



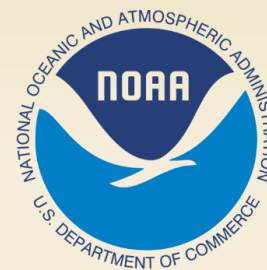
Revitalizing Racine's Urban River Corridor

US Environmental Protection Agency
Area-Wide Plan



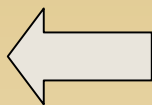
May 10, 2017
Plan Commission Meeting

RootWorks Long-Term Partners

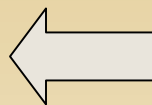


Back to the Root: An Urban River Revitalization Plan, 2008

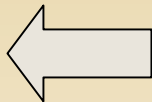
Sense of Place



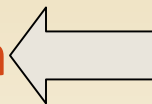
Public Access



Water Quality



Economic Growth





RootWorks—Revitalizing Racine's Urban River Corridor

RootWorks

RootWorks: Revitalizing Racine's Urban River Corridor

Implementation Priorities & Opportunities

**Reposition the area as a new neighborhood,
employment center, and destination**

Increase tax base

Create residential

Create jobs

Generate excitement

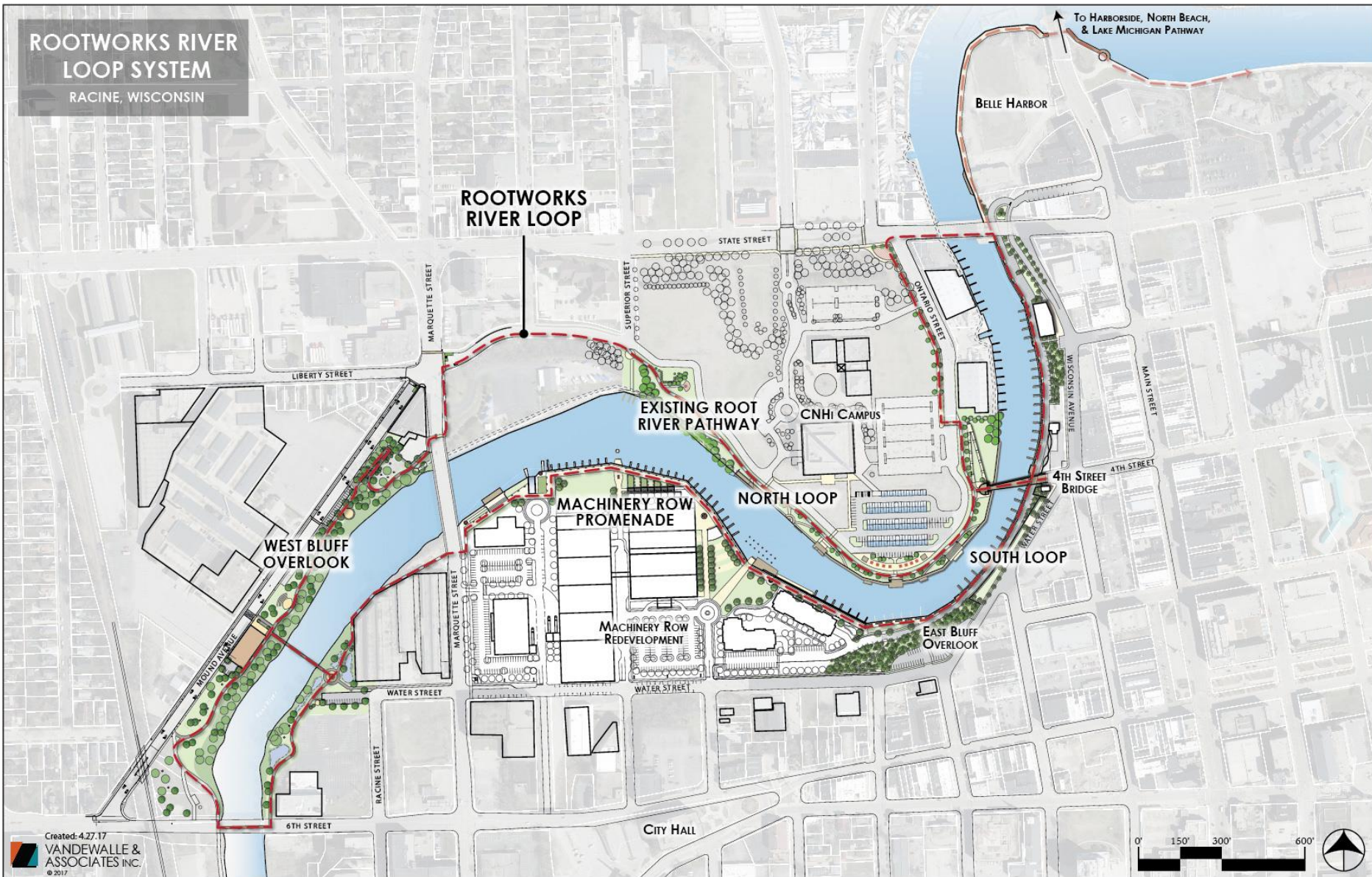
Improve access

Inspire innovation

Reconnect with area history and
cleanup existing brownfield

ROOTWORKS RIVER LOOP SYSTEM

RACINE, WISCONSIN

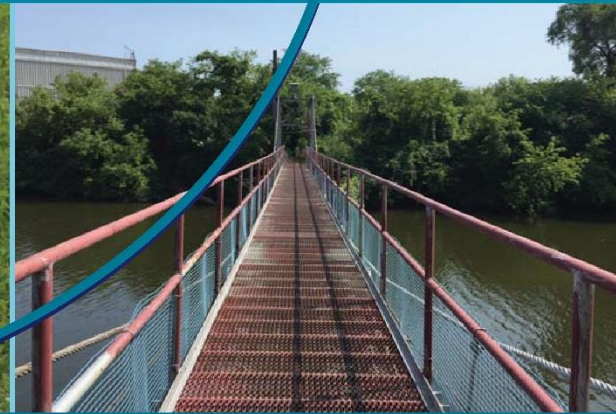
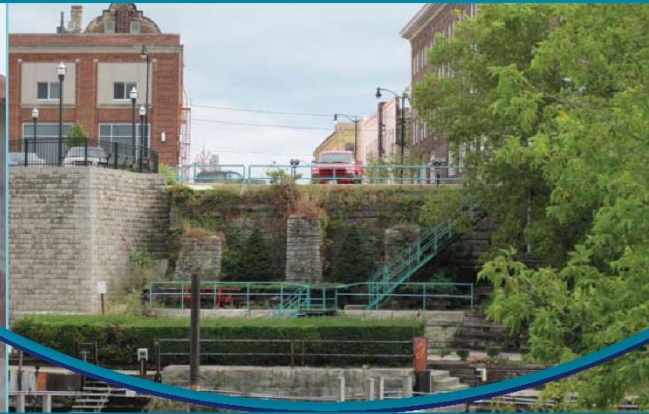


