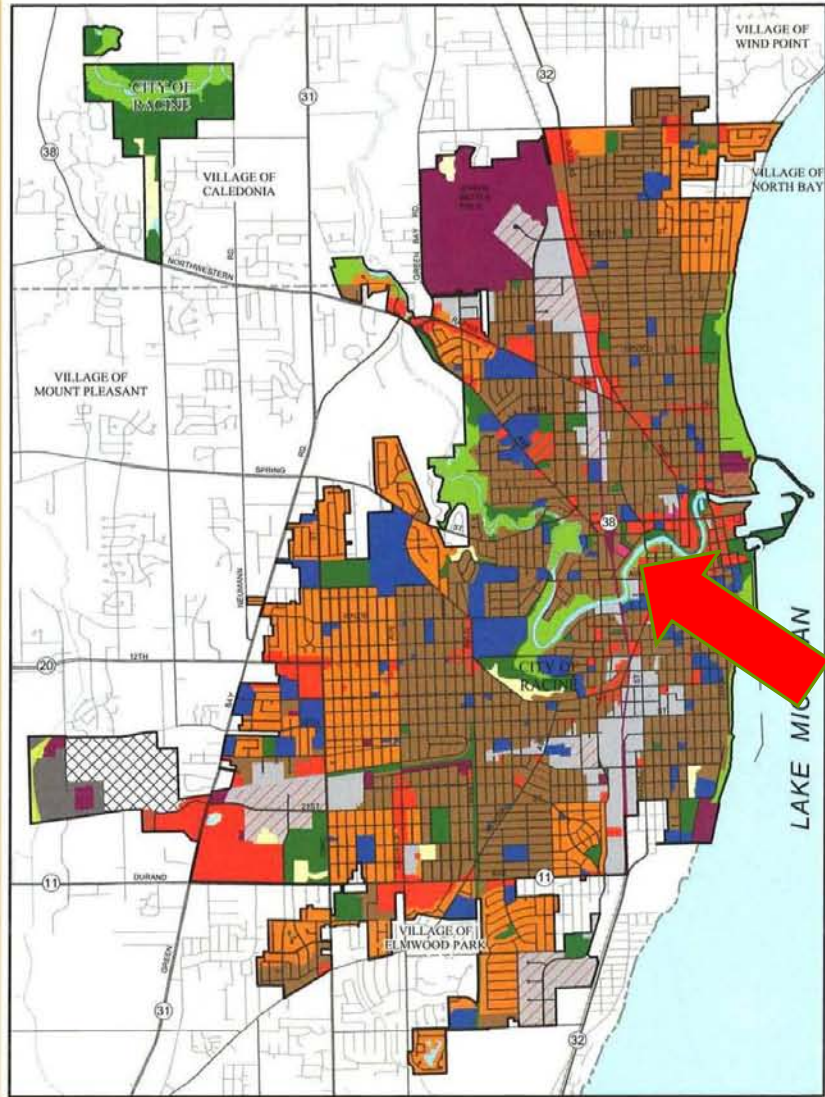


ROOT
RIVER
COUNCIL

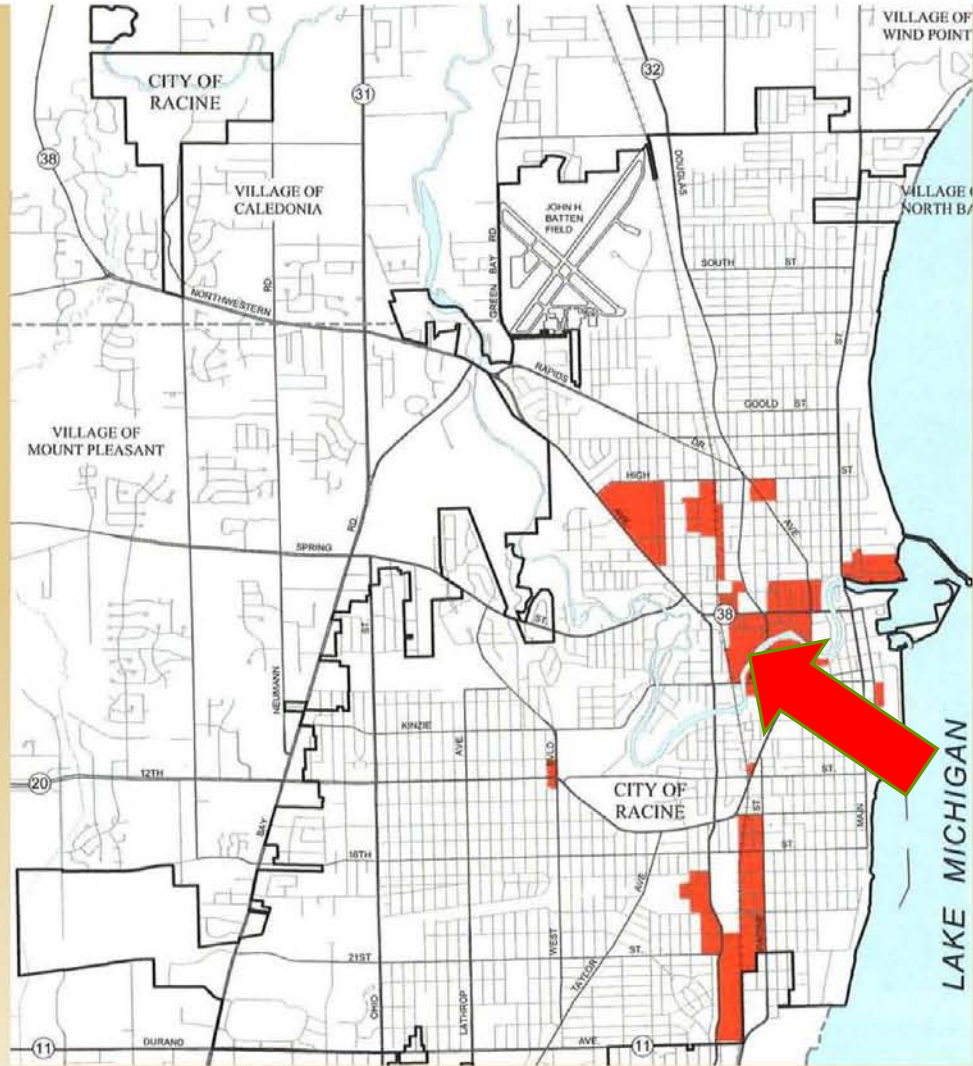


WISCONSIN COASTAL
MANAGEMENT PROGRAM

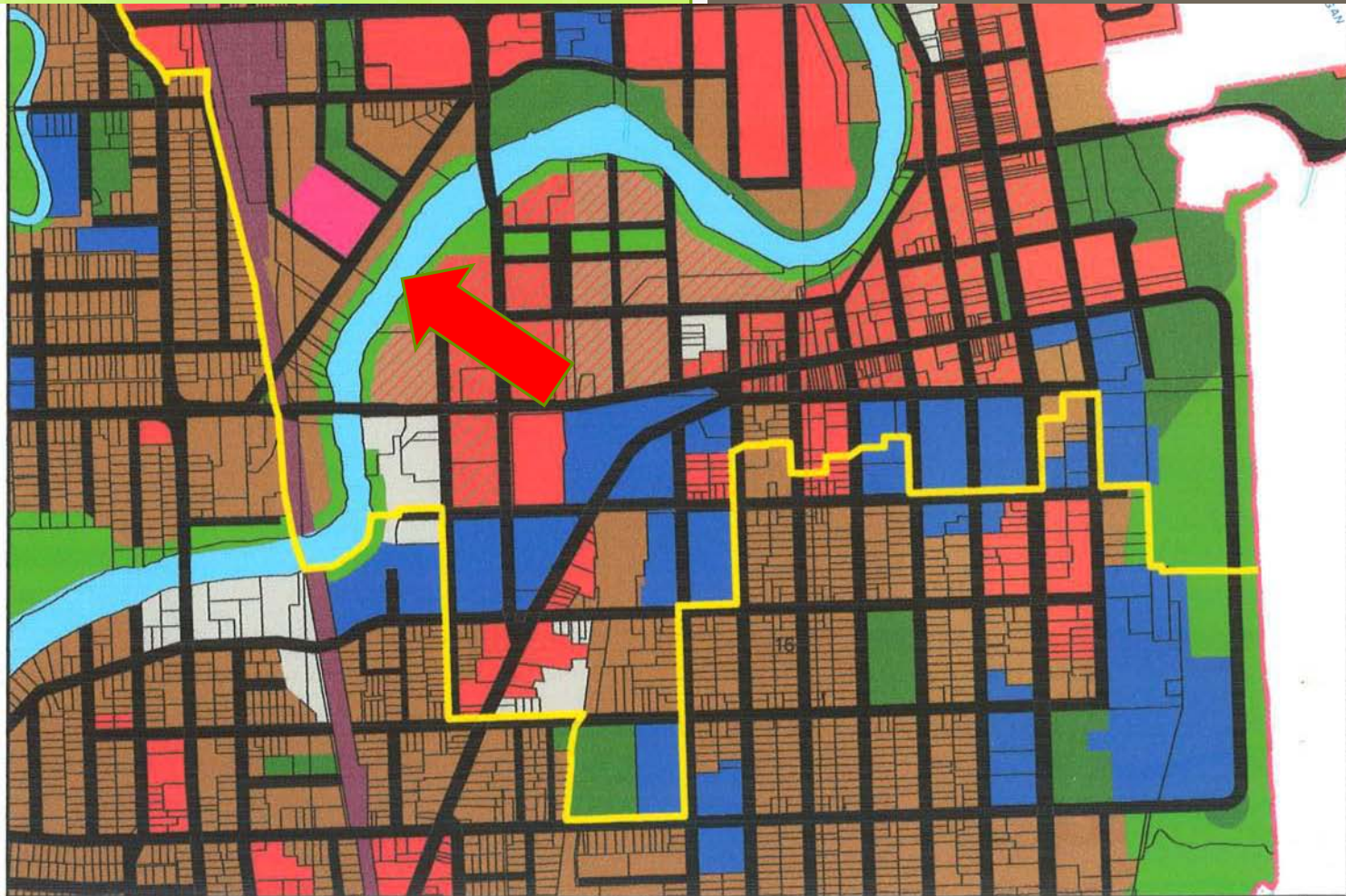
2009



2009



2009



SOURCE: SEWRPC.

