

**ATTACHMENTS FOR
DESIGN SERVICES FOR
RED ARROW PARK IMPROVEMENTS**

August 2024

ATTACHMENTS

- A. Insurance Requirements
- B. Red Arrow Park Parcel Information
- C. Existing Structure Plans
- D. Red Arrow Park Images
- E. Maps and Aerial Photography
- F. Connecting MKE: Downtown Plan 2040 Chapter 8

ATTACHMENT A – INSURANCE REQUIREMENTS

During the term of this Agreement, the Consultant shall maintain, at a minimum, the following insurance.

- **General Liability.** The Consultant shall maintain commercial general liability insurance in the amount of \$1,000,000 per occurrence / \$2,000,000 annual aggregate, which protects it from claims for personal injury, bodily injury and property damage.
- **Automobile Liability.** The Consultant shall maintain automobile liability coverage for non-owned and hired autos, in the amount of \$1,000,000.00 per occurrence which protects the Consultant from claims for bodily injury and property damage.
- **Workers' Compensation Insurance.** The Consultant shall maintain workers' compensation insurance as required by applicable state statutes.
- **Professional Liability.** The Consultant shall maintain insurance protecting it from damages arising from its professional acts, errors and omissions in the amount of \$1,000,000 per claim and in the aggregate.
- **Certificates of Insurance.** Prior to commencing services, and on an annual basis thereafter, The Consultant shall provide BID #21 with certificates of insurance attesting to existence of the insurance coverage required by this Agreement. Such certificates shall provide that no coverage shall be cancelled without 10 days written notice to BID #21. In the event MIG does not obtain or maintain the coverage required by this Agreement, BID #21 may, at its option, terminate this Agreement.



ATTACHMENT B – RED ARROW PARK PARCEL INFORMATION

Milwaukee County GIS and Land Information

PARCEL REPORT FOR: 920 N WATER ST

Parcel Information

TAXKEY: 3921262120
ADDRESS: 920 N WATER ST
MUNICIPALITY: Milwaukee
OWNER(S): MILWAUKEE COUNTY PARKS

ACRES: 0
PARCEL TYPE: Single Taxkey

ZONING DESCRIPTION: [Parks](#)

SCHOOL DISTRICT: MILWAUKEE SCHOOL DISTRICT

ASSESSED VALUE: [0](#)

LAND VALUE: 0

IMPROVEMENT VALUE: 0



LEGAL DESCRIPTION:

PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22
BLOCK 56 LOTS 1 TO 11 INCL & ALL OF VAC
ALLEY IN SD BLK EXC S 50' (LOTS 6 & 7) FOR ST
ALSO EXC THAT PART OF LOTS 7 TO 11 INCL
COM NW COR SD BLK 56-TH ELY ALG N LI SD
BLK 56, 40.39' TH S 13DEG 56MIN 41SEC E
320.17'-TH S 85DEG 0MIN 47SEC W 8.77'-TH N
19DEG 25MIN 10SEC W ALG W LI SD BLK 56,
326.86' TO BEG FOR ST BID #21

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



HOME

SEARCH

SUMMARY

INTERIOR

EXTERIOR

ABOUT

[Printable Record Card](#) | [Previous Assessments](#) | [Sale Owner History](#) | [Permits](#)

Card 1 of 1

Location 920 N WATER ST **Property Account Number** 3921262120 **Parcel ID** 3921262120
Old Parcel ID**Current Property Mailing Address****Owner** MILWAUKEE COUNTY PARKS**City** WAUWATOSA**Address** 9480 WATERTOWN PLANK RD**State** WI**Zip** 53226**Zoning** PK**Current Property Sales Information****Sale Date** 1/1/1900**Legal Reference** 000000000**Sale Price** 0**Grantor(Seller)** N/A**Current Property Assessment****Year** 2024**Total Parcel Value****Building Value** 50,000**Yard Items Value** 0**Land Area** 1.21499 - AC**Land Value** 400,000**Total Value** 450,000**Narrative Description**

This property contains 1.21499 - AC of land mainly classified as Exempt with a(n) Commercial Exempt style building, built about N/A , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 56 LOTS 1 TO 11 INCL & ALL OF VAC ALLEY IN SD BLK EXC S 50' (LOTS 6 & 7) FOR ST ALSO EXC THAT PART OF LOTS 7 TO 11 INCL COM NW COR SD BLK 56-TH ELY ALG N LI SD BLK 56, 40.39' TH S 13DEG 56MIN 41SEC E 320.17'-TH S 85DEG 0MIN 47SEC W 8.77'-TH N 19DEG 25MIN 10SEC W ALG W LI SD BLK 56, 326.86' TO BEG FOR ST BID #21