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RootWorks

ROOTWORKS AREA-WIDE PLAN AND IMPLEMENTATION STRATEGY

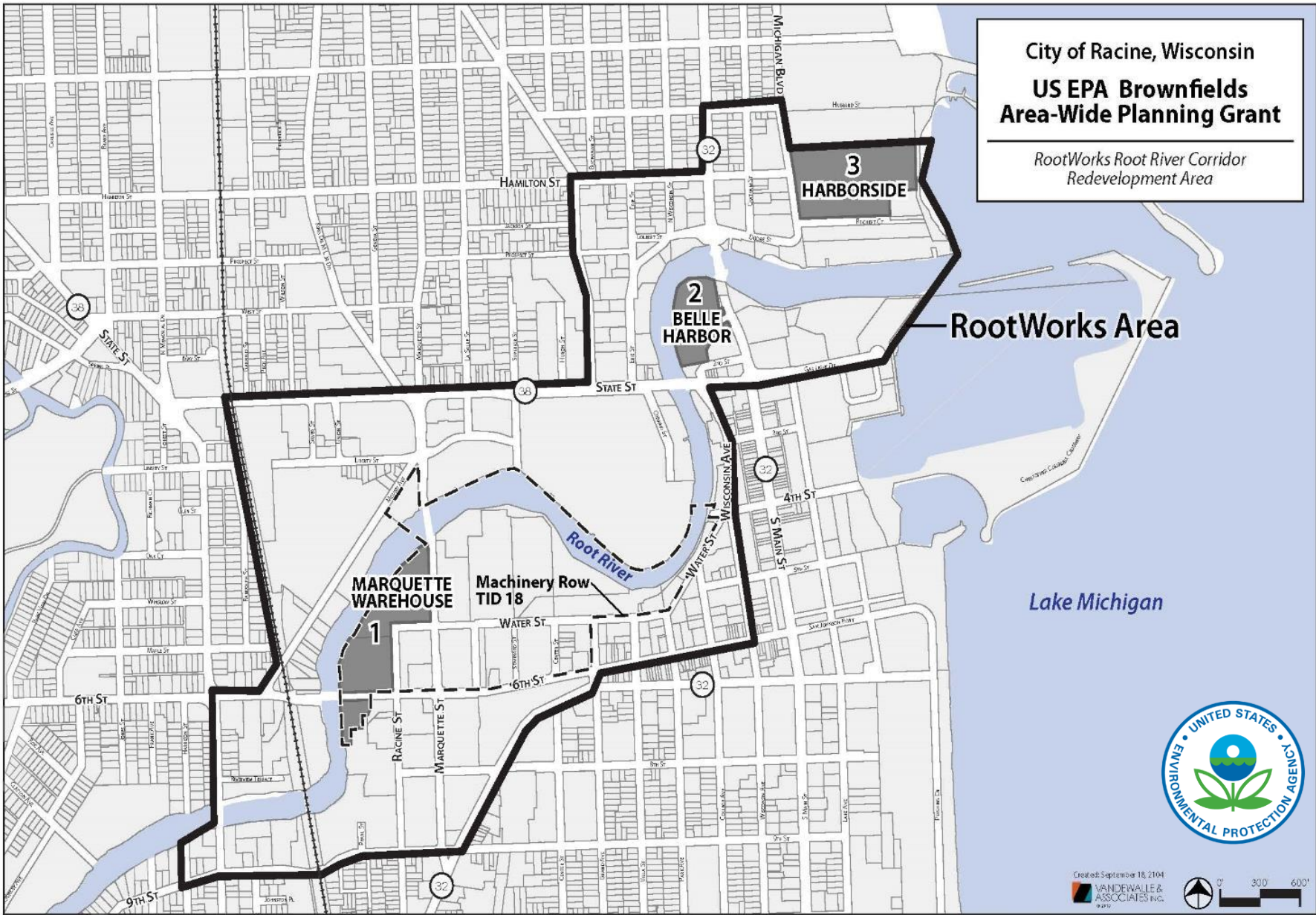


Racine, Wisconsin

Plan Commission Draft: February 15, 2017

City of Racine, Wisconsin
**US EPA Brownfields
 Area-Wide Planning Grant**

*RootWorks Root River Corridor
 Redevelopment Area*



Created: September 18, 2014
 VANDEWALLE & ASSOCIATES INC.
 9.2.14

0' 300' 600'

RootWorks Project Management Team

Mayor John Dickert

**State Representative Cory
Mason, *66th Assembly District***

Tom Friedel, *City Administrator*

**Amy Connolly, *Director of City
Development***

**Matt Sadowski, *Assistant
Director of City Development***

**George Whitaker, *Manager,
State Government Affairs, Case
New Holland Industrial***

**Julie Anderson, *Director, Racine
County Public Works &
Development Services***

**Rachana Kothari, *Racine County
Economic Development
Corporation***

**Vanessa Llanas, *Southeast WI
Regional Representative for US
Senator Tammy Baldwin***

**Brian O'Connell, *Board Member,
Root River Council***

Area-Wide Plan Open House!

February 2, 2017

Location:

CNHi Annex Building
575 State Street

Open House:

5:30 to 6:30 PM

Group Presentation:

6:30 to 7:30 PM

YOU'RE INVITED
RootWorks Area-Wide Plan
*Open House and Presentation
to Advance the RootWorks Initiative*

PLAN UNVEILED!



February 2, 2017
CNHi Annex Building
575 State Street, Racine

5:30 to 6:30pm
Open House

6:30 to 7:30pm
Area-Wide Plan Presentation

Project Support from US EPA



Join the RootWorks Project Management Team
for either or both of the following events on 2/2/17:

- 5:30-6:30pm: Interactive Open House led by the RootWorks Project Management Team. Participants can take a self-paced tour through the planning area to discover the recommended projects and current and future development activity planned for RootWorks.
- 6:30-7:30pm: The Project Management Team will lead attendees through the major findings and recommendations of the finalized Area-Wide Plan. The presentation will highlight critical next steps and partnerships and inform attendees how to get involved.



For More Information please contact:
Jorian Giomo, Vandewalle & Associates
jgiomo@vandewalle.com or 414-988-8632

Light refreshments will be served.



Community Priorities:

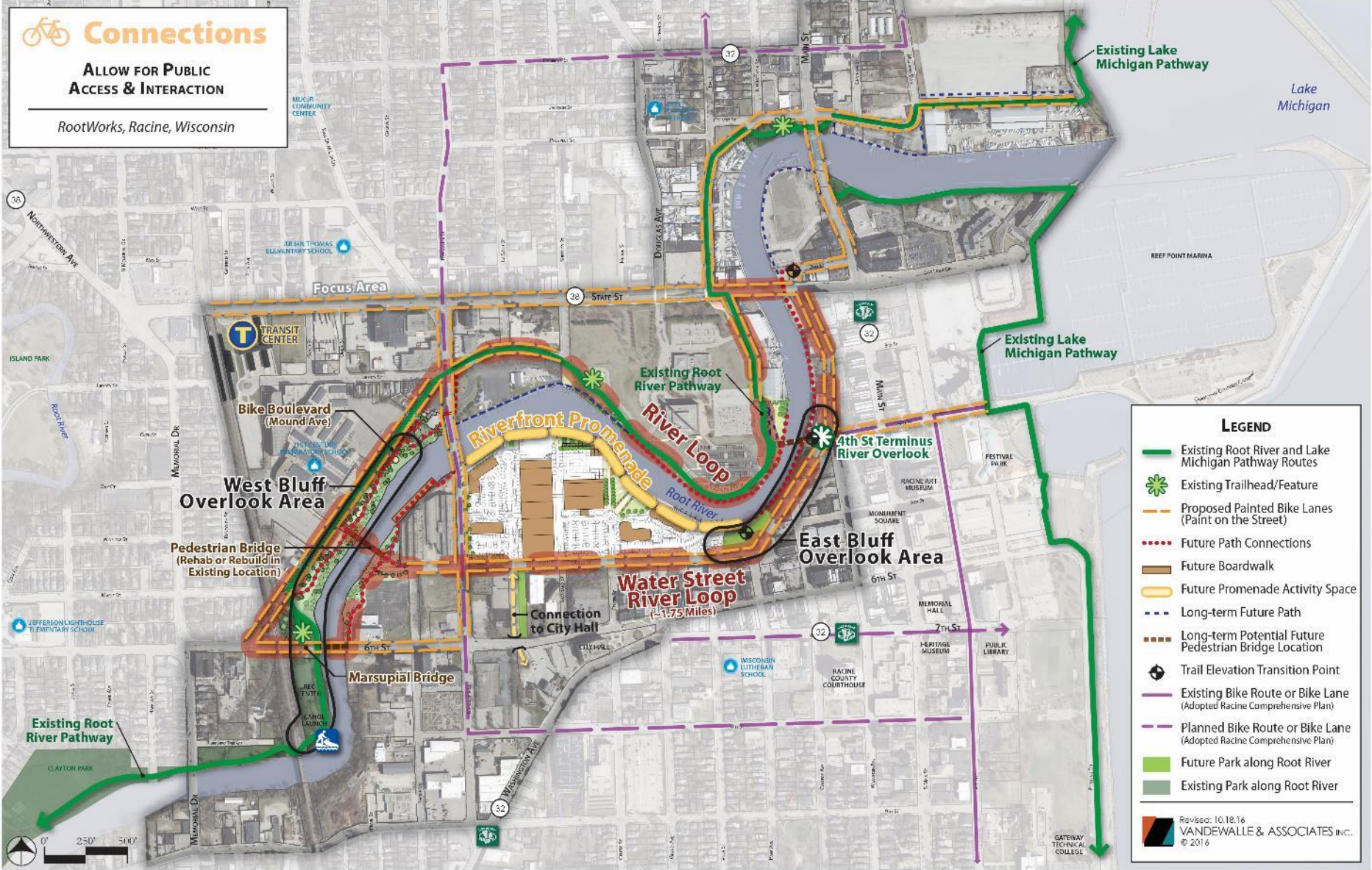
1. Build Neighborhood Unity and Identity
2. Increase and Improve Employment Opportunities
3. Increase Environmental Sustainability
4. Provide Opportunities for Community Uses and Activities
5. Create New Shopping Choices



