

3.0 DESIGN CHARACTER



Figure 3.3B-1

3.3B CITY CENTER AREA AND HOTEL ZONE

The City Center Area and Hotel Zone is located between the Oregon and Main Street Bridges on the north shore of the Fox River, Figure 3.3B-1. The mixed-use area contains a former retail mall that was converted to a mixed use complex with an emphasis on offices. A hotel facility is located on the east side of the area adjacent to North Main Street. Riverwalk components consist of concrete walk, boardwalk, steel sheet pile, stainless steel or aluminum and wood railing, bollard and pedestrian lights, landscaping, and fixed docks.

Concrete Walk - The Riverwalk crosses Jackson Street at grade north of the bridge and follows the slope south along the bridge foundation to the River's edge. Due to space constraints, a pile-supported boardwalk will be necessary, Figure 3.3B-4. The former step-down area near the complex's south entry plaza will be transformed to create an Ipe wood plaza and area open to the river as shown on Figure 3.3B-1. The Riverwalk portion of the boardwalk will be a pile-supported Ipe wood structure with a 3 foot railing edge along the River, a 12 foot clear zone, and a 1 foot curb along the north edge, for a total width of 16 feet, Figure 3.3B-2. Scoring and jointing of the walkway will consist of 4 foot squares with a periodic 18 inch wide band to accommodate bollard light placement. Along the parking lot the concrete walk is 8 foot wide with additional 5 feet of boardwalk on steel pile to create 15 foot Riverwalk, Figure 3.3B-3 and 3.3B-5. Planting should be considered to provide a visual edge between public and private uses. Further east near the hotel, the Riverwalk will need to navigate several feet of grade with ramps and low walls. Creation of a safe setting using planter walls is recommended in conjunction with the hotel restaurant's revitalization. The Riverwalk ties into the existing sidewalk system and crosses Main Street at the first intersection north of the bridge (Ceape Avenue).

Steel Sheet Pile - The existing edge of the City Center zone consists of a sheet pile in poor condition. Replacement of the steel sheet pile consistent with an edge comparable to that at the Riverside Park near the Leach Amphitheater would be optimal.

Stainless Steel or Aluminum, and Wood Railing - All vertical edges from the walk surface to the river along the Riverwalk are to have handrails for public safety. Handrails consist of stainless steel or aluminum tubes for post and structure elements and stainless steel cables for horizontal midrails. Horizontal midrails should be designed to detract from foot placement. The top handrail consists of wood placed at a slight angle, 5 to 10%, for leaning and resting opportunities.

Landscaping - Additional landscaping and low walls to define the plaza area and enhance the Riverwalk is encouraged. Landscaping materials should consist of native perennials and native canopy trees. Landscape

materials selected should require relatively low maintenance and have the ability of survival in extreme conditions.

Bollard and Pedestrian Lights - The pedestrian light is to match the fixture used at the Riverside Park Leach Amphitheater. Pedestrian lights are spaced approximately 75 feet apart. Primary function of the pedestrian light is to provide continuity of the Riverwalk with Riverside Park as well as providing additional lighting to the walk. Primary walk lighting is to be provided by bollard lights located approximately 25½ feet apart within the handrail system. Visually the bollard fixture is to play off the detail of the pedestrian fixture and handrail design.

Fixed Docks - Docks are located along the north edge of the Riverwalk. Recommended dockage consists of 6 foot wide head piers with 4 foot wide finger piers. The head pier is accessed centrally at each pier section to minimize placement of security fencing and gates. Each access point is to have security gates. Security gates are to be designed integrally with the Riverwalk handrail detail.