Property Images

No Sketch
Available

No Picture
Available

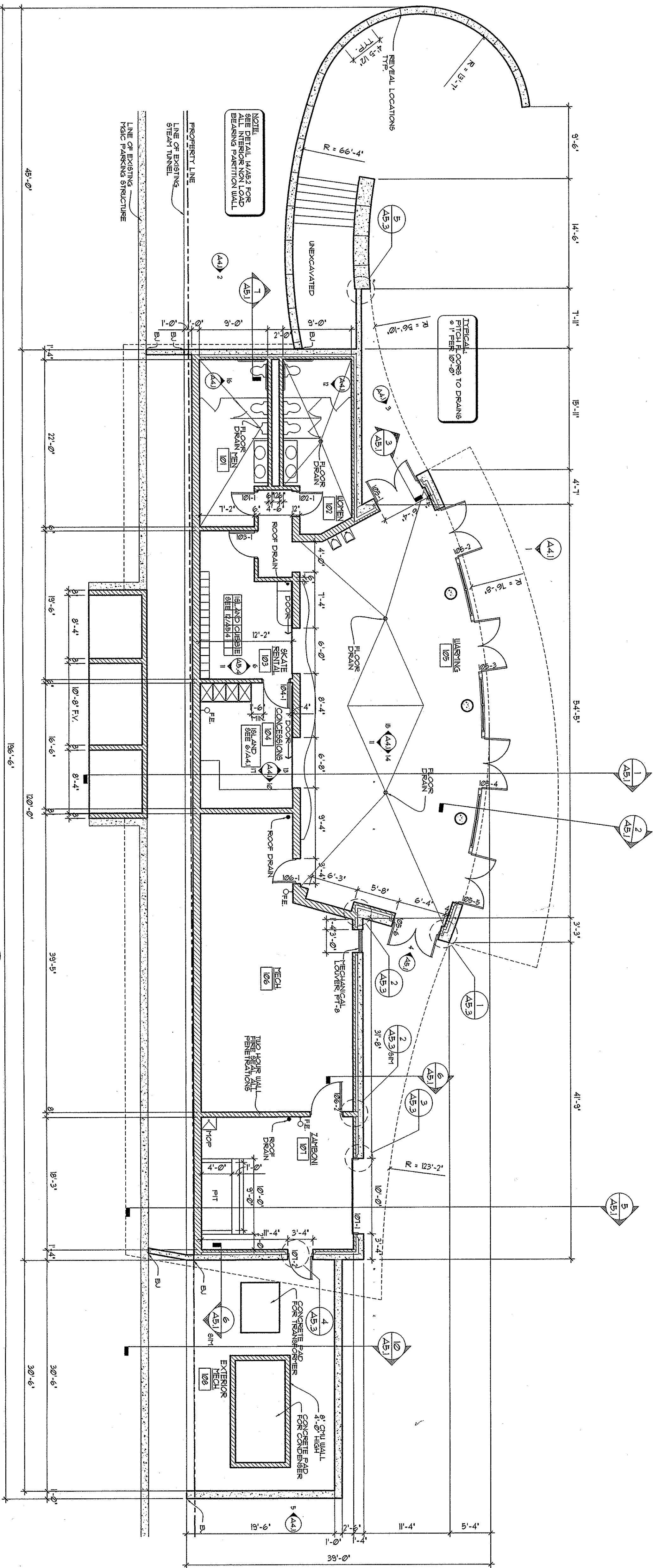
DOOR & FRAME SCHEDULE
RED ARROW PARK - CAP #981103

[illegible]

The image contains two technical drawings of door frames. The top drawing is a side elevation of a door frame with a glass insert. It is labeled 'SCHEDULE' at the top and 'GLASS SCHEDULE' with a line pointing to the glass area. Dimensions include a top width of 2'-0", a top depth of 6", a glass height of 6'-2" @, and a total height of 6'-2" @. The bottom drawing is a front elevation of a door frame. It is labeled 'VARIES' in the center. Dimensions include a top width of 15 1/8", a top depth of 15 1/8", a side depth of 1 1/2", a bottom width of 2'-0", and a bottom depth of 15 1/8".

[illegible]