Connections

ALLOW FOR PUBLIC ACCESS & INTERACTION

RootWorks, Racine, Wisconsin



LEGEND

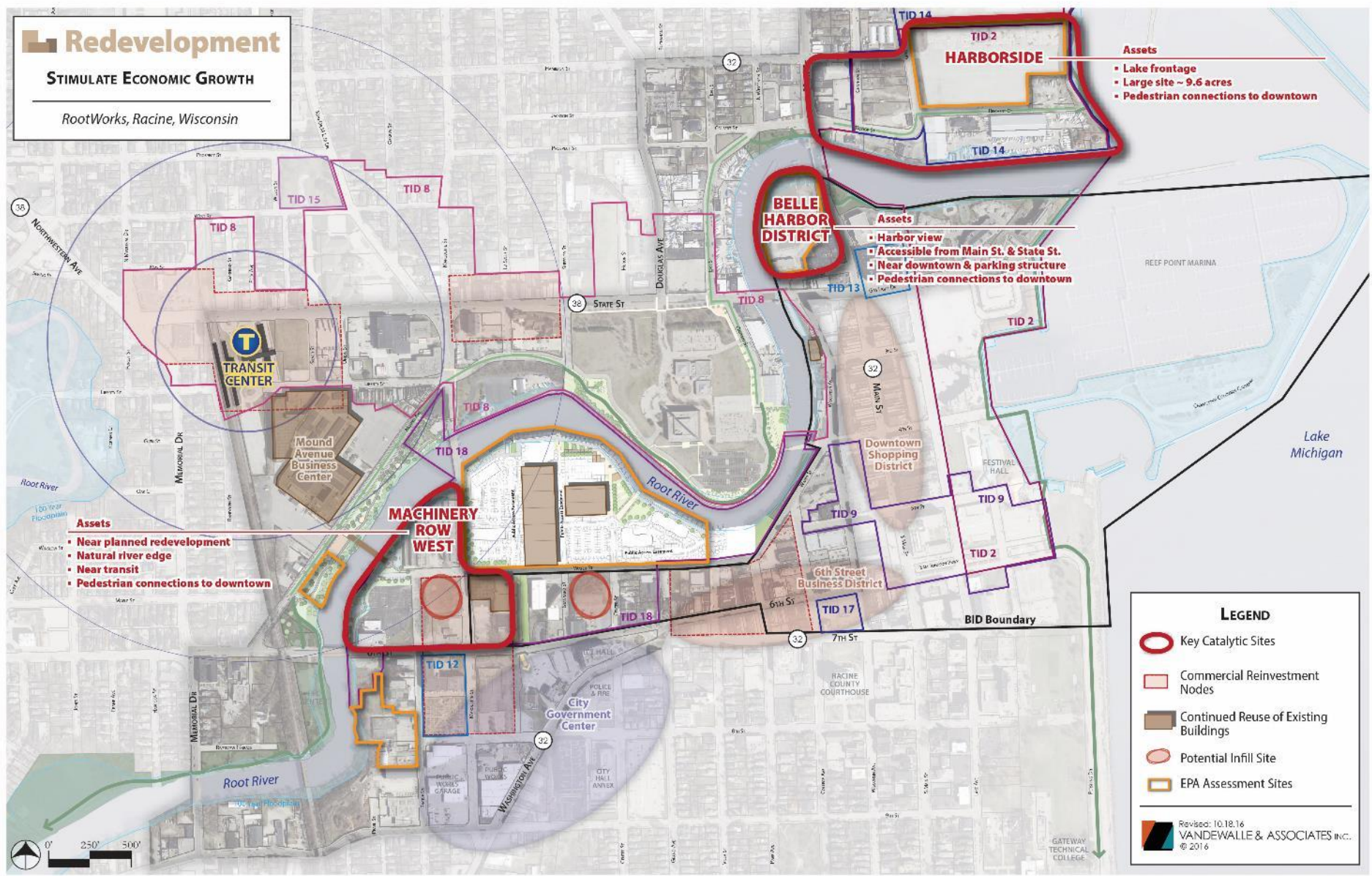
- Existing Root River and Lake Michigan Pathway Routes
- Existing Trailhead/Feature
- Proposed Painted Bike Lanes (Paint on the Street)
- Future Path Connections
- Future Boardwalk
- Future Promenade Activity Space
- Long-term Future Path
- Long-term Potential Future Pedestrian Bridge Location
- Trail 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

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Redevelopment

STIMULATE ECONOMIC GROWTH

RootWorks, Racine, Wisconsin



- Assets**
- Lake frontage
 - Large site ~ 9.6 acres
 - Pedestrian connections to downtown

- Assets**
- Harbor view
 - Accessible from Main St. & State St.
 - Near downtown & parking structure
 - Pedestrian connections to downtown

- Assets**
- Near planned redevelopment
 - Natural river edge
 - Near transit
 - Pedestrian connections to downtown

LEGEND

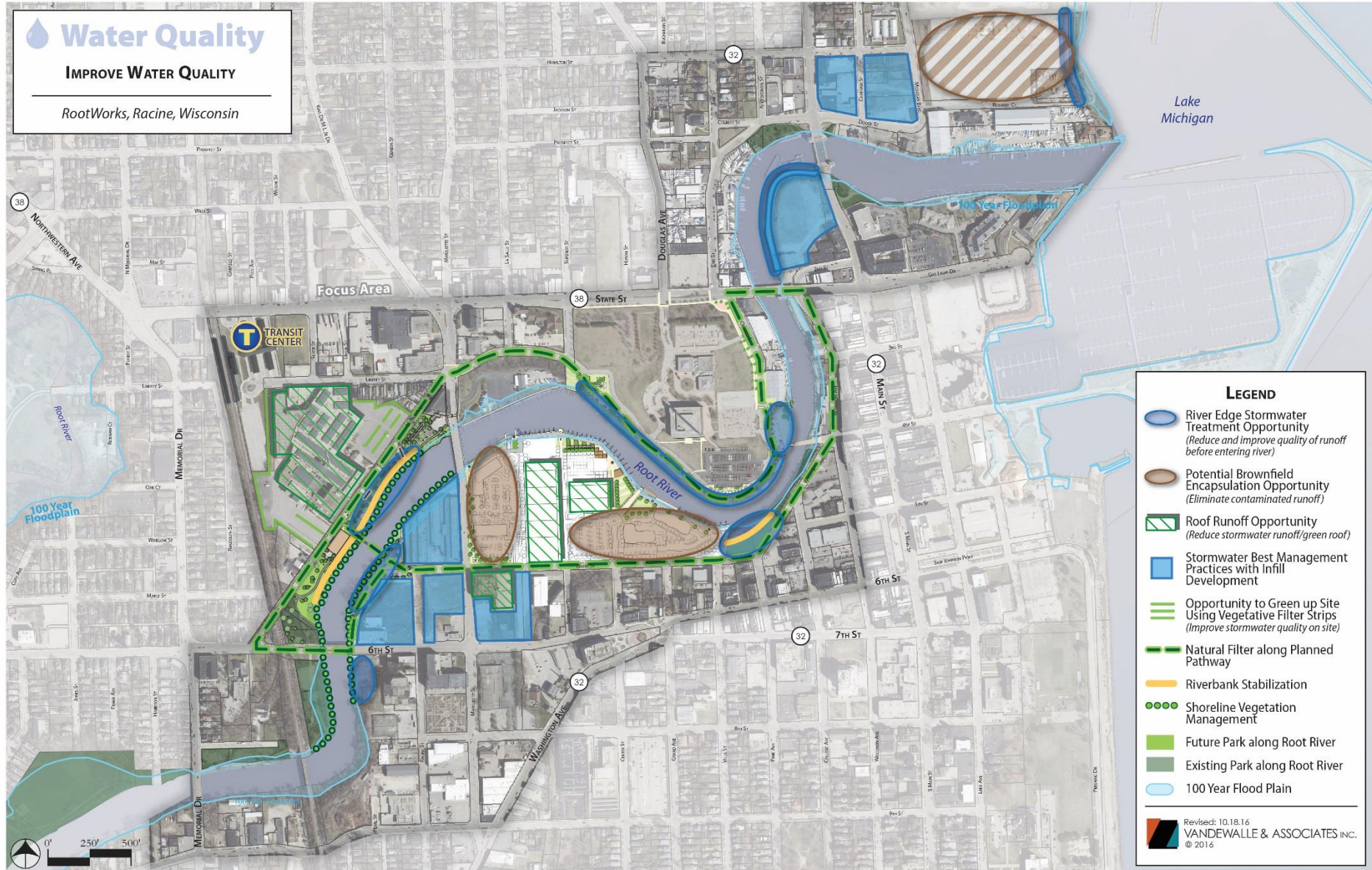
- Key Catalytic Sites
- Commercial Reinvestment Nodes
- Continued Reuse of Existing Buildings
- Potential Infill Site
- EPA Assessment Sites