January 2009

2012



RootWorks—Revitalizing Racine's Urban River Corridor

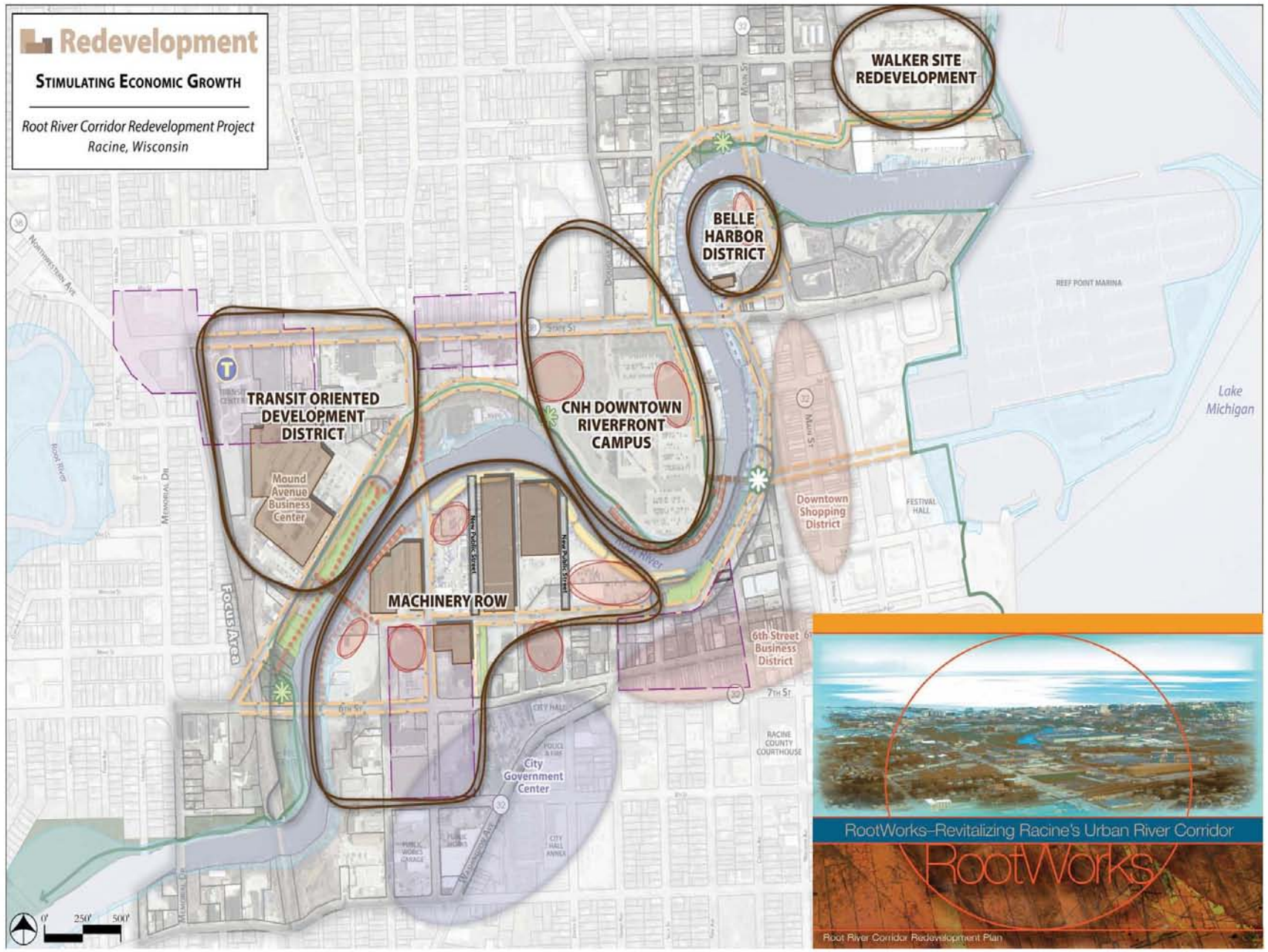
RootWorks

Root River Corridor Redevelopment Plan

Redevelopment

STIMULATING ECONOMIC GROWTH

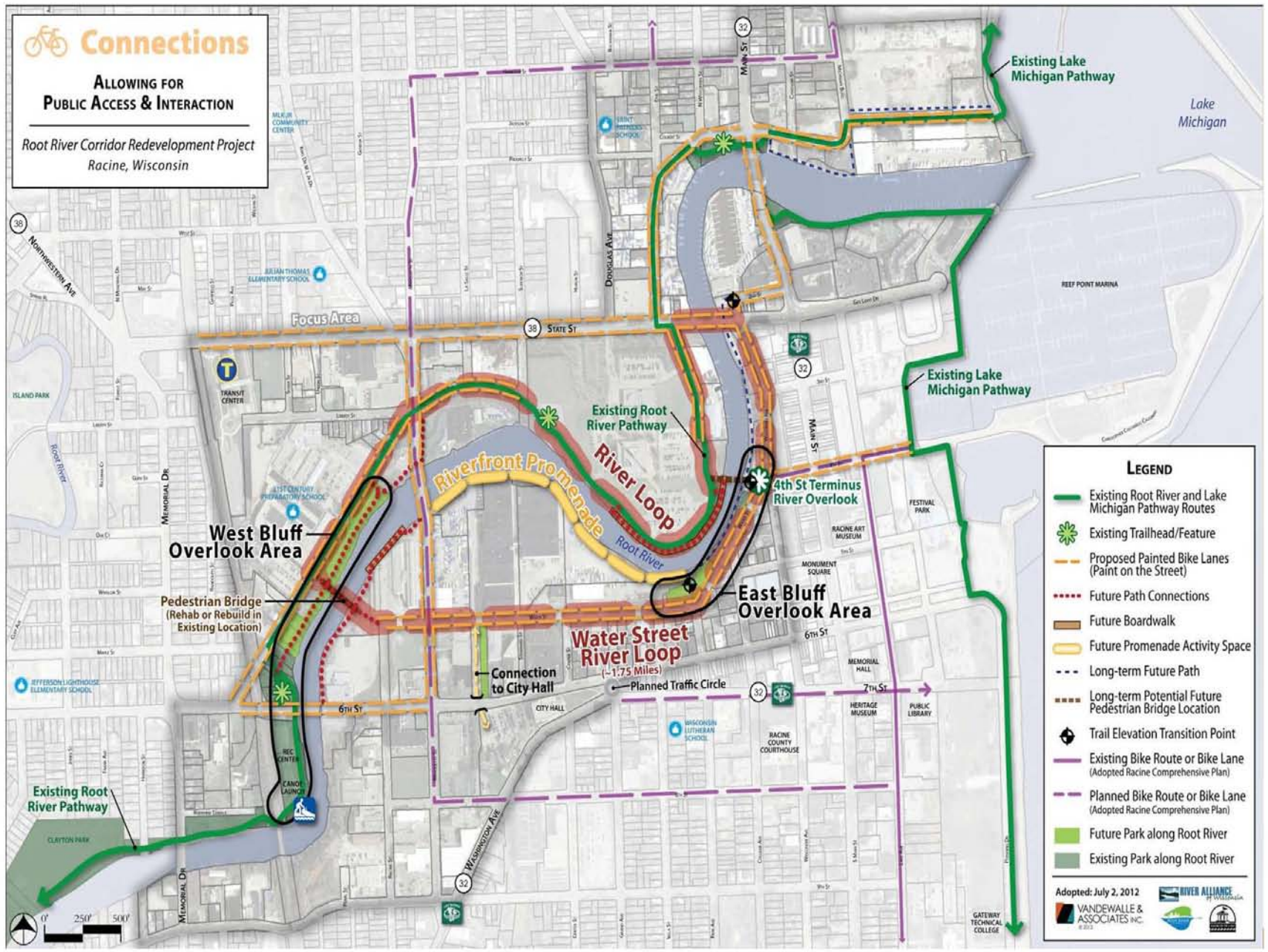
Root River Corridor Redevelopment Project
Racine, Wisconsin



RootWorks—Revitalizing Racine's Urban River Corridor

RootWorks

Connections
ALLOWING FOR PUBLIC ACCESS & INTERACTION
 Root River Corridor Redevelopment Project
 Racine, Wisconsin



LEGEND

- Existing Root River and Lake Michigan Pathway Routes
- ✿ Existing Trailhead/Feature
- - - Proposed Painted Bike Lanes (Paint on the Street)
- - - Future Path Connections
- Future Boardwalk
- Future Promenade Activity Space
- - - Long-term Future Path
- - - Long-term Potential Future Pedestrian Bridge Location
- ⬮ Trail Elevation Transition Point
- Existing Bike Route or Bike Lane (Adopted Racine Comprehensive Plan)
- - - Planned Bike Route or Bike Lane (Adopted Racine Comprehensive Plan)
- Future Park along Root River
- Existing Park along Root River