2 REFLECTED CEILING PLAN



ATTACHEMENT D - Red Arrow Park Images
July 2024



Looking east along Kilbourn Avenue park edge and sidewalk



Looking northeast at park pathway from Water & Kilbourn intersection



Looking north along Water Street park edge and sidewalk



Looking northeast across park





Looking northeast over ice rink



Looking south along Water Street park edge and sidewalk



Looking over internal walkways, flexible seating and ice rink



Looking east along State Street park edge and sidewalk



Looking southeast over ice rink with MGIC headquarters in background



Looking west along State Street along park edge to Water Street



Looking south over ice rink with City Hall in background



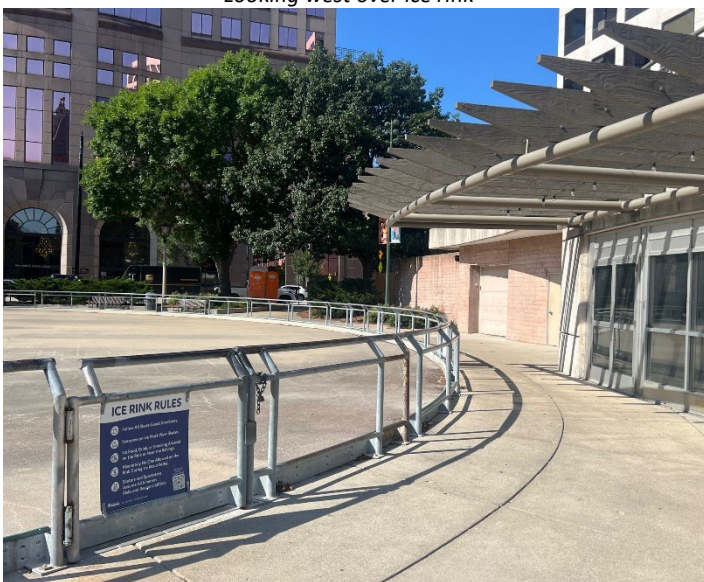
Looking at storage and northeast corner of the park



Looking west over ice rink



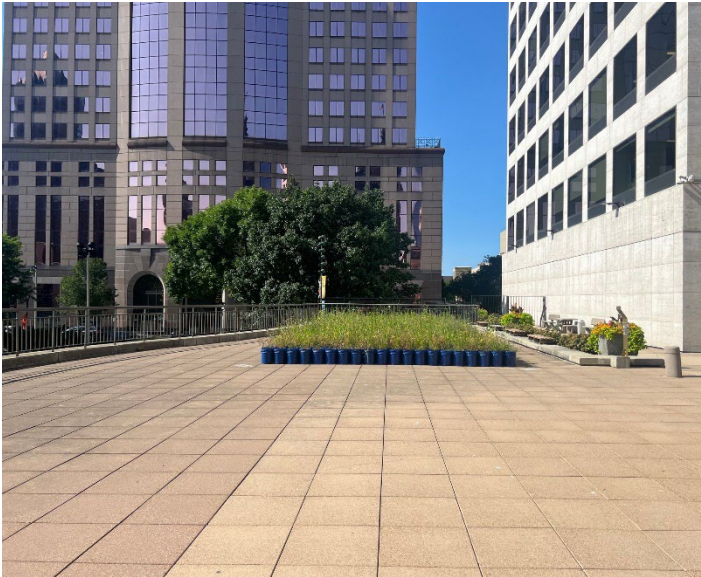
Eastern edge of park looking at park structure below terrace



Future Biggby Coffee space overlooking ice rink



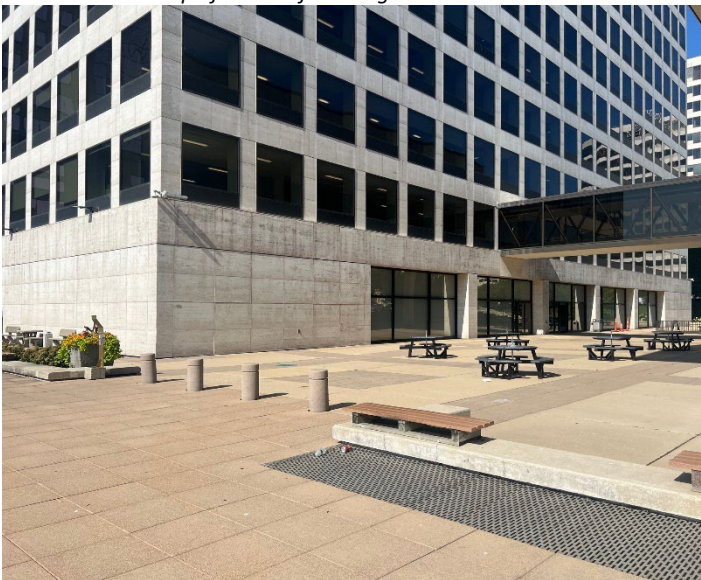
Flexible seating outside of commercial space near terrace stairs



Top of terrace featuring art installation



Looking east at MGIC private outdoor space separated by bollards



Looking east at MGIC private outdoor space separated by bollards



View over ice skating rink from upper terrace



Sculpture Milwaukee installation on upper terrace near MGIC



Looking south to upper terrace access stairs



Red Arrow Park Monument



Dontre Hamilton Memorial



Red Arrow Park Monument



Dontre Hamilton Memorial



Red Arrow Park Monument



Looking north from Kilbourn Avenue over internal pathway

Recent Images from Red Arrow Park Activations led by Project Team



Birds eye view looking northeast over park



Lunch gathering during summer programming



Ice skating rink at night during winter



Family friendly summer programming



Summer programming of ice skating rink



Food trucks line Water Street during Heartbeats of the City lunch time concert series

ATTACHMENT E – MAPS & AERIAL PHOTOGRAPHY



URN



**RED
ARROW
PARK**

(MILW.
COUNTY)
(ALL OF LOTS
1-5, PART OF
LOTS 6-11, AND
VAC. ALLEY IN
BLK. 56, PLAT
OF MILW.)