Revised: 10.18.16
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Water Quality

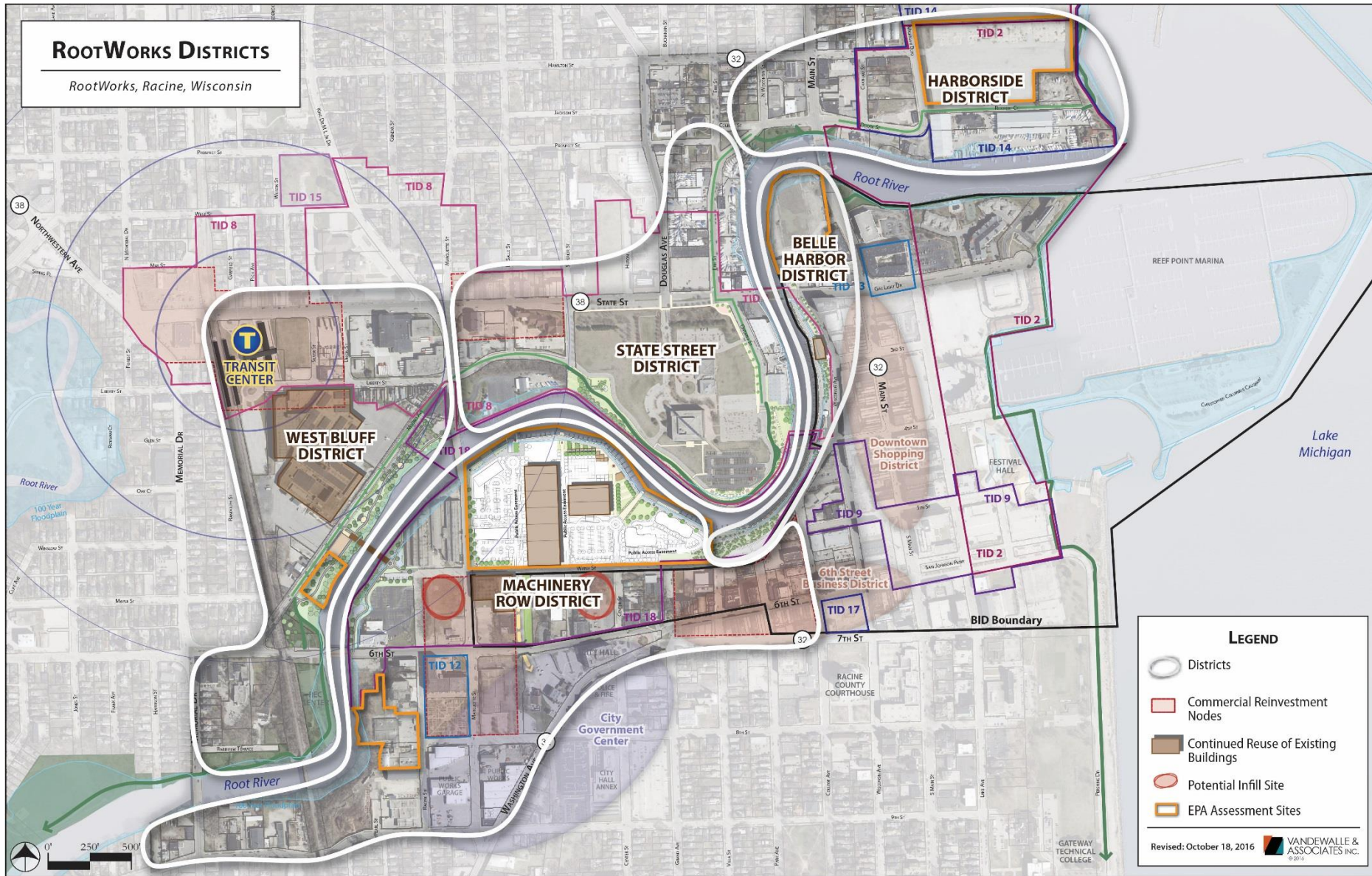
IMPROVE WATER QUALITY

RootWorks, Racine, Wisconsin



RootWorks Districts

RootWorks, Racine, Wisconsin



WEST BLUFF DISTRICT Redevelopment & Positioning

RootWorks, Racine, Wisconsin



WEST BLUFF DISTRICT River Access & Connections

RootWorks, Racine, Wisconsin



MACHINERY ROW DISTRICT Redevelopment & Positioning

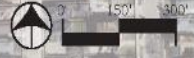
RootWorks, Racine, Wisconsin

- # Redevelopment
- # Context

LEGEND

-  Other Districts
-  Commercial Reinvestment Nodes
-  Continued Reuse of Existing Buildings
-  Potential Infill Site
-  EPA Assessment Sites

Created: August 12, 2016



MACHINERY ROW DISTRICT

River Access & Connections

RootWorks, Racine, Wisconsin

Connections

Water Quality

LEGEND

-  Other Districts
-  Commercial Reinvestment Nodes
-  Continued Reuse of Existing Buildings
-  Potential Infill Site
-  EPA Assessment Sites

Created: August 12, 2016



Machinery Row West Catalytic Site CONCEPTUAL VISION

RootWorks, Racine, Wisconsin

Residential

- 3-4 stories
- ~14,000 sf fp each
- 42-56 units each
- Parking on first floor or below ground if feasible
- River views
- Connected to River Loop public pathway

Mixed Use

- 3-4 stories
- ~22,900 sf fp
- First floor commercial (~22,900 sf)
- Residential above (44-66 units)
- Under building residential parking
- Rear building commercial parking public pathway

Employment

- High-tech office/research
- Historic building reuse
- 3 stories
- ~27,000 sf fp
- Modern additions may be removed
- River views
- Connected to River Loop public pathway
- Property south of 6th Street to develop with historic buildings along 6th Street

REC

21st Century
Preparatory School

West Bluff
Overlook

Trailheads &
Stormwater (BMPs)

Pedestrian
Bridge

Potential Long Term
Redevelopment

Grocery Store

- 1 story
- ~23,000 sf fp
- Utilize existing parking lot
- Potential greenhouse on roof
- Potential for under building parking
- Building elevated to 6th Street elevation

Mixed Use

- 2 story
- ~5,000 sf fp
- Commercial
- Office above

Mixed Use

- 3-4 stories
- ~22,200 sf fp
- First floor commercial (~22,200 sf)
- Residential above (40-60 units)
- Under building residential parking
- Rear building commercial parking

Mixed Use

- Building adaptive reuse
- 4 stories
- First floor commercial (~36,700 sf)
- Mixed use office, tech space, & retail
- Residential above (~108 units)

Mixed Use

- 3-4 stories
- ~15,500 sf fp
- First floor commercial (~15,500 sf)
- Residential above (30-45 units)
- Under building residential parking
- Rear building commercial parking (at bottom of slope)