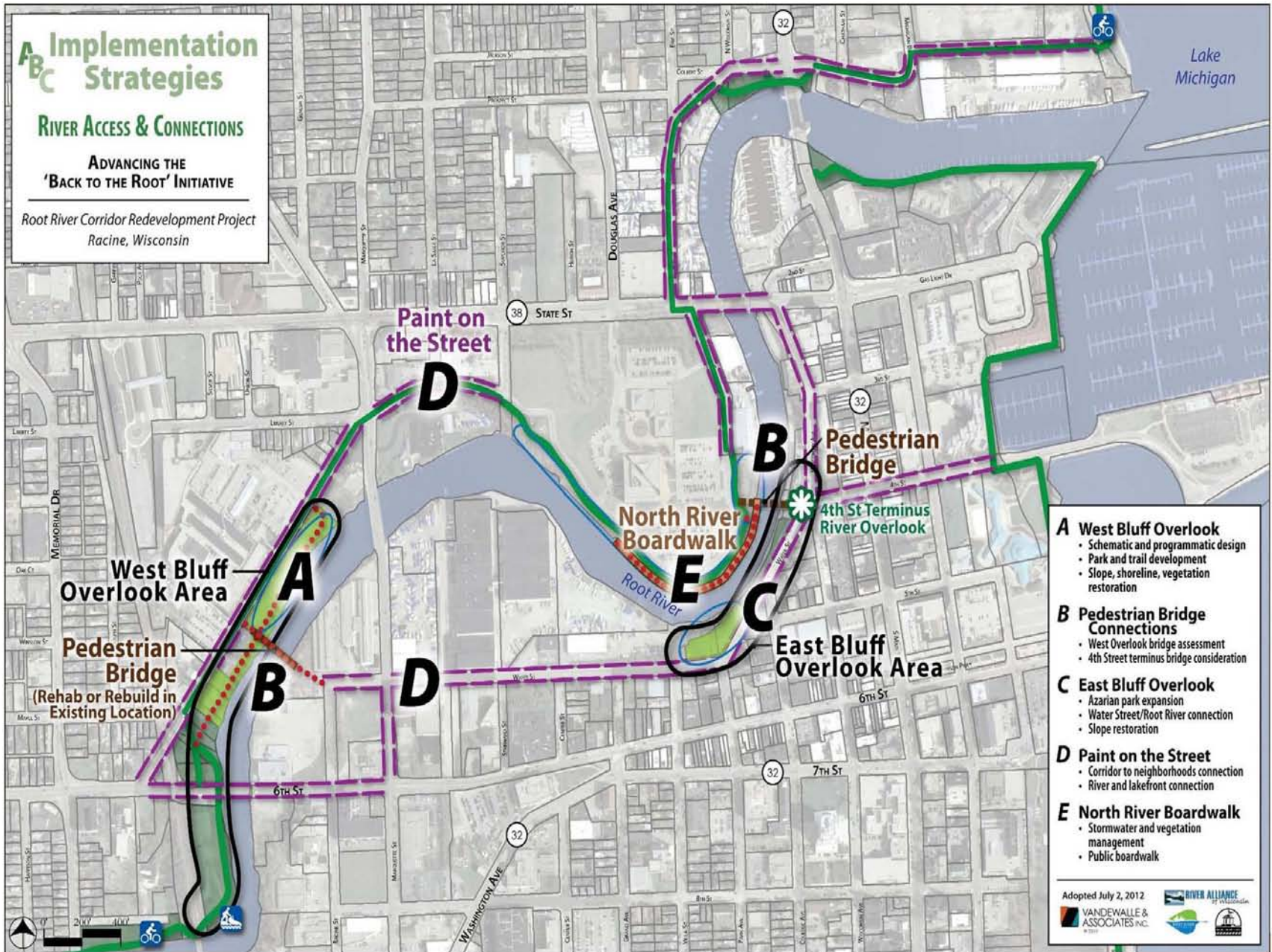
Adopted: July 2, 2012

ABC Implementation Strategies

RIVER ACCESS & CONNECTIONS

ADVANCING THE
'BACK TO THE ROOT' INITIATIVE

Root River Corridor Redevelopment Project
Racine, Wisconsin



- A West Bluff Overlook**
 - Schematic and programmatic design
 - Park and trail development
 - Slope, shoreline, vegetation restoration
- B Pedestrian Bridge Connections**
 - West Overlook bridge assessment
 - 4th Street terminus bridge consideration
- C East Bluff Overlook**
 - Azarian park expansion
 - Water Street/Root River connection
 - Slope restoration
- D Paint on the Street**
 - Corridor to neighborhoods connection
 - River and lakefront connection
- E North River Boardwalk**
 - Stormwater and vegetation management
 - Public boardwalk

Adopted July 2, 2012

VANDEWALLE & ASSOCIATES INC.



West Bluff

Preliminary Design
























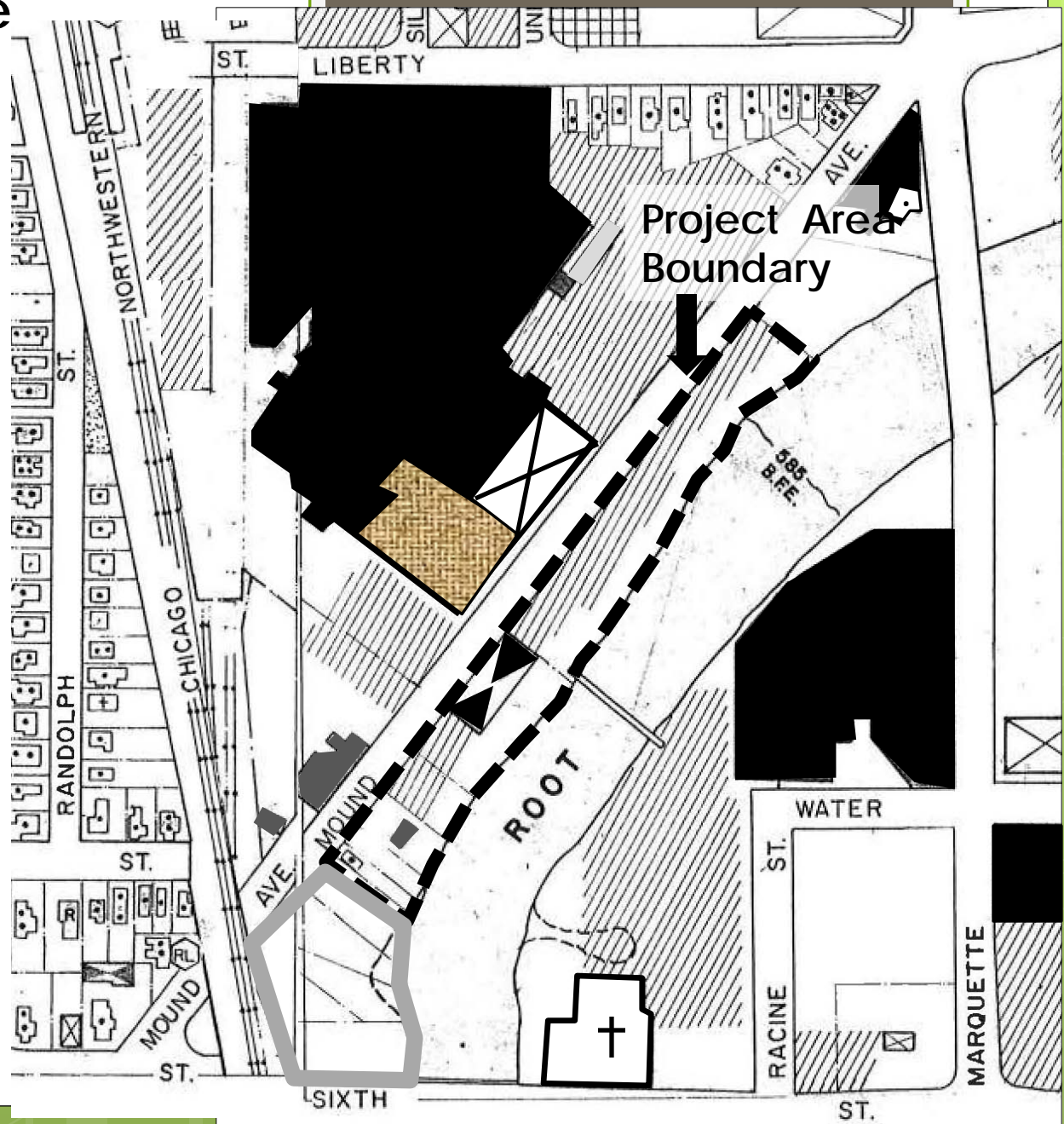
Redevelopment
Plan
for the
**West Bluff
Recreation Area**

Existing Land Use

Map 3

Legend

-  SINGLE FAMILY
-  TWO FAMILY
-  THREE OR MORE D.U.'S IN SAME STRUCTURE
-  ROOMING HOUSE
-  BUSINESS & RESIDENCE IN SAME STRUCTURE
-  BUSINESS
-  CHURCHES
-  HOSPITALS
-  INSTITUTIONAL
-  LODGES
-  PUBLIC, SEMI-PUBLIC & UTILITIES
-  PAROCHIAL SCHOOLS
-  PUBLIC SCHOOLS (NAMED)
-  PARKS & PLAYGROUNDS
-  POLICE & FIRE DEPARTMENTS
-  MANUFACTURING
-  INDUSTRIAL
-  PARKING
-  WAREHOUSE, STORAGE