80.01
N. 85° 29' 00" E.

C.
PA

PAR. 1

NO.

✓20

Q

W. E. B. DUBOIS

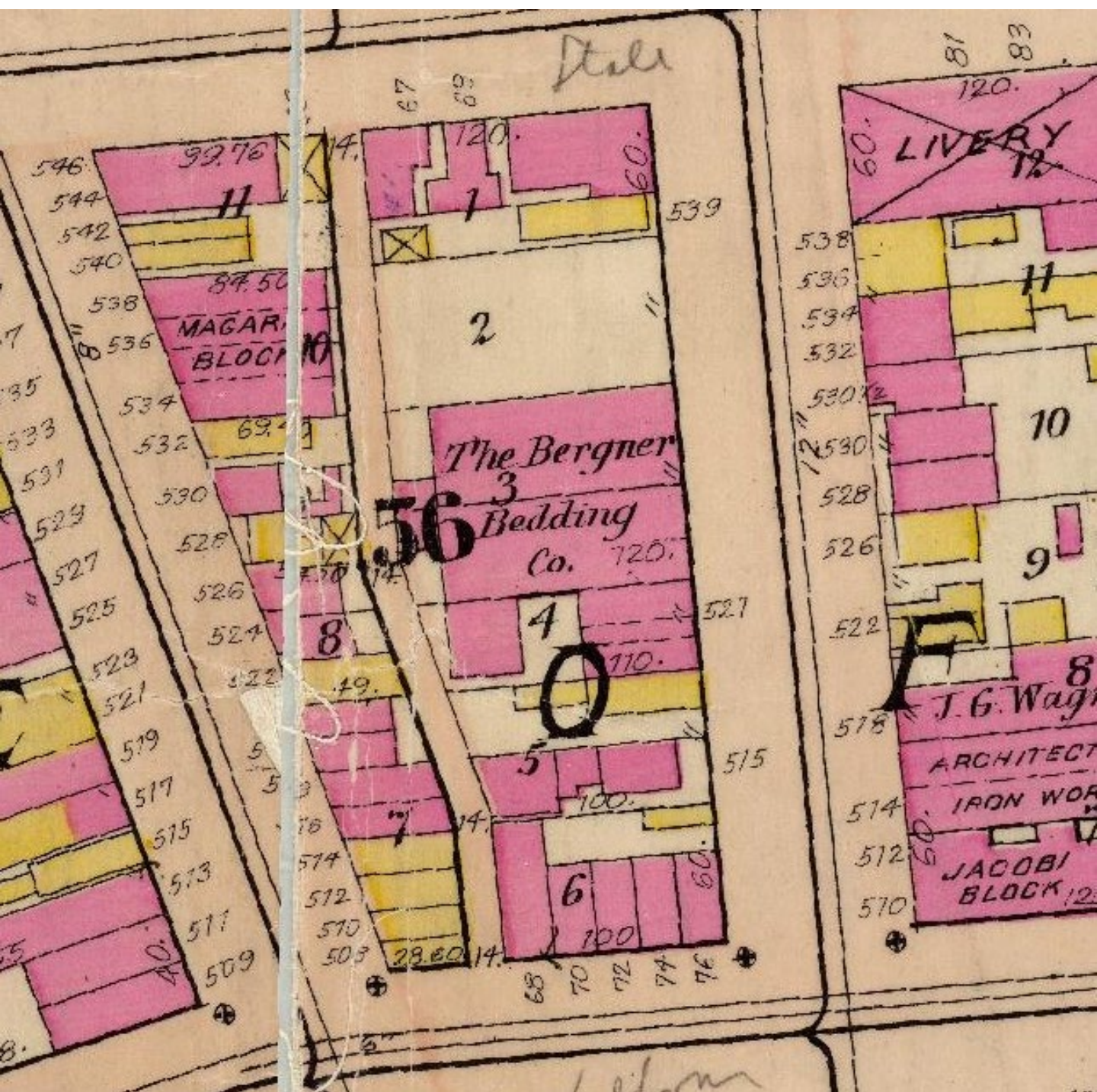
13049 M.

-121.48 C.