Open Space
Below 6th Street

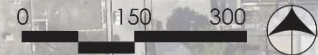
Machinery Row
Project

City Hall

- EXTEND MACHINERY ROW USES TO THE WEST WITH ADDITIONAL COMMERCIAL AND RIVER VIEW RESIDENTIAL
- PROVIDE A GROCERY STORE SITE UTILIZING AN EXISTING PARKING LOT AND ELEVATION AT THE INTERSECTION OF 6TH AND RACINE STREETS
- ORIENT BUILDINGS ALONG PUBLIC STREETS
- INCORPORATE STORMWATER BEST MANAGEMENT PRACTICES WITHIN THE DEVELOPMENT SITES AND ALONG THE ROOT RIVER EDGE
- PROVIDE A CONTINUOUS PUBLIC RIVER LOOP PATH AND PARKWAY

DEVELOPMENT POTENTIAL

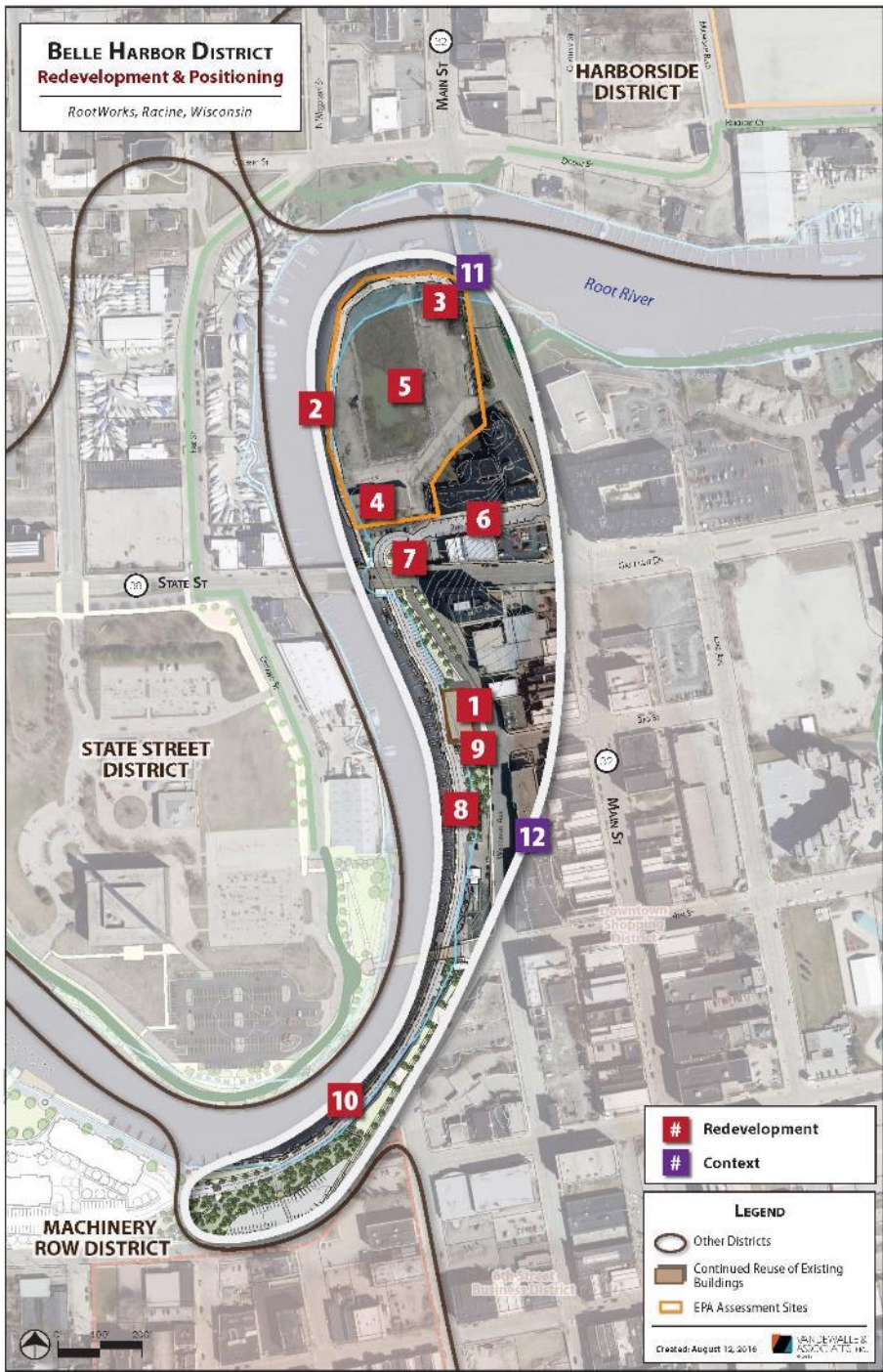
■ COMMERCIAL	-	150,000 SF
■ RESIDENTIAL	-	300 - 400 UNITS



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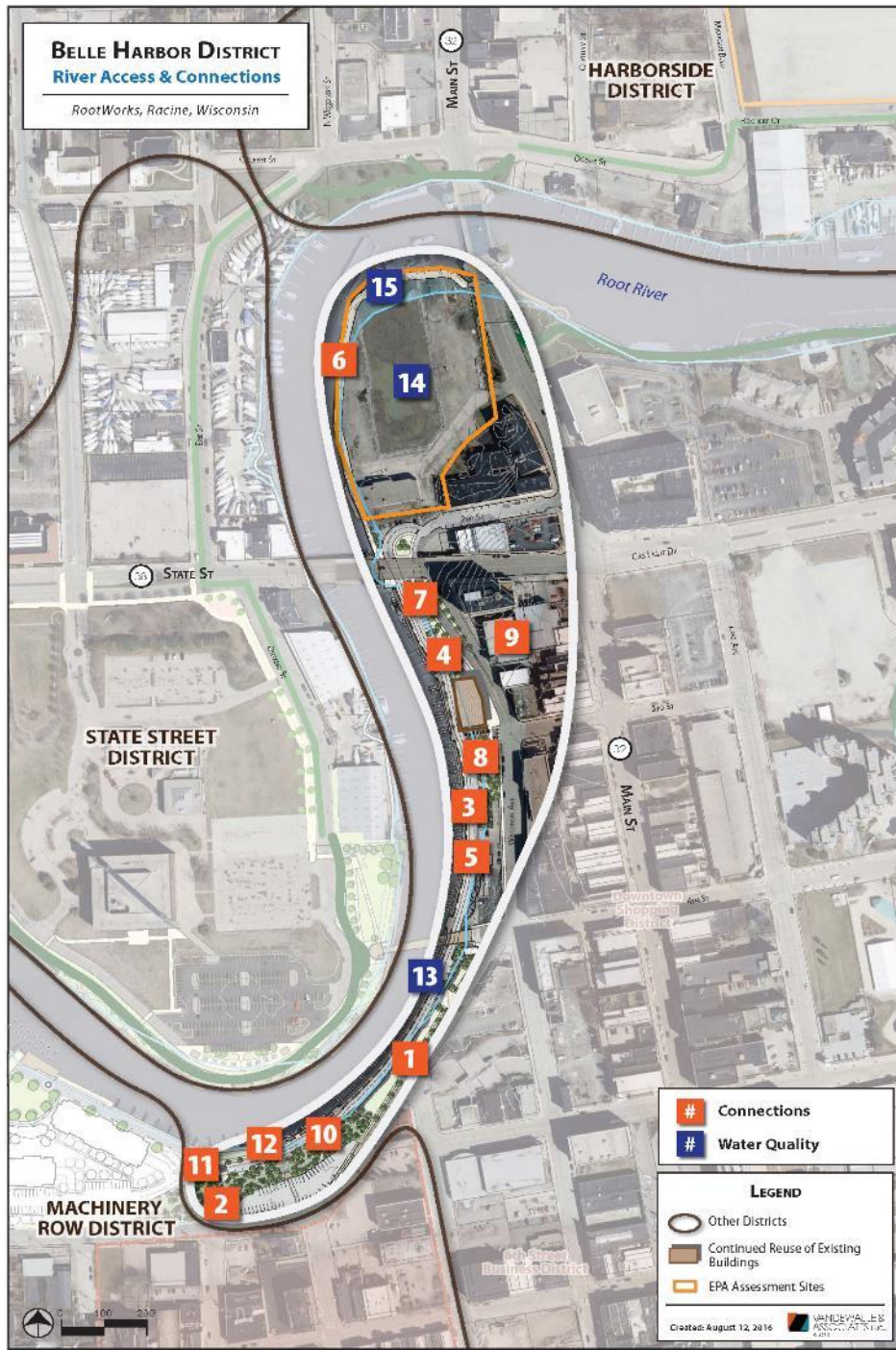
BELLE HARBOR DISTRICT Redevelopment & Positioning