Pictometry Map Auto

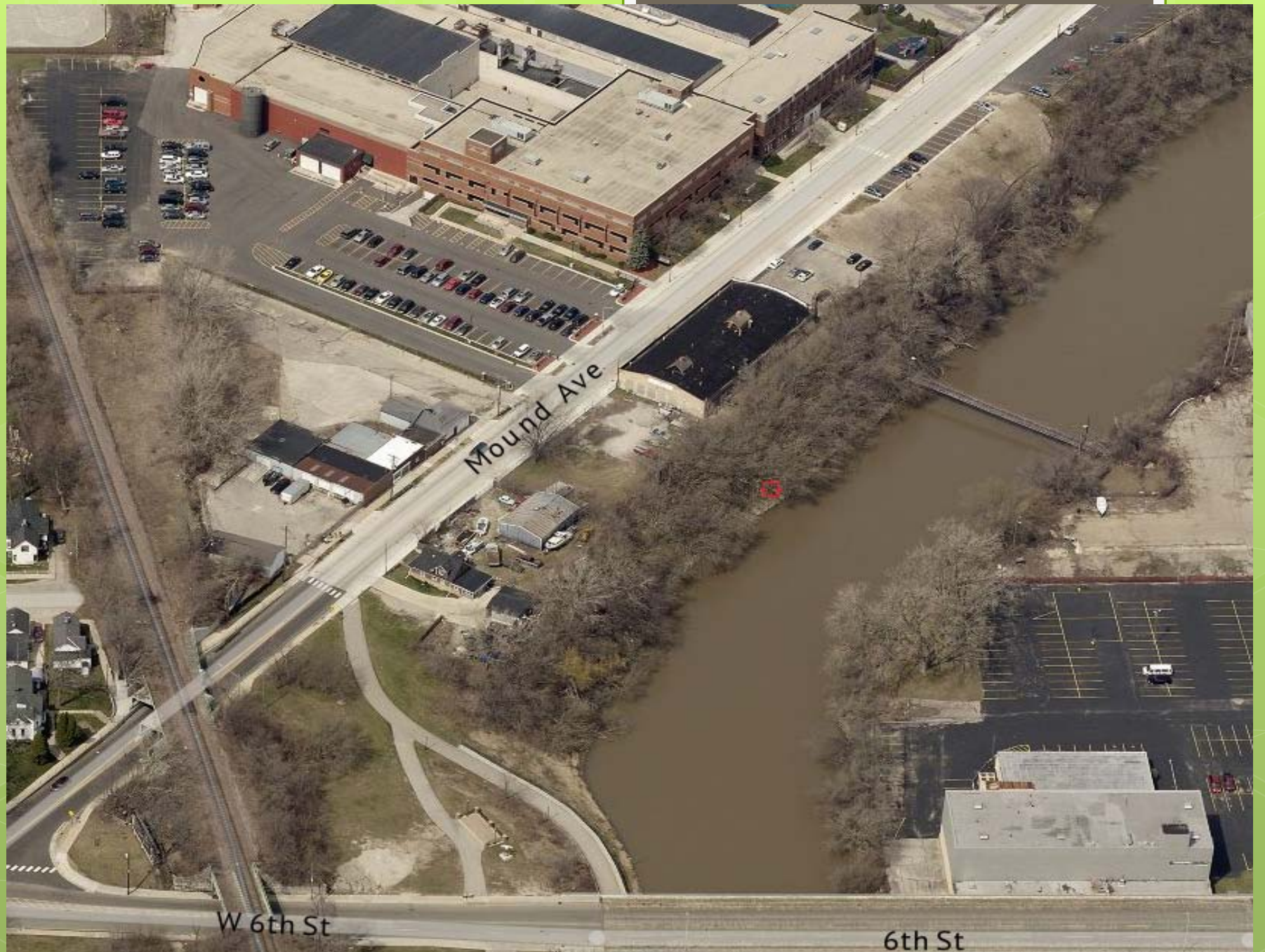


Mound Ave

Water St

Racine St

Marquette St

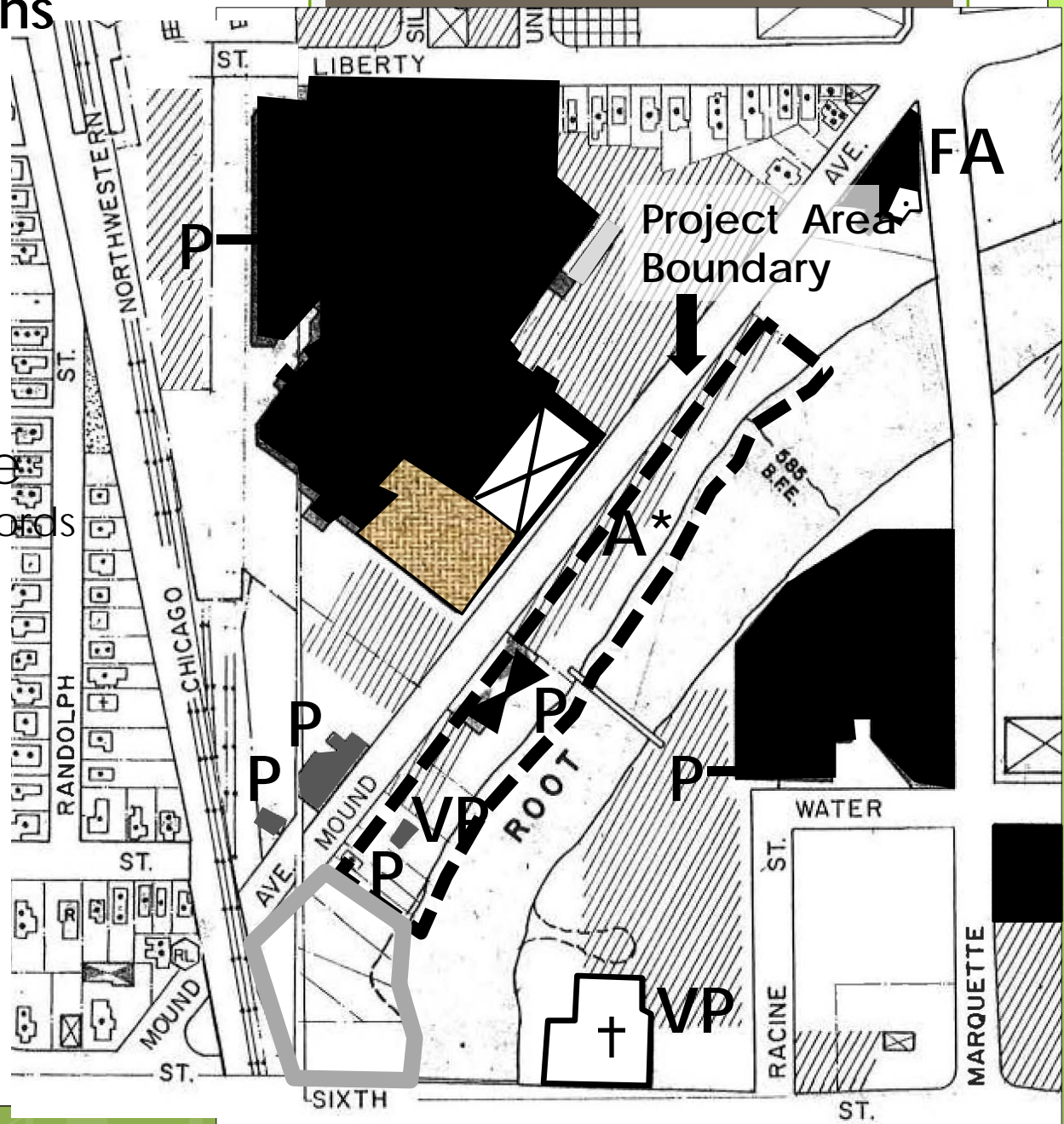


Mound Ave

W 6th St

6th St

Existing Conditions Map 4






















- Legend
- P= Poor
 - VP= Very Poor
 - A= Average
 - FA= Fair-Average
- Per City Assessor's Records