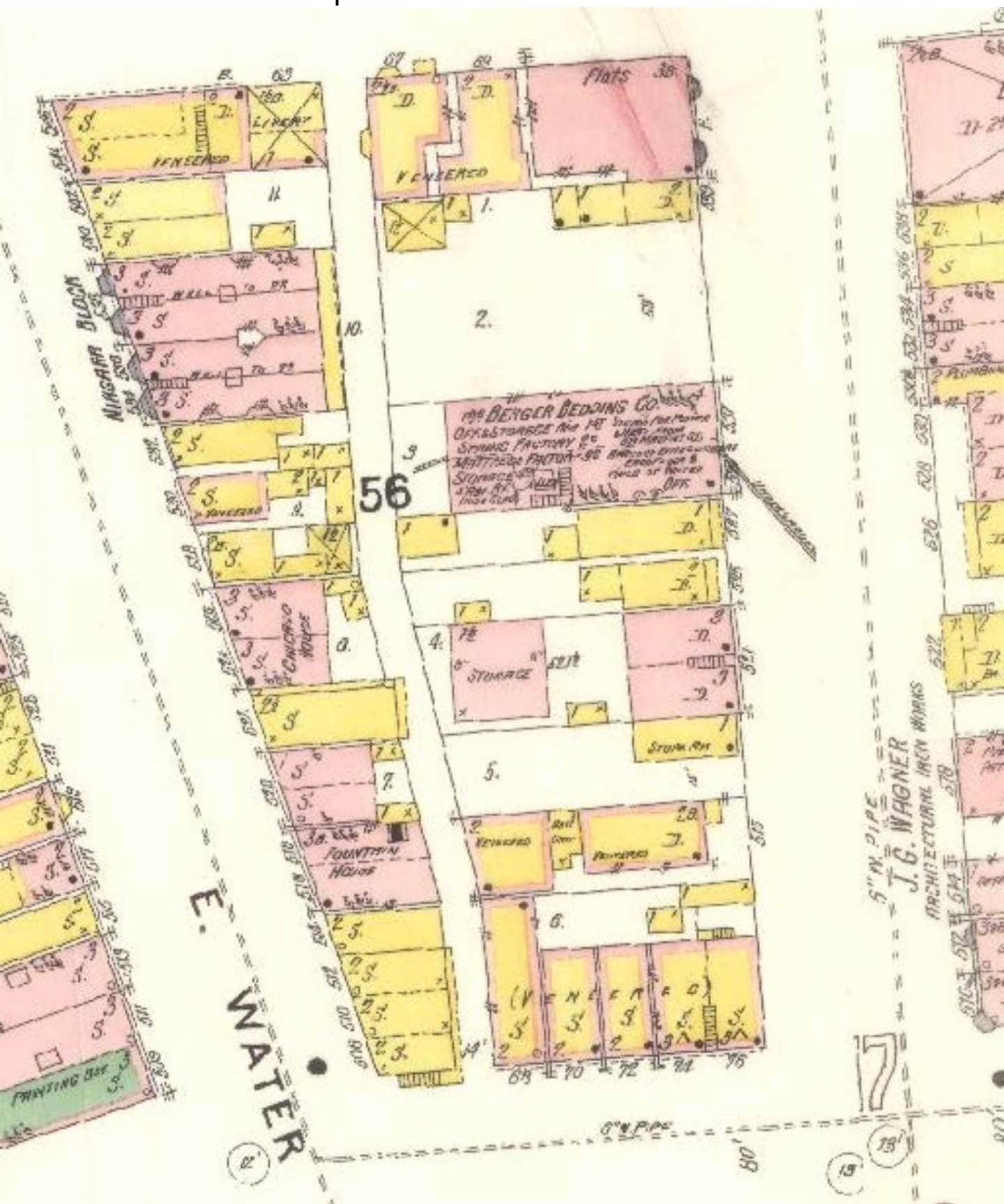
122.40

80

This is a detailed view of a section from the 1890 Baist's Property Atlas. The map shows a street grid with property lots. The central lot is labeled "The Bergner Bedding Co. 720." and is surrounded by other lots with various numbers and names like "MAGAR BLOOM", "J.G. Wagner", and "JACOBI BLOCK". The map is color-coded with pink and yellow.



Sanborn 1894 Map



Sanborn 1910 Map



<https://mclio.maps.arcgis.com/apps/webappviewer/index.html?id=d274998debc9497a951ba118677e348b>