RootWorks, Racine, Wisconsin



BELLE HARBOR DISTRICT River Access & Connections

RootWorks, Racine, Wisconsin



Belle Harbor Catalytic Site CONCEPTUAL VISION

RootWorks, Racine, Wisconsin

- ACTIVATE SITE BY LOCATING A RESTAURANT NEAR MAIN STREET
- PROVIDE ROOT RIVER RESIDENTIAL, NEAR DOWNTOWN
- SITE BUILDINGS TO TAKE ADVANTAGE OF THE RIVER BEND AND VISTAS
- PROVIDE ACCESS FROM MAIN STREET AND SECOND STREET
- EXTEND FIRST STREET/WISCONSIN AVENUE STREET GRID INTO THE SITE
- INCORPORATE STORMWATER BEST MANAGEMENT PRACTICES WITHIN THE DEVELOPMENT SITES AND ALONG THE ROOT RIVER EDGE
- PROVIDE A CONTINUOUS PUBLIC RIVER PATH CONNECTING THE LAKE MICHIGAN PATHWAY TO SOUTH LOOP

DEVELOPMENT POTENTIAL

- COMMERCIAL - 46,000 SF
- RESIDENTIAL - 74 - 110 UNITS



- MIXED USE**
- ~17,400 sf fp
 - 3-4 stories
 - ~17,400 sf Commercial
 - 34-50 units
 - Parking on first floor or below ground if feasible
 - River views
 - Connected to River Loop public pathway

- RESTAURANT/BREW PUB**
- ~9,500 sf fp
 - 1-2 stories
 - Outdoor rooftop decks/dining to take advantage of the Root River views
 - Accessible from the South Loop public walkway

- MIXED USE**
- ~19,700 sf fp
 - 3-4 stories
 - ~19,700 sf Commercial
 - 40-60 units
 - Parking on first floor or below ground if feasible
 - River views
 - Connected to River Loop public pathway
 - River-related commercial including paddle sports rental space

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HARBORSIDE DISTRICT

River Access & Connections

RootWorks, Racine, Wisconsin



Connections

Water Quality

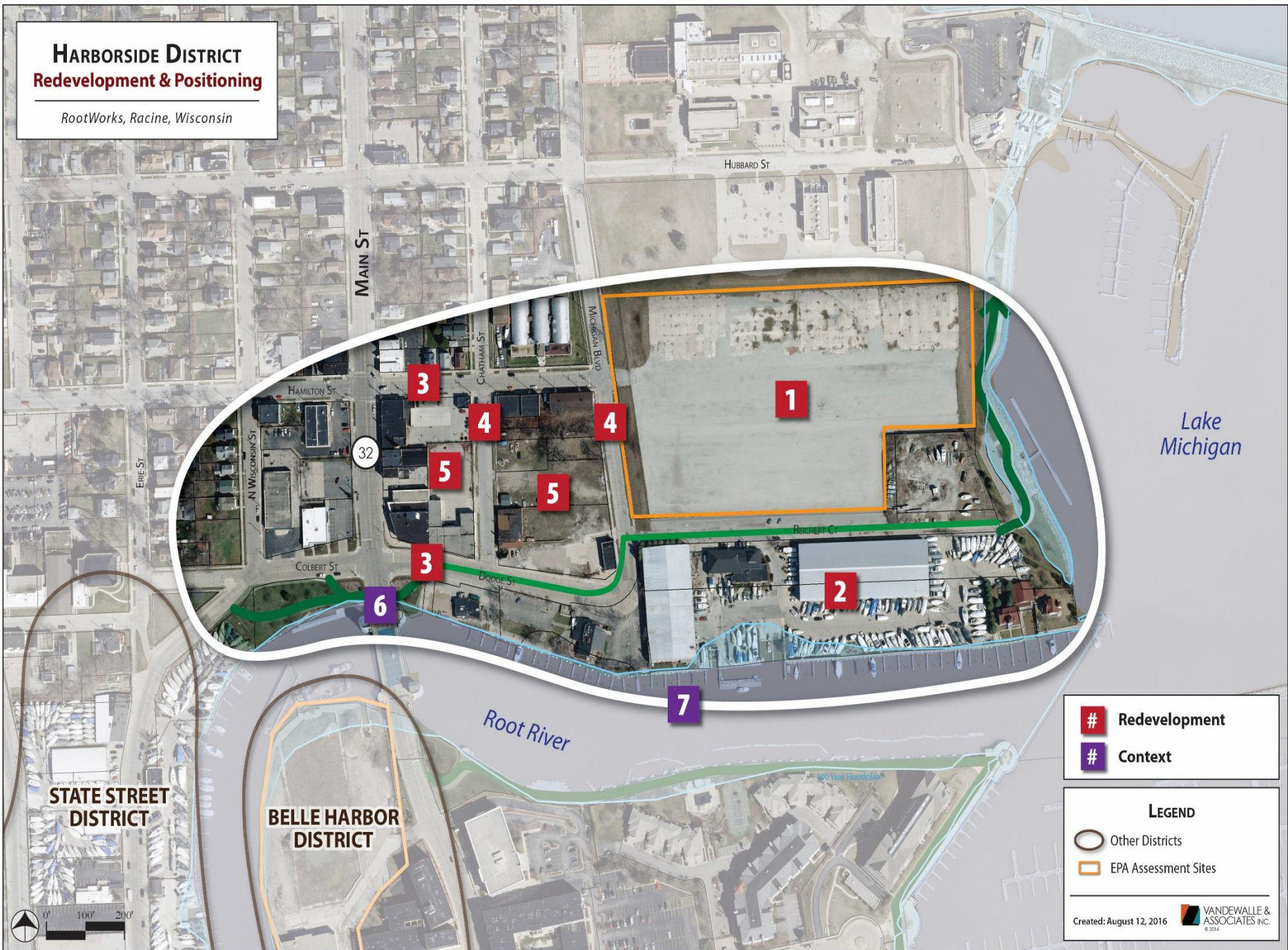
LEGEND

○ Other Districts

□ EPA Assessment Sites

HARBORSIDE DISTRICT Redevelopment & Positioning

RootWorks, Racine, Wisconsin

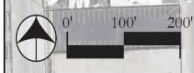


Lake Michigan

- # Redevelopment
- # Context

LEGEND

- Other Districts
- EPA Assessment Sites



Harborside Catalytic Site CONCEPTUAL VISION

RootWorks, Racine, Wisconsin

- EXTEND PUBLIC STREET GRID INTO THE SITE TO ORGANIZE DEVELOPMENT
- LOCATE BUILDING UP TO PUBLIC RIGHTS OF WAY TO ESTABLISH A PEDESTRIAN SCALE NEIGHBORHOOD
- CONNECT DODGE STREET TO RACINE YACHT CLUB PARKING
- ENCOURAGE A MIX OF COMMERCIAL & RESIDENTIAL USES 3-5 STORIES TALL
- PRESERVE AND FRAME LAKE MICHIGAN VIEW CORRIDORS
- PROVIDE CONTINUOUS PUBLIC PATHWAY ALONG WATER EDGE
- MAINTAIN PUBLIC LAKE FRONTAGE INCLUDING THE ROONEY RECREATION AREA & PUGH LAKEFRONT PARK

DEVELOPMENT POTENTIAL

- COMMERCIAL - 80,000 - 100,000 SF
- RESIDENTIAL - 750 - 1000 UNITS



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STATE STREET DISTRICT Redevelopment & Positioning

RootWorks, Racine, Wisconsin



- # Redevelopment
- # Context

- LEGEND**
- Other Districts
 - Commercial Reinvestment Nodes
 - Continued Reuse of Existing Buildings
 - Potential Infill Site
 - EPA Assessment Sites

STATE STREET DISTRICT

River Access & Connections

RootWorks, Racine, Wisconsin



- # Connections
- # Water Quality

LEGEND

- Other Districts
- Commercial Reinvestment Nodes
- Continued Reuse of Existing Buildings
- Potential Infill Site
- EPA Assessment Sites