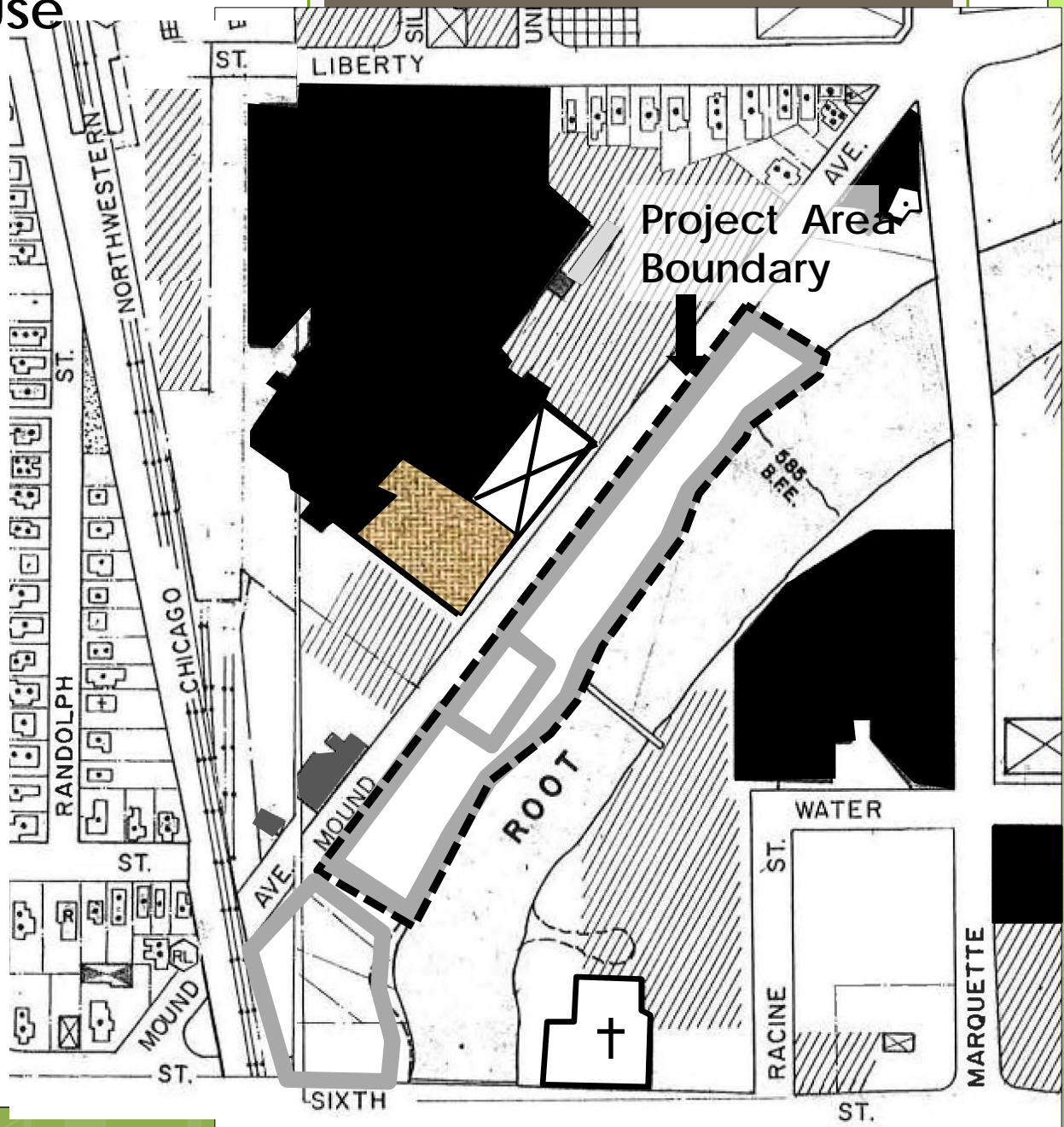
* City Development Determination

Proposed Land Use

Map 5

Legend

-  SINGLE FAMILY
-  TWO FAMILY
-  THREE OR MORE D.U.'S IN SAME STRUCTURE
-  ROOMING HOUSE
-  BUSINESS & RESIDENCE IN SAME STRUCTURE
-  BUSINESS
-  CHURCHES
-  HOSPITALS
-  INSTITUTIONAL
-  LODGES
-  PUBLIC, SEMI-PUBLIC & UTILITIES
-  PAROCHIAL SCHOOLS
-  PUBLIC SCHOOLS (NAMED)
-  PARKS & PLAYGROUNDS
-  POLICE & FIRE DEPARTMENTS
-  MANUFACTURING
-  INDUSTRIAL
-  PARKING
-  WAREHOUSE, STORAGE



Land Acquisition Map 6



Lands to be Acquired

- A. 1231 Mound Ave.
- B. 1251 Mound Ave.
- C. 1269 Mound Ave.
- D. 1281 Mound Ave.
- E. 1287 Mound Ave.

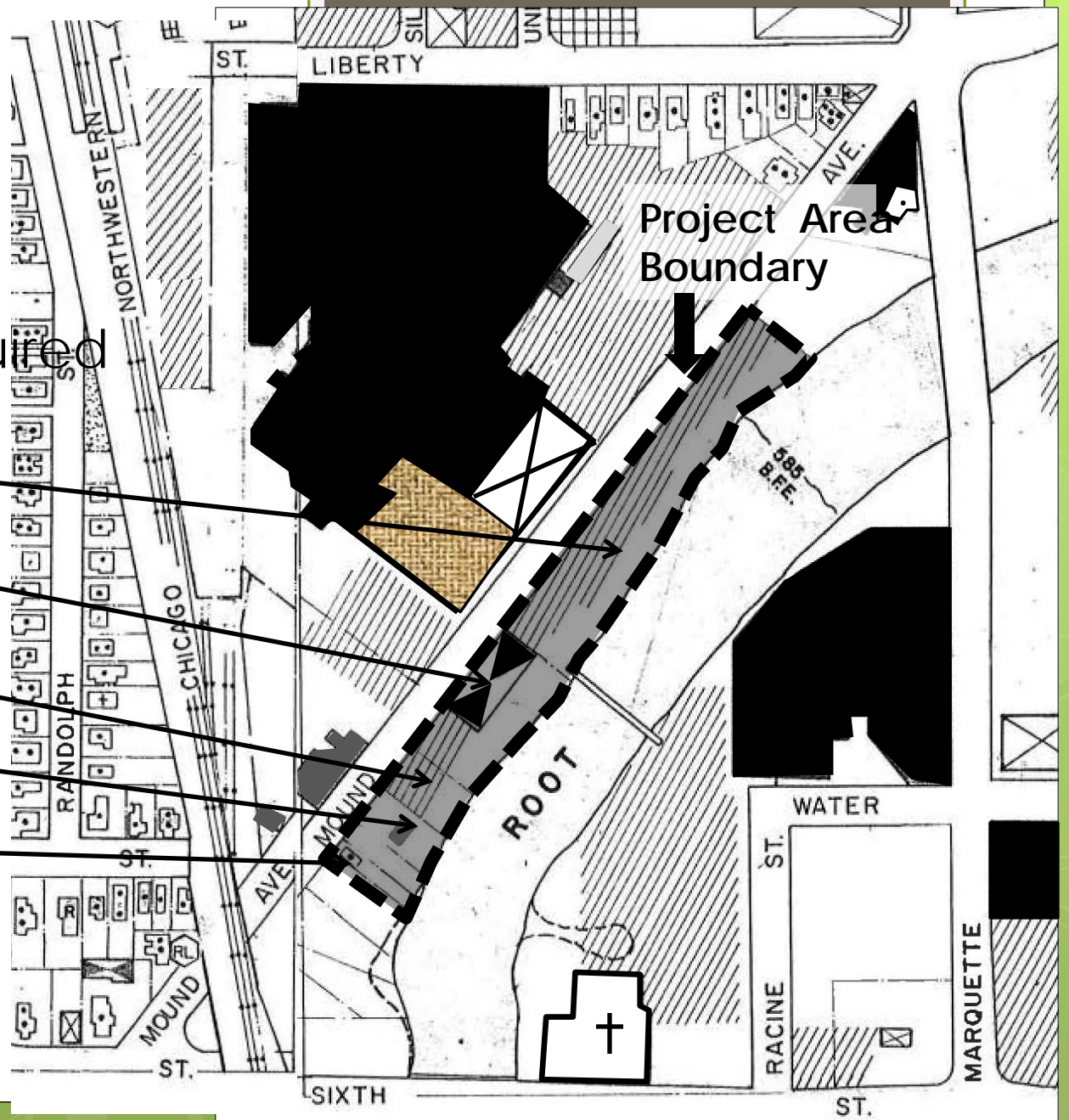


Exhibit 1

**Redevelopment
Authority of the
City of Racine**

**Redevelopment
Plan**

**West Bluff
Recreation Area**

Parcel ID	Owner Name	Property Address	Tax Parcel Number	Acquisition By
A	MOUND AVENUE ASSOC, LLC	1231 MOUND AVE	276000003142000	Redevelopment Authority or City
B	HARGRAVE, CLARENCE + GRETA REV	1251 MOUND AVE	276000003162000	Redevelopment Authority or City
C	HARGRAVE, CLARENCE + GRETA REV	1269 MOUND AVE	276000003166000	Redevelopment Authority or City
D	PHILLIPS, RONNIE A +	1281 MOUND AVE	276000003167000	Redevelopment Authority or City
E	KIRKSEY, JEROME + LISA	1287 MOUND AVE	276000003171000	Redevelopment Authority or City

Parcels ID's are as identified on Map 6. Land Acquisition

Root River West Bluff Overlook

Racine, WI

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Map 2

DATE: November 29, 2012
VANDEWALL, E. & R.
ASSOCIATES, INC.
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REC

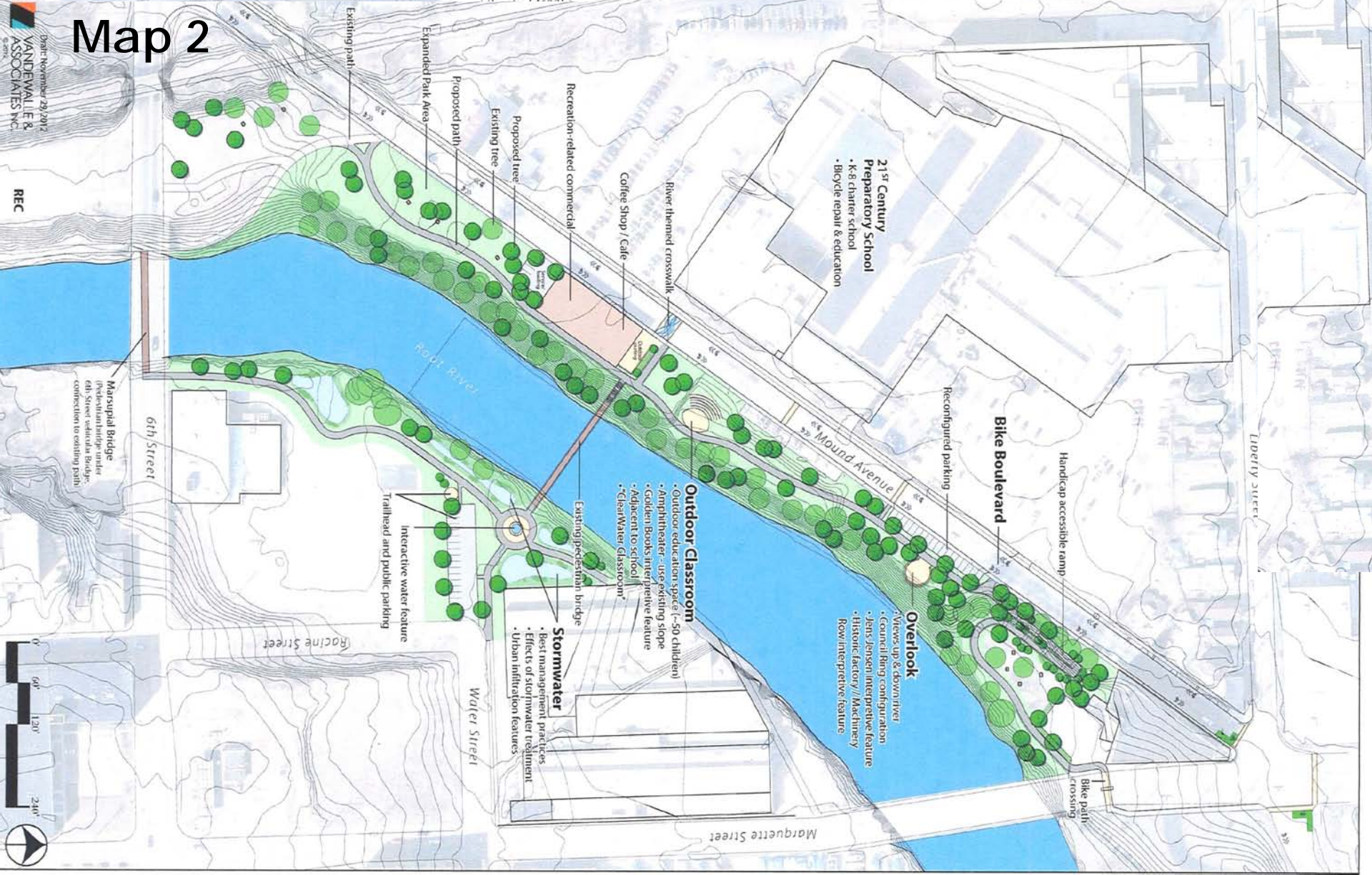


Exhibit 1:

Root River West Bluff Overlook

Racine, WI

Experience Concept:

Create a green space that provides both a Jens Jensen inspired natural environment as well as place-based interactive learning opportunities.

21st Century Preparatory School

- K-8 charter school
- Bicycle repair & education

Coffee Shop / Cafe

Recreation-related commercial

Expanded Park Area

- Outdoor education space (~50 children)
- Amphitheater - use existing slope
- Golden Books interpretive feature
- Adjacent to school
- "ClearWater Classroom"

- Views up & down river
- Council Ring configuration
- Jens Jensen interpretive feature
- Historic factory / Machinery Row interpretive feature

"OUTDOOR CLASSROOM"

"OVERLOOK"

"STORMWATER"

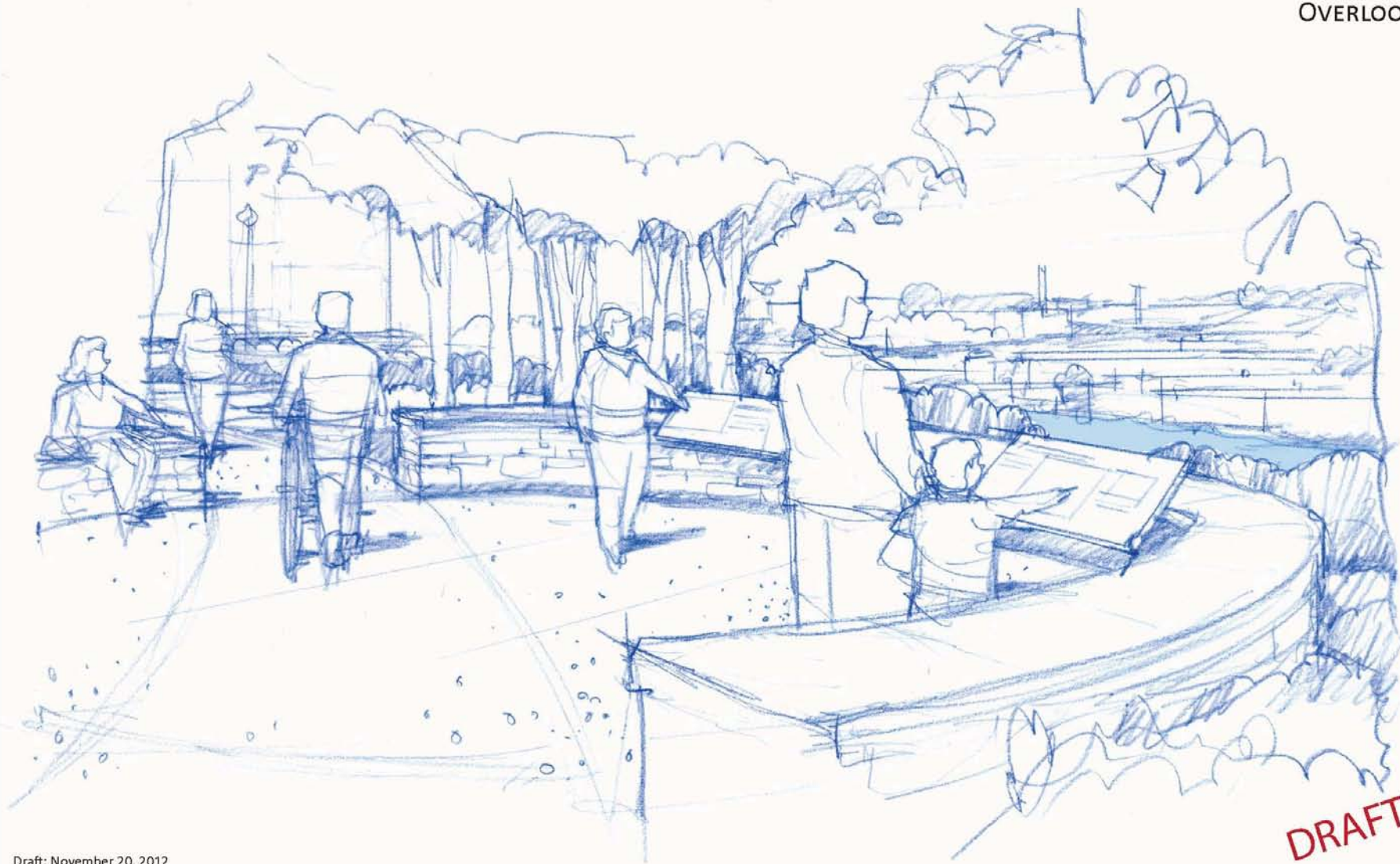
"FISHERY & WATER QUALITY"

- Best management practices
- Effects of stormwater treatment
- Urban infiltration features
- Interactive water feature

- UW Parkside REC facility
- Root River Steelhead Facility educational display
- Lake trout & salmon educational / art display
- River health educational features
- Interactive health monitoring learning opportunity

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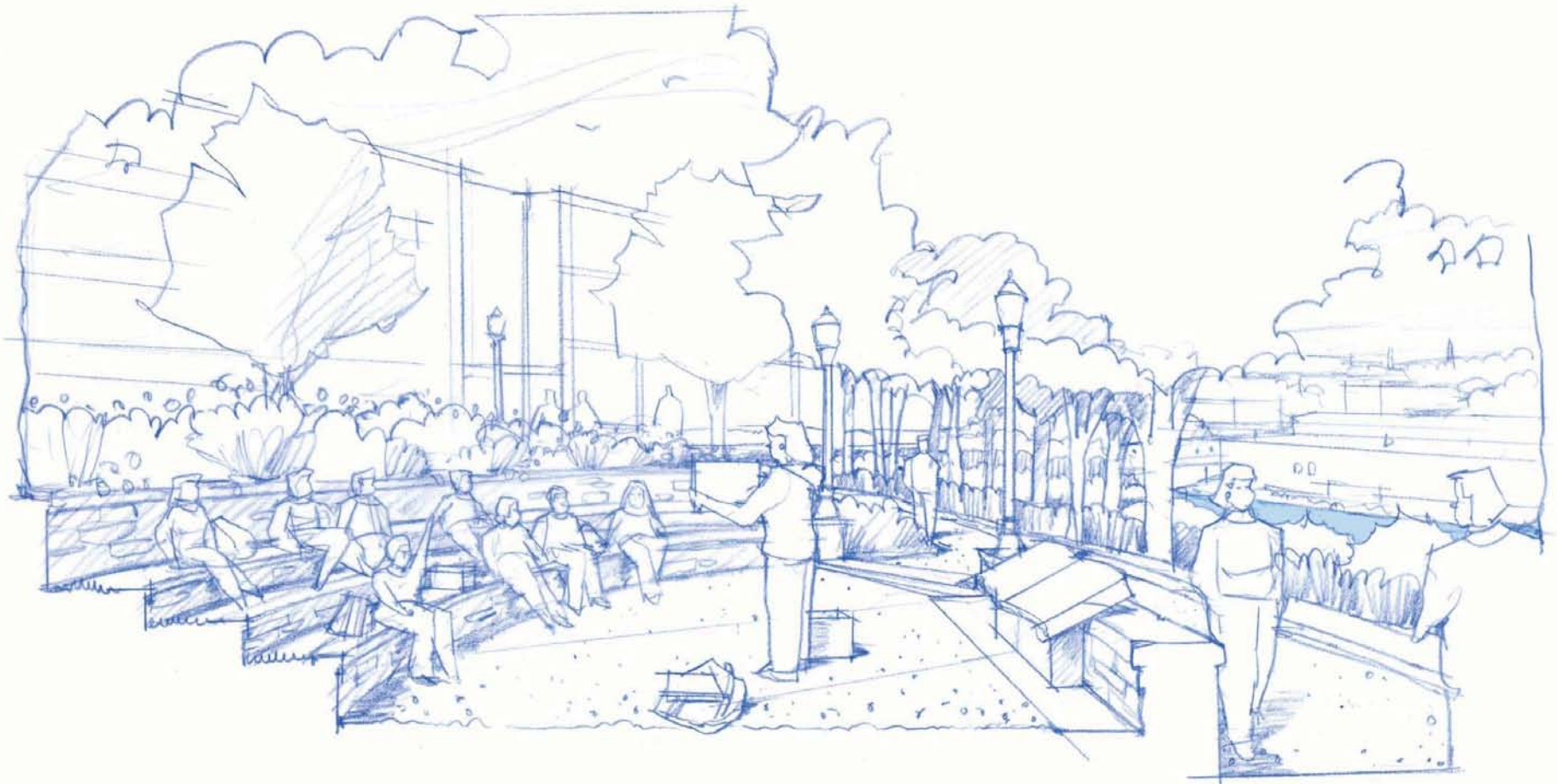
**Exhibit 2:
OVERLOOK**



Draft: November 20, 2012
VANDEWALLE & ASSOCIATES inc. © 2012

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**Exhibit 3:
OUTDOOR CLASSROOM**



Draft: November 20, 2012
VANDEWALLE & ASSOCIATES INC. © 2012

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**Exhibit 11:
West Bluff Overlook**

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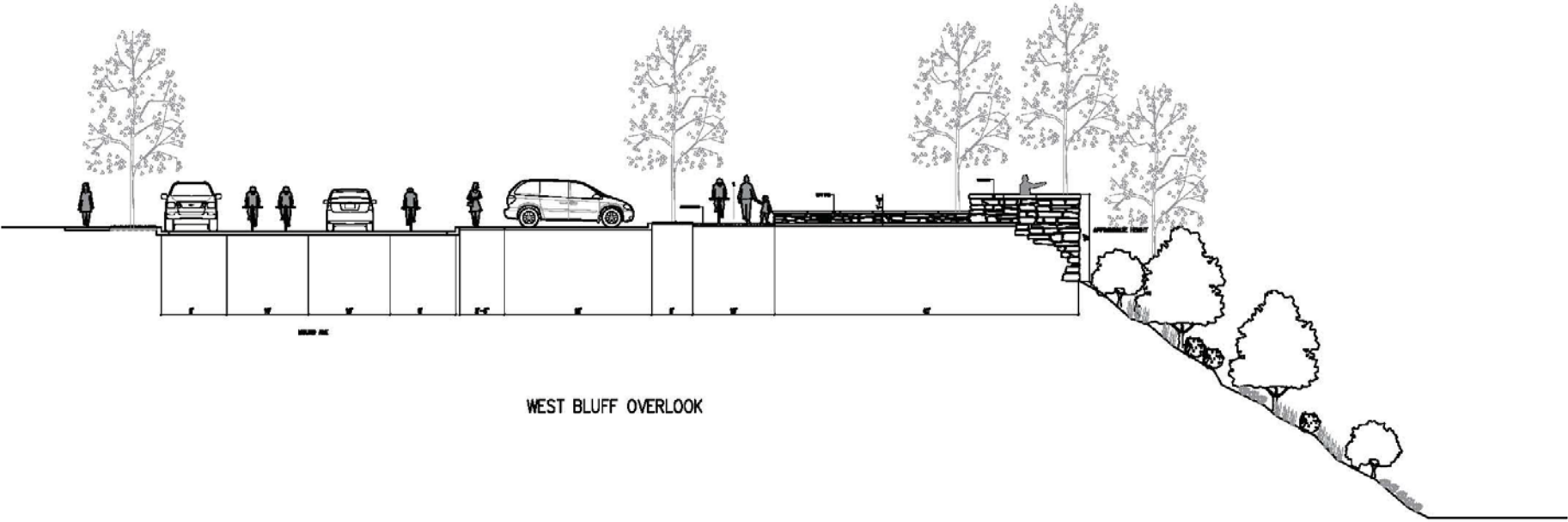


Exhibit 12: West Bluff Overlook Detail

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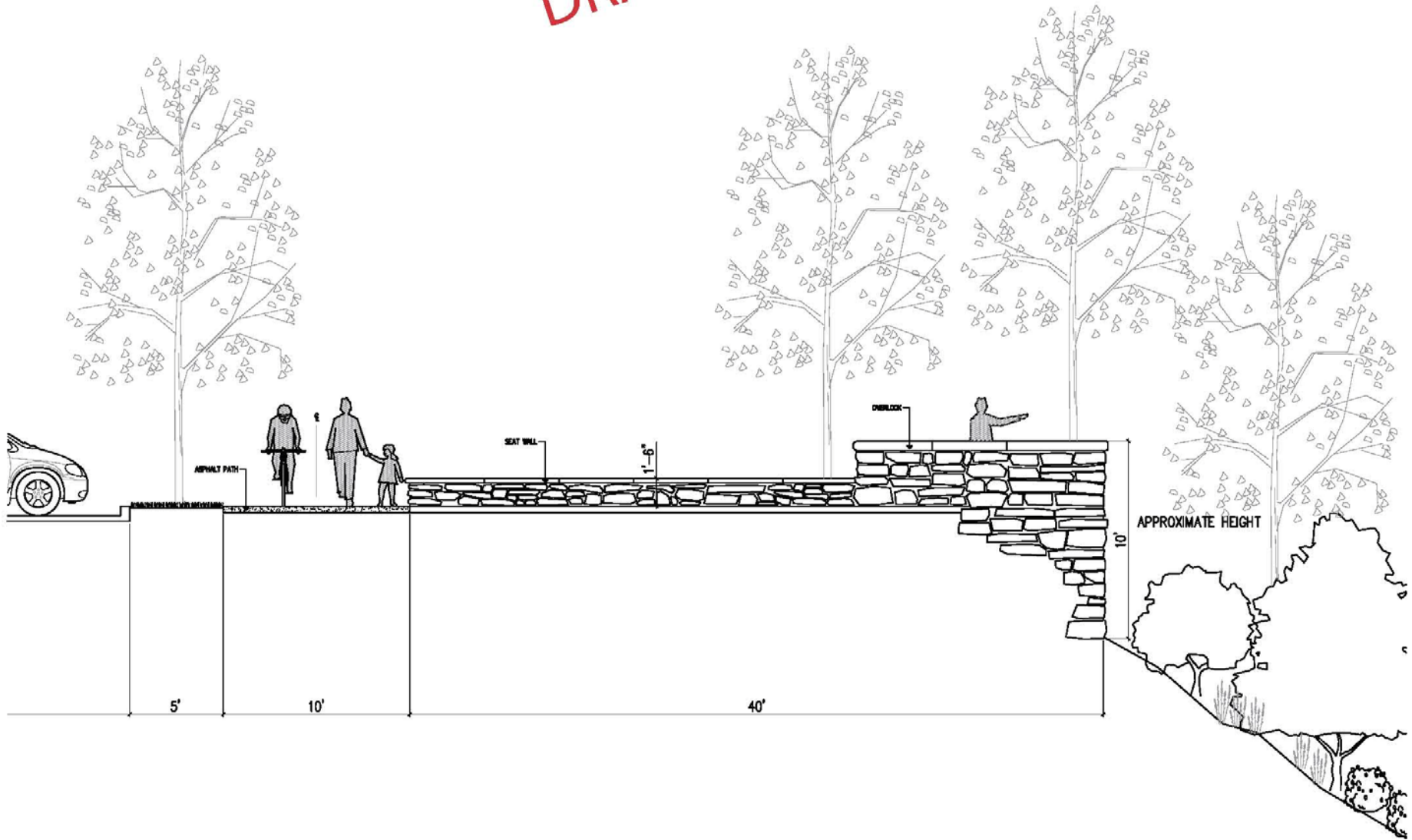


Exhibit 13: Outdoor Classroom

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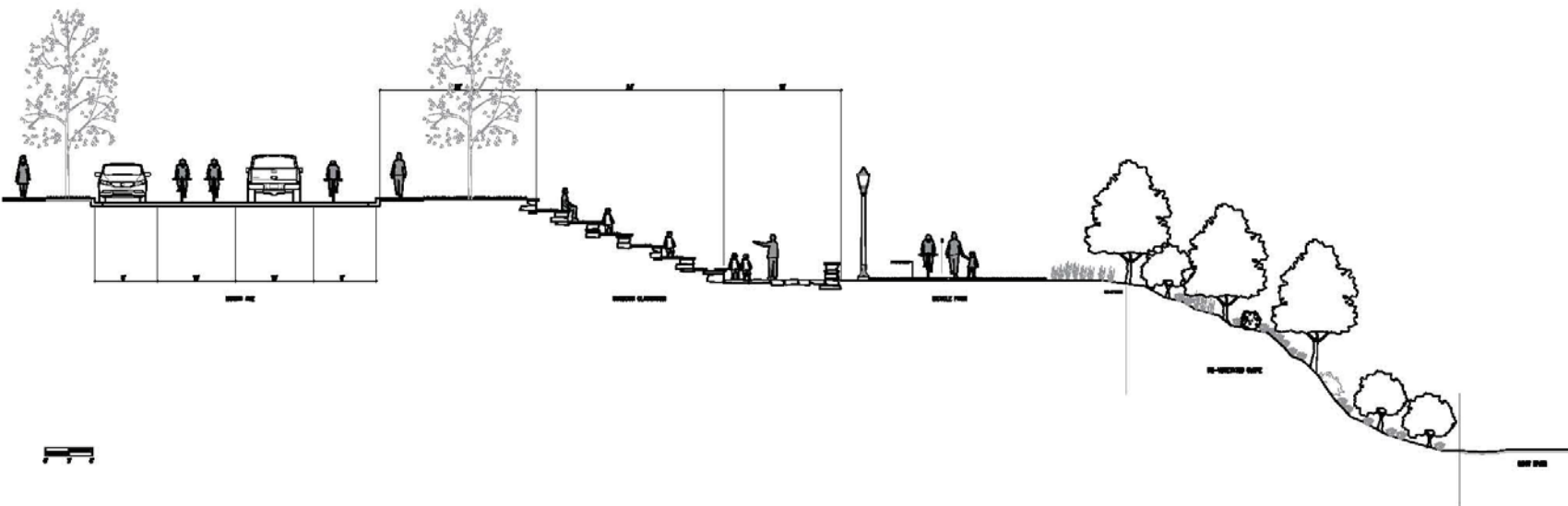