Sanborn 1910 Map



1951 Aerial



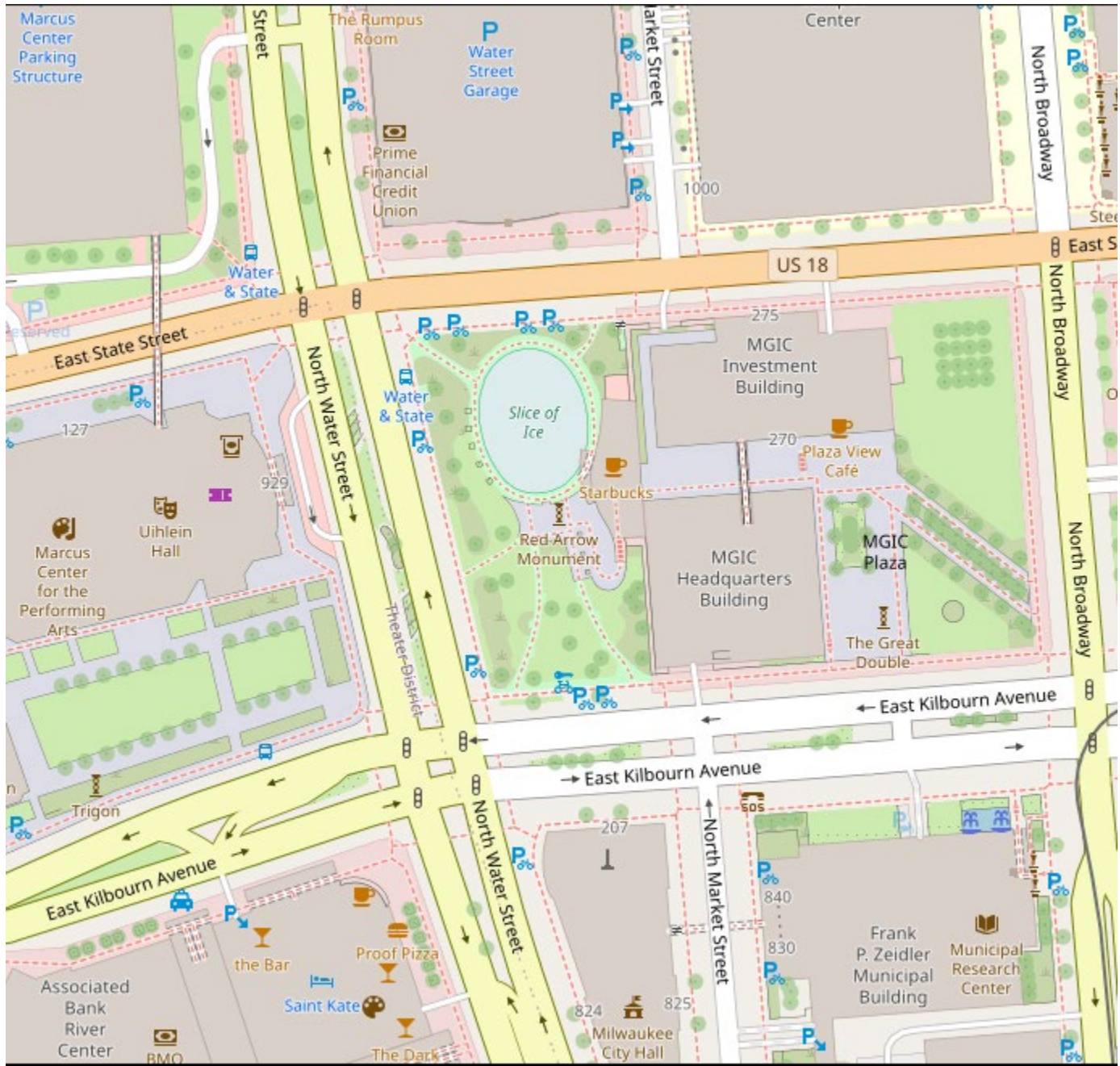
1967 Aerial



1975 Aerial



Existing Condition



[Historical Maps \(arcgis.com\)](https://arcgis.com)

Existing Condition



Streets & Public Space

Goal: Invest in the public realm by improving streets, parks, and other public spaces in ways that encourage a more vibrant, inclusive, and resilient MKE.

Background

Downtown Milwaukee is experienced through its public spaces. Downtown's streets, parks and other public spaces shape the city's image and create the framework for urban life to occur.

Milwaukee has lagged behind other similar cities in redesigning and rebuilding its public realm in a way that promotes safe and memorable experiences, builds resilience, and connects people to the city and to each other. High quality public spaces are critical to creating a walkable and vibrant Downtown.

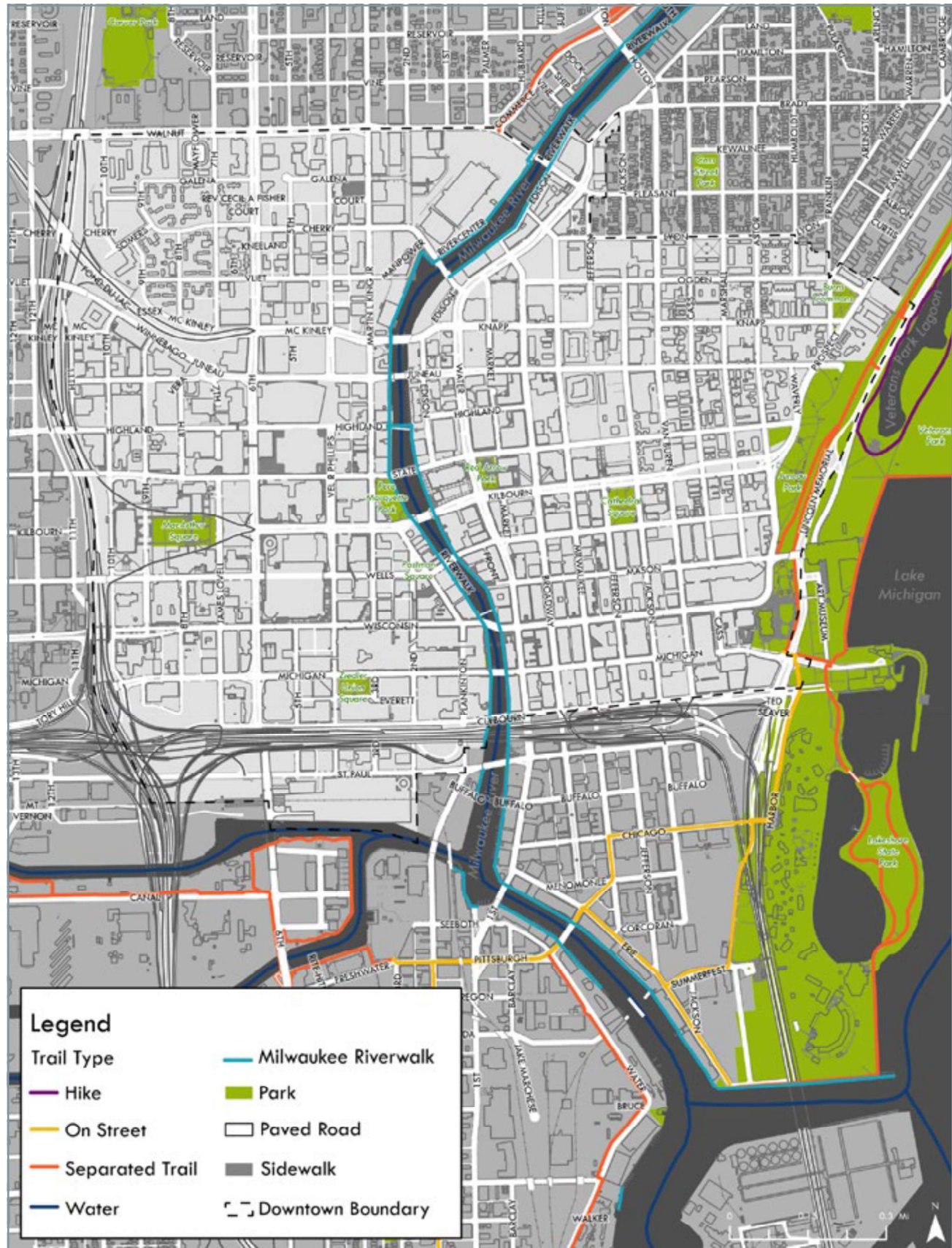
The following recommendations seek to facilitate investment in the public realm by improving streets, parks, and other public spaces in ways that create a more vibrant, inclusive, and resilient MKE. In addition, this chapter includes specific project proposals organized around the big ideas of redesigning streets as public spaces and investing in our parks and gathering spaces.

These project ideas are based on public input received throughout the planning process and are intended to serve as a basis for future engagement and analysis of potential alternatives.

What We've Heard From You

- Create more spaces that feel welcoming and safe for all
- Redesign streets as welcoming and active public spaces
- Make downtown more inviting and safe to increase people walking around
- Create more spaces for families
- Provide more opportunities for social gathering
- Increase green infrastructure and multimodal transportation
- Prioritize public health and safety for pedestrians
- Increase and broaden the appeal of activation & programming in downtown public spaces
- Create more fun spaces without obligation (not having to spend money)
- Public restrooms access
- Continue to build on wayfinding signage throughout downtown
- Improve connectivity to surrounding neighborhoods and lakefront
- Provide free Wi-Fi in public spaces
- Continue to make spaces accessible for all

Streets & Public Spaces in Downtown & Adjacent Neighborhoods



Recommendation 32

Design streets as public spaces.

Supporting Policies & Strategies

- A** Encourage well-organized streetscapes that successfully integrate paving patterns, curb extensions, tree planting, pedestrian lighting, bike parking, street furniture, transit waiting areas, and on-street parking and loading.
- B** Maximize the amount of space dedicated to pedestrians as a proportion of the overall right-of-way, and allow for sidewalk extensions into the curb lane where appropriate.
- C** Encourage businesses to expand their operations into the public way through street furniture, public art, sidewalk cafes, outdoor displays, parklets, and customized streetscape elements.
- D** Identify street segments for “enhanced pedestrian design” to enhance the experience of Downtown districts.
- E** Reinvigorate alleyways into multi-use, vibrant public spaces that serve as both functional and inviting spaces for pedestrians through public art, lighting, and programming enhancements.



Recommendation 33

Invest in our parks, and expand efforts to activate and manage key public spaces.