Created: August 12, 2016



Implementation Pipeline

ADVANCE THE ROOTWORKS VISION

RootWorks, Racine, Wisconsin

I Area-wide Sense of Place Branding and Identity Initiative

J Area-wide Water Quality Improvement Plan

K RootWorks Partnership Structure

T TRANSIT CENTER

A Transit Center

B West Bluff Overlook

F Root River Crossing

F Root River Crossing

C Machinery Row West

D Machinery Row Promenade

E RootWorks River Loop
Downtown Shopping District

F Root River Crossing

G Belle Harbor

H Harborside



LEGEND

- Key Catalytic Sites
- EPA Assessment Sites

Revised: 10.18.16
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GATEWAY TECHNICAL COLLEGE

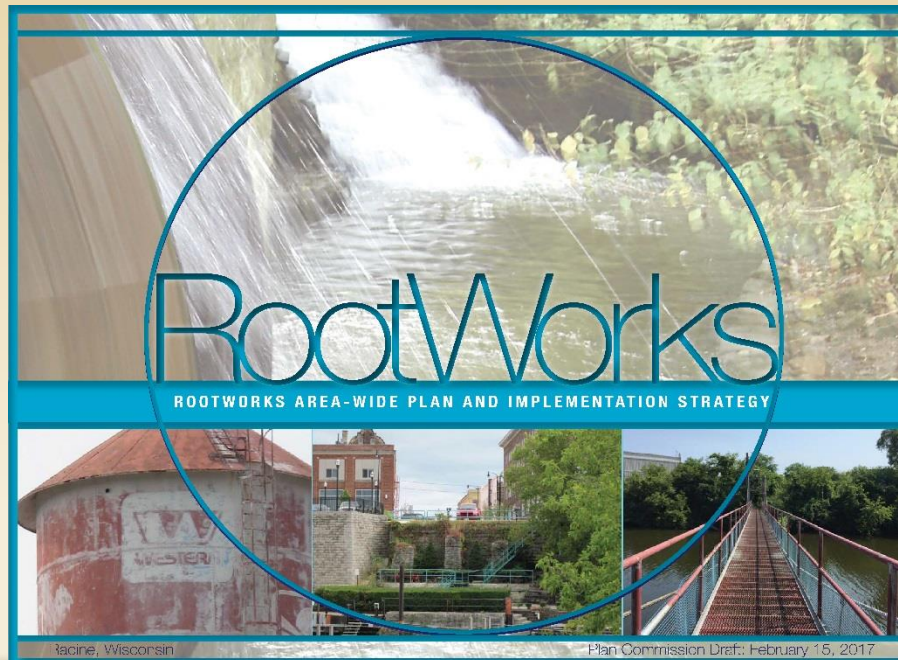
Download the draft Plan:

City of Racine RootWorks Webpage:

<http://cityofracine.org/CityDevelopment/ImpactAreas/>

RCEDC RootWorks Webpage:

<http://racinecountyedc.org/content/rootworks>



Great Lakes Communities Plan, Advance, Catalyze Redevelopment



VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change

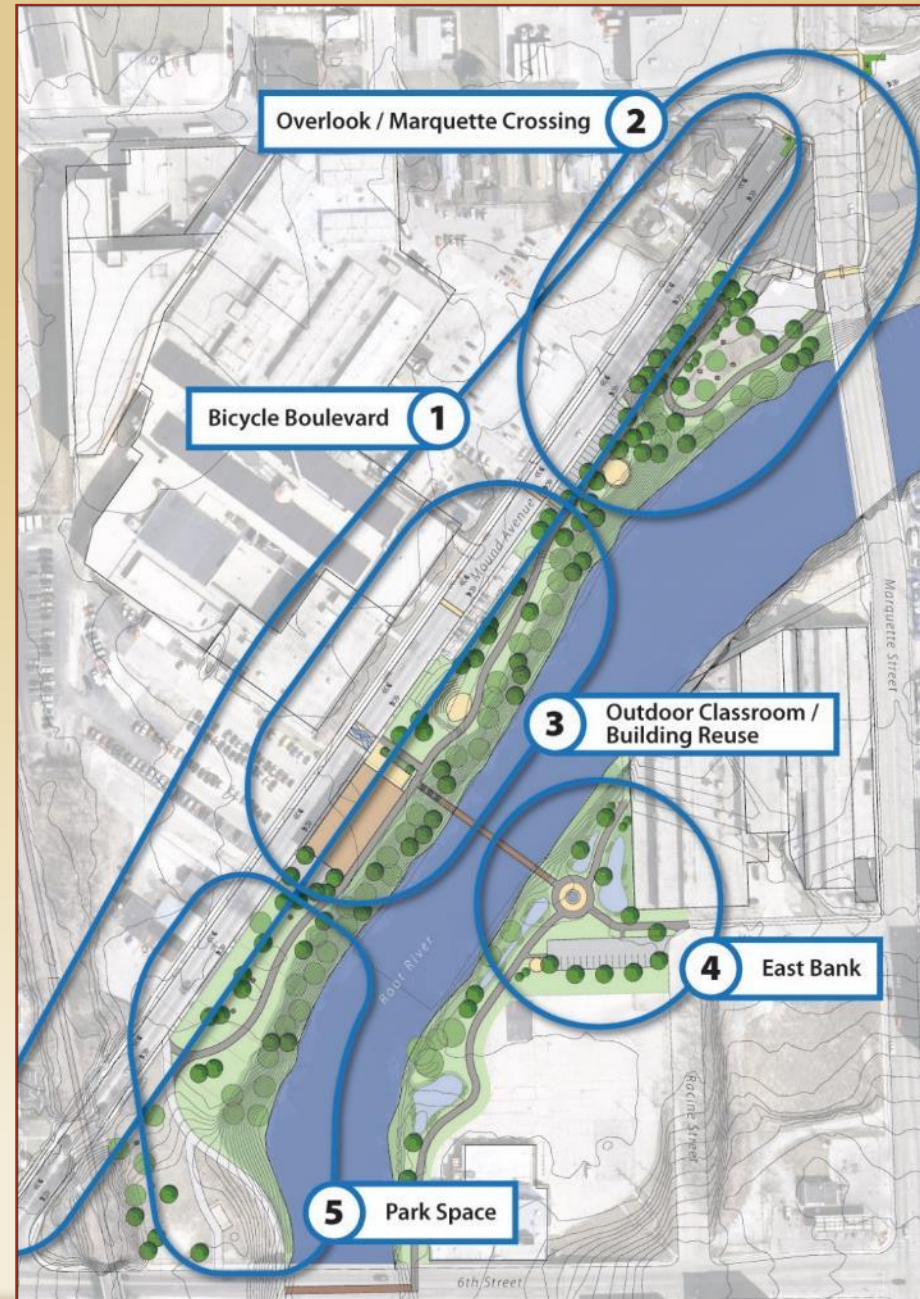
Jolena Presti, AICP, Principal Planner

Vandewalle & Associates over 30 years of
experience restructuring
Great Lakes communities

Offices in Madison and Milwaukee, Wisconsin

West Bluff Overlook

- Knowles Nelson Parkland Acquisition Grant
- Public/Private partnership
- Public space & education opportunities
- River access
- Bicycle connections



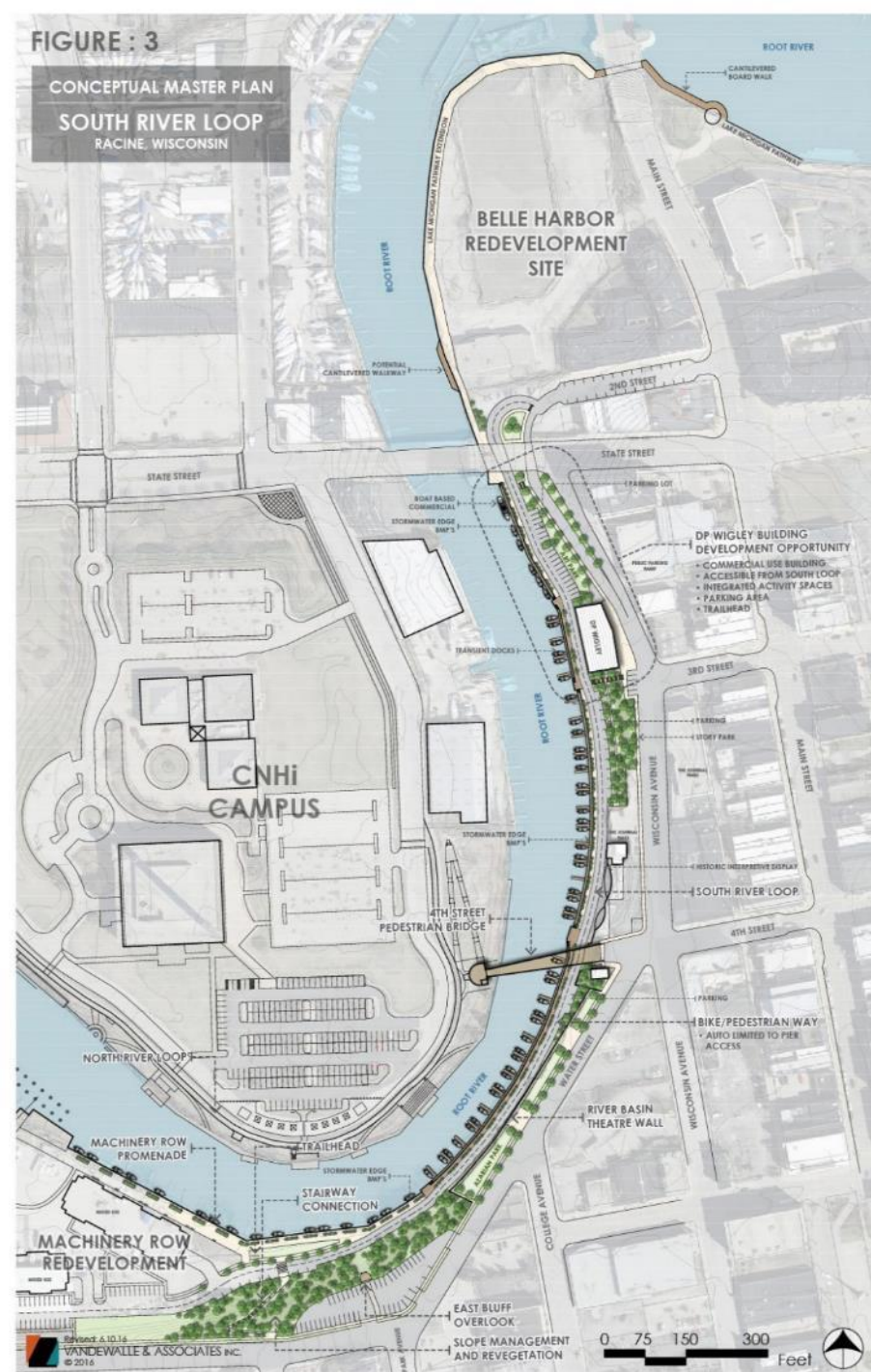


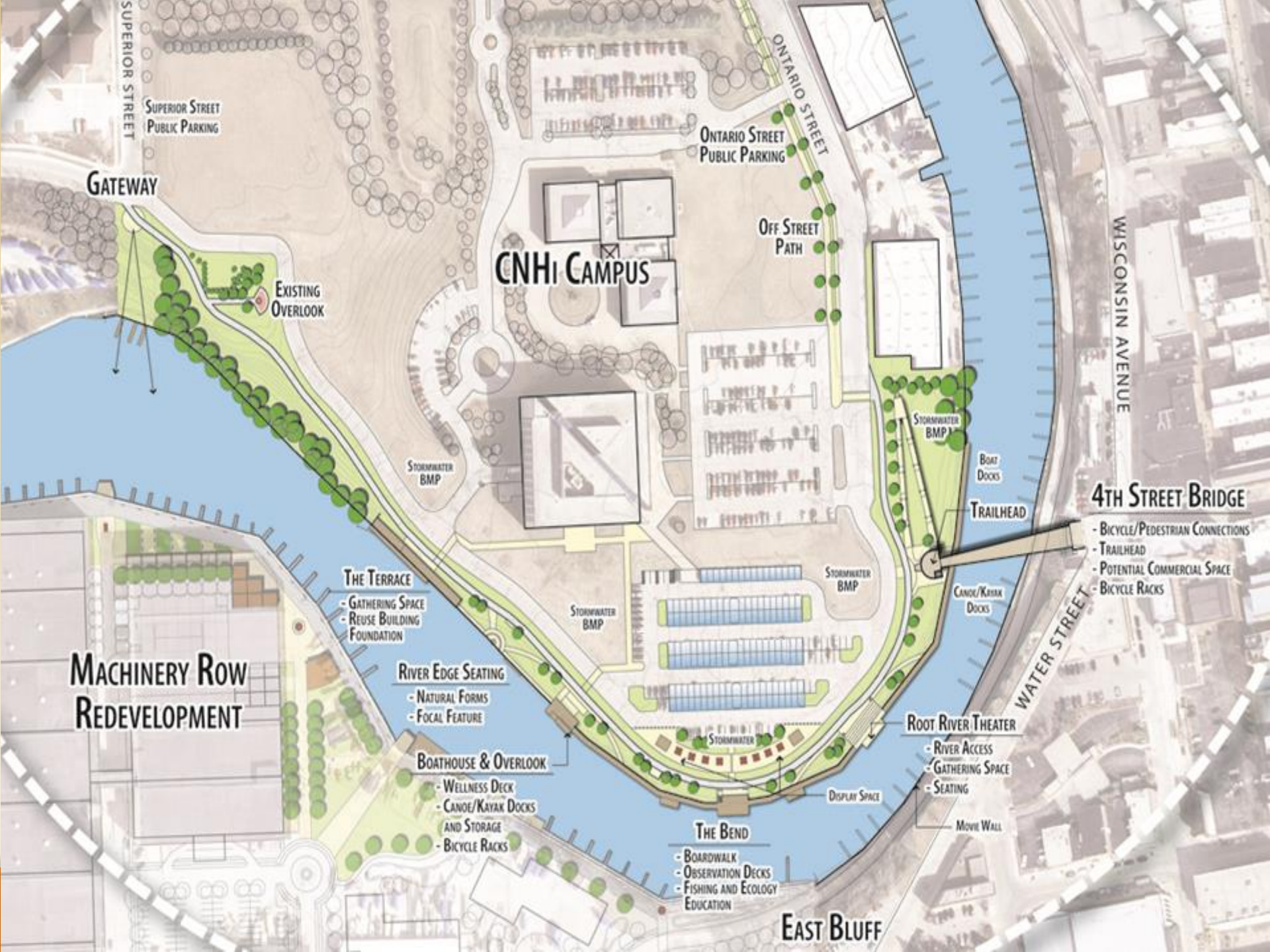
South River Loop

- Belle Harbor and Machinery Row District connector
- Public space & education nodes
- Interpretative features
- Belle Harbor river access
- Final portion of River Loop
- Overlook design & river connection

FIGURE : 3

CONCEPTUAL MASTER PLAN
SOUTH RIVER LOOP
RACINE, WISCONSIN





GATEWAY

SUPERIOR STREET
PUBLIC PARKING

EXISTING
OVERLOOK

CNHI CAMPUS

ONTARIO STREET
PUBLIC PARKING

OFF STREET
PATH

STORMWATER
BMP

STORMWATER
BMP

BOAT
DOCKS

TRAILHEAD

4TH STREET BRIDGE

- BICYCLE/PEDESTRIAN CONNECTIONS
- TRAILHEAD
- POTENTIAL COMMERCIAL SPACE
- BICYCLE RACKS

MACHINERY ROW REDEVELOPMENT

THE TERRACE

- GATHERING SPACE
- REUSE BUILDING
FOUNDATION

RIVER EDGE SEATING

- NATURAL FORMS
- FOCAL FEATURE

BOATHOUSE & OVERLOOK

- WELLNESS DECK
- CANOE/KAYAK DOCKS
AND STORAGE
- BICYCLE RACKS

STORMWATER
BMP

STORMWATER
BMP

CANOE/KAYAK
DOCKS

ROOT RIVER THEATER

- RIVER ACCESS
- GATHERING SPACE
- SEATING

THE BEND

- BOARDWALK
- OBSERVATION DECKS
- FISHING AND ECOLOGY
EDUCATION

DISPLAY SPACE

MOVIE WALL

EAST BLUFF

WISCONSIN AVENUE

WATER STREET