Exhibit 14: Outdoor Classroom Detail

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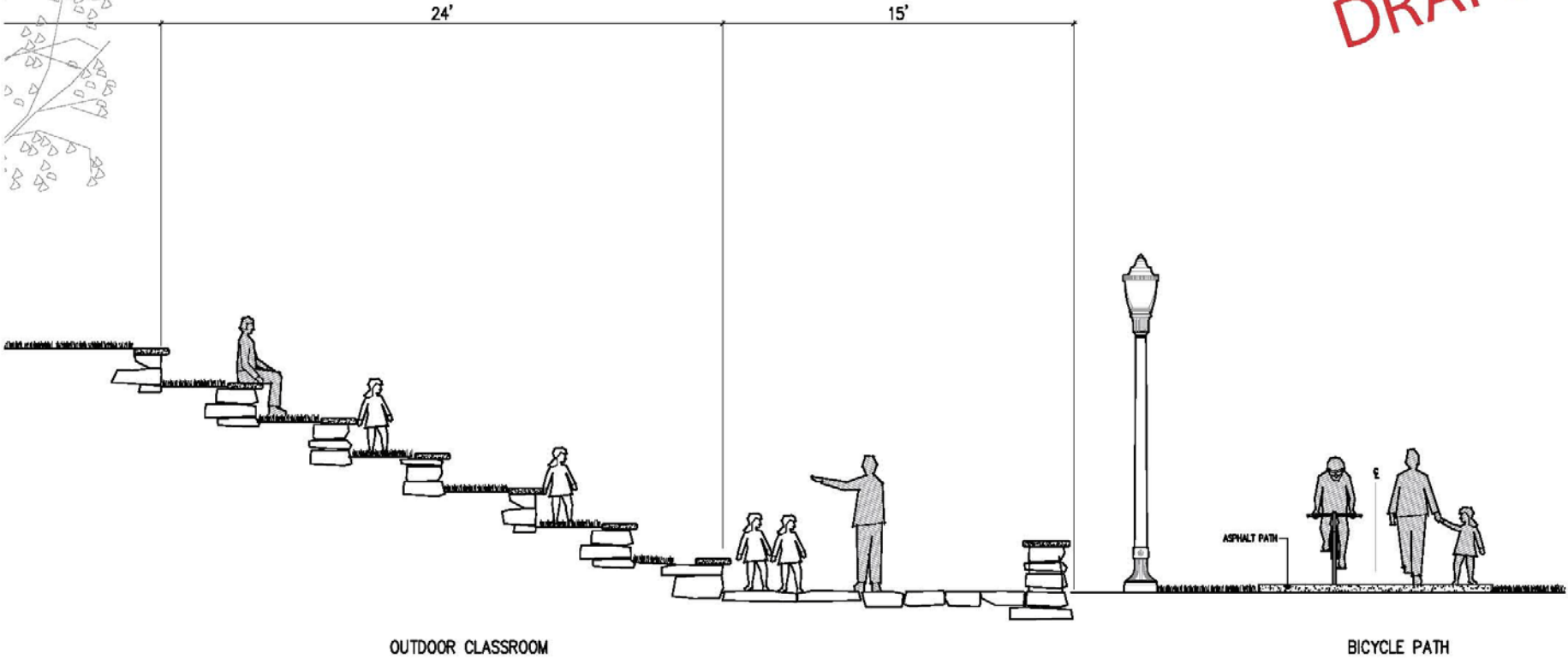
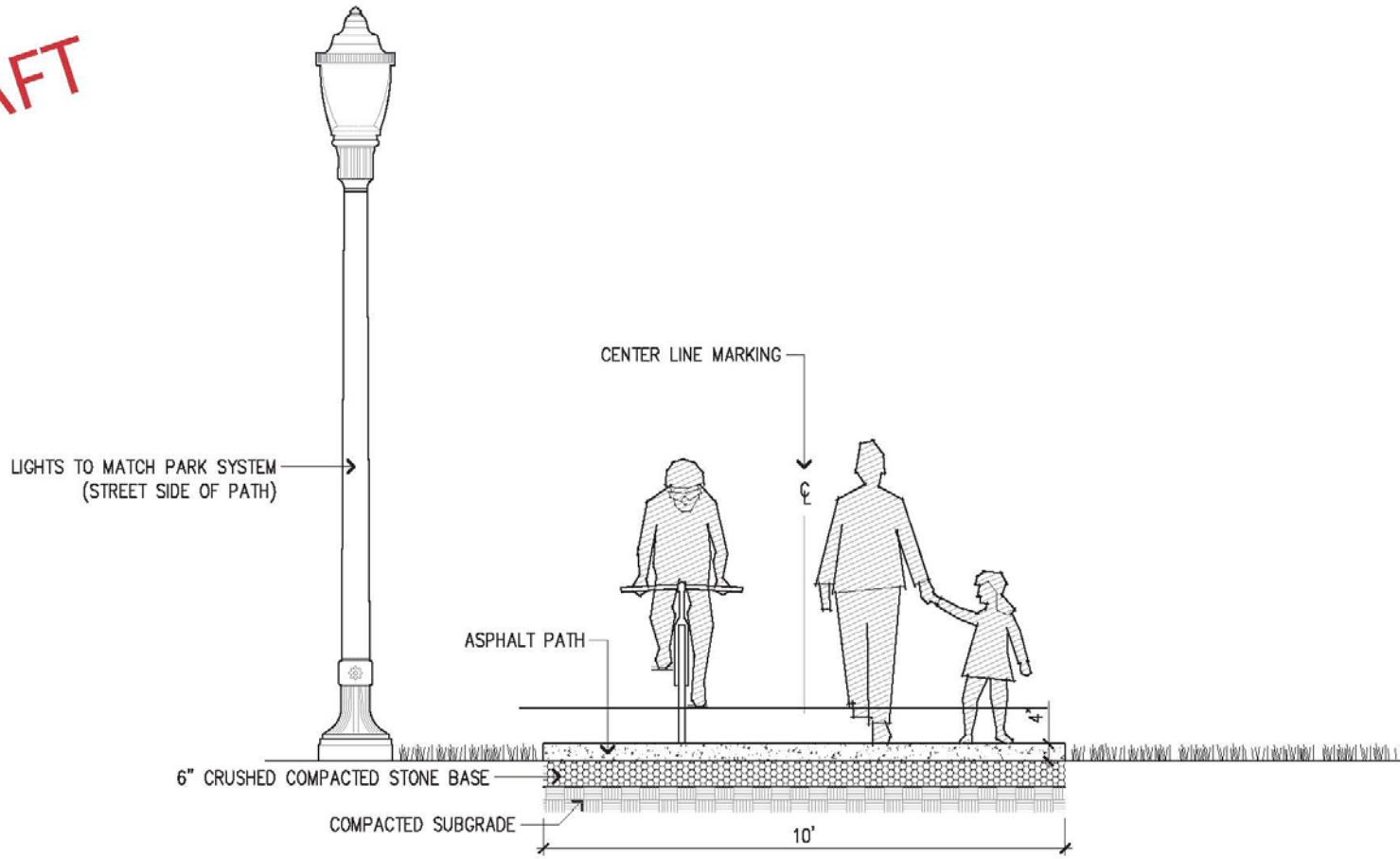


Exhibit 5: Path Design

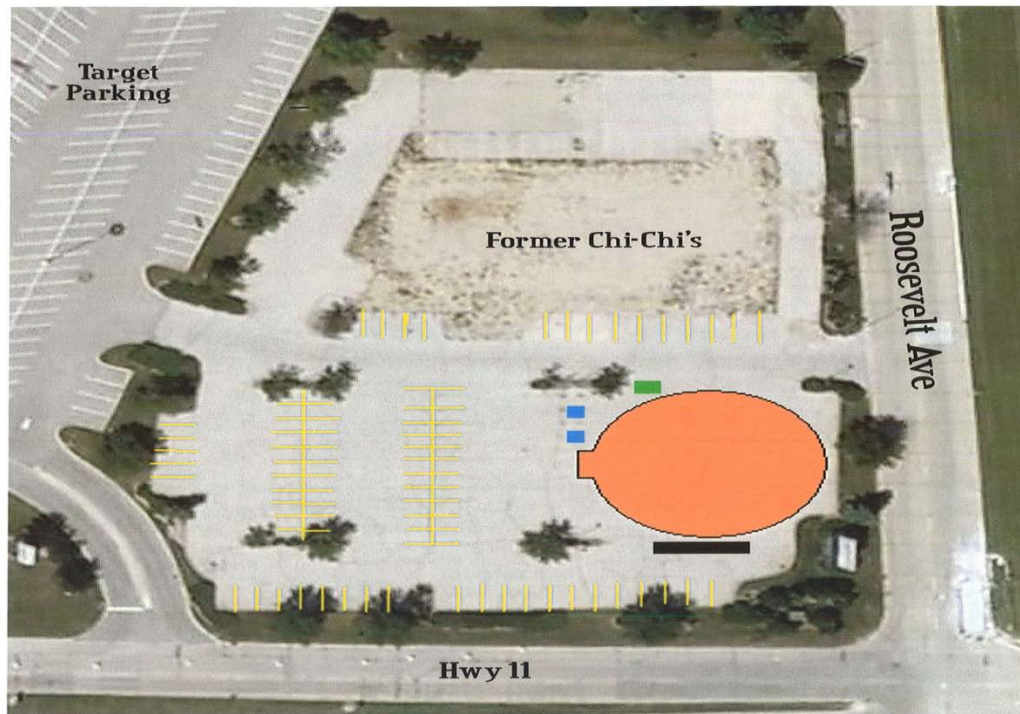
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BICYCLE PATH TYP.

SITE PLAN

Halloween Express Site Plan



- Trash Container
- Portable Restroom
- Storage Trailer/Sign