Supporting Policies & Strategies

- A** Create a “public space management organization” and identify sustainable funding opportunities for the management and activation of public spaces. Collaborate with Milwaukee Downtown, Inc. to explore options for creating such an organization.
- B** Develop a long-term vision for the improvement of parks and public spaces throughout Downtown. Identify capital projects that advance individual park plans, and work to secure funding for such improvements.
- C** Support neighborhood efforts to organize and strengthen “friends-of-the-parks” groups to advocate for improvements to parks.
- D** Leverage new development to provide funding for park improvements.
- E** Encourage private sector and philanthropic support for enhancements to parks and public spaces, and consider the potential benefits of allowing advertising and/or naming rights within the public realm.
- F** Promote commercial uses in the parks, and add food and beverage service to activate parks and provide funding.
- G** Add public restrooms to the parks, and develop a strategy for maintenance of restrooms.
- H** Support and encourage a variety of activities in public spaces including festivals, concerts, farmers markets, and other experiences.

Recommendation 34

Provide the amenities needed to support enjoyment of the public realm, and ensure that streets and public spaces are welcoming and accessible to all.

Supporting Policies & Strategies

- A** Ensure that all streets and public spaces are accessible to persons with disabilities, and consider all types of users when designing improvements to the public realm. Focus on equitable urban design when considering changes to public spaces.
- B** Provide accessible public restrooms in various locations Downtown, preferably in parks - with at least one public restroom on each side of the Milwaukee River.
- C** Introduce or expand food and beverage offerings in parks and public spaces — including beer gardens and small retail/restaurant kiosks.
- D** Provide free Wi-Fi in parks and other public spaces.
- E** Provide a variety of seating options within the public realm.
- F** Provide additional playgrounds within Downtown and integrate playscapes and small opportunities for play into the design of the public realm.
- G** Continue to improve way-finding signage throughout downtown, especially in areas that attract many visitors. Integrate accessibility considerations into wayfinding signage.
- H** Identify additional locations for dog runs in public spaces and consider the needs of people with pets when designing streets and public spaces.
- I** Increase the presence of waste receptacles — including landfill, recycling and compost.
- J** Include water features in downtown public spaces to highlight Milwaukee as a “water-centric city”.
- K** Provide adequate places within the public realm for organized protest, and ensure people are able to voice their beliefs in a safe and engaging manner.
- L** Ensure a robust and inclusive public engagement process whenever changes are proposed to streets and public spaces.



Recommendation 35

Increase the tree canopy Downtown, and encourage sustainable landscape design within the public realm.

Supporting Policies & Strategies

- A** Include space for extensive tree planting within the public way whenever a street is reconstructed. Utilize tree box outs, terraces, and boulevards to increase the number of planting locations.
- B** Consider the impacts to existing and potential street trees when planning multimodal improvements, and ensure the public is aware of the trade-offs between tree coverage and mobility.
- C** Identify tree planting locations throughout Downtown and work to expedite the work needed to increase the tree canopy
- D** Address the problem of hollow walks, and utilize medians and curb extensions to create alternate tree planting locations.
- E** Increase the presence of green infrastructure throughout downtown.

Recommendation 36

Foster an authentic “sense of place” within Downtown districts, and implement creative placemaking strategies to activate Downtown streets and public spaces.

Supporting Policies & Strategies

- A** Create more places for people of different backgrounds and cultures to meet and break down racial, economic, accessibility, and other social barriers.

Recommendation 37

Enhance connectivity between downtown and its adjacent neighborhoods that are physically separated by highways, high volume surface streets, and other human-made or natural barriers.

Supporting Policies & Strategies

- A** Work with applicable stakeholder groups to identify key corridors and intersections for streetscape improvements, public art, enhanced lighting features and other interventions that add public amenities and promote walkability and connectivity to overcome real and perceived barriers created by road infrastructure.
- B** As funding opportunities come available through nearby development investments or by other mechanisms, implement the preferred strategies to enhance connectivity between downtown and adjacent neighborhoods.



Big Idea: Redesign Streets as Public Spaces

A **connected Downtown** is safe, fun, and easy to navigate for all. Public input throughout the planning process has been resounding that residents and visitors want to see changes to Downtown streets to make them safer and more enjoyable for people to walk Downtown and want to see Downtown streets redesigned and repurposed as vibrant and social public spaces.

Streets are the most important and abundant public spaces in Downtown Milwaukee, and the design of Downtown streets is a critical factor in the quality and identity of Downtown places. In addition to providing for movement and access, Downtown streets serve as the primary places for public life.

Well-designed streets can also serve as an important economic development tool, supporting higher property values and increased revenue for adjacent businesses.

The recommended projects provide both transformational and tactical opportunities to create new and improved spaces for outdoor strolling, dining, socializing, and gathering Downtown, while also advancing City goals to reduce speeding and create safer, pedestrian friendly streets. Implementing these projects will reinforce the other Big Ideas of the Plan, linking public improvements with private developments to create a network of captivating and engaging public spaces throughout Downtown.

Each project requires additional public input to determine the most appropriate improvements, and a thorough design study to determine the feasibility and potential impact of various design solutions.