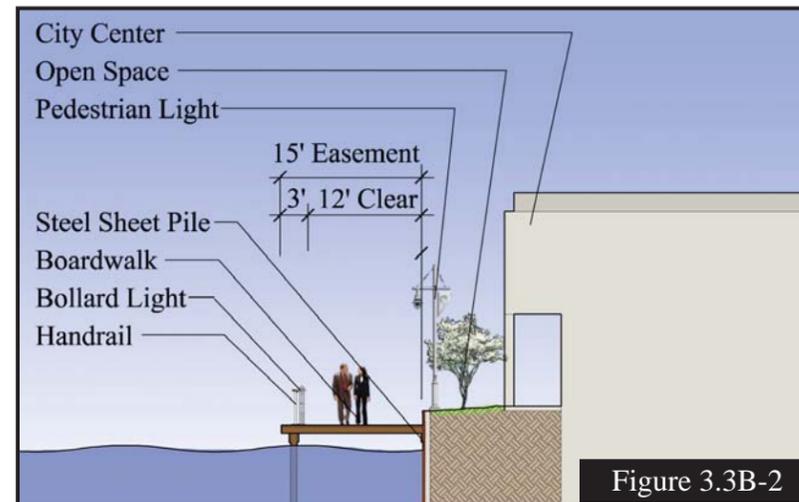


Figure 3.3B-2

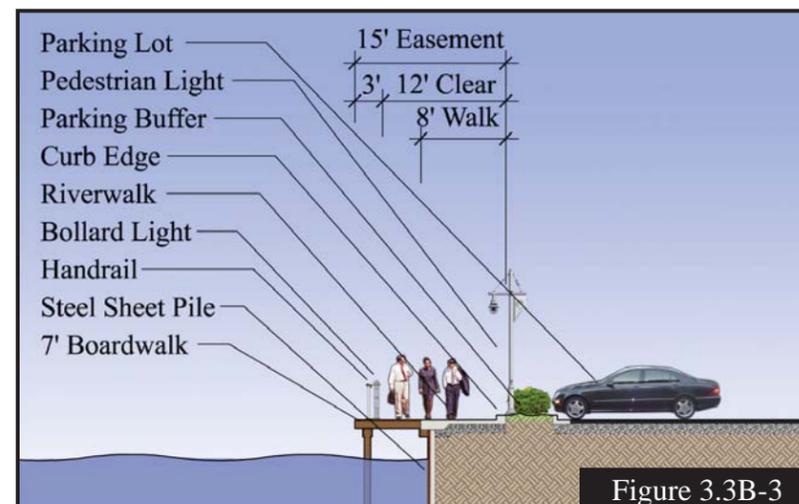


Figure 3.3B-3



Figure 3.3B-4

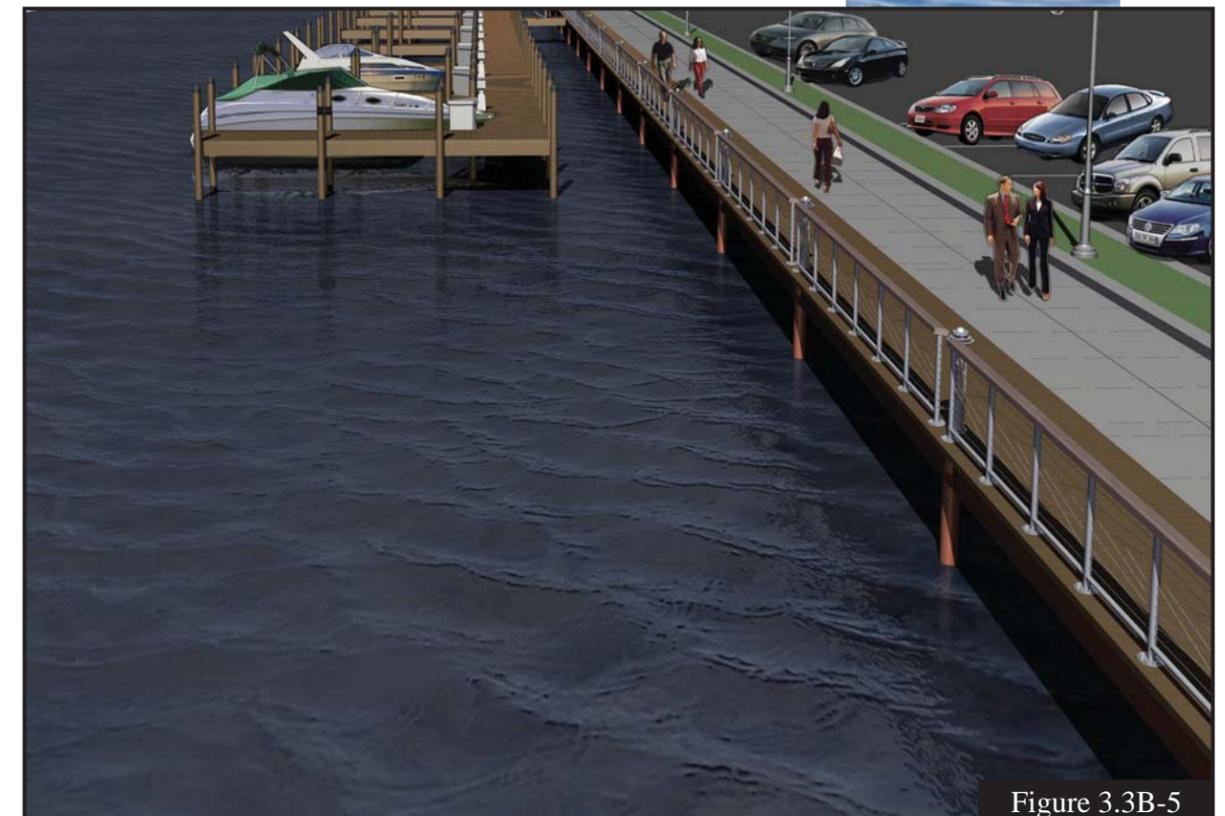


Figure 3.3B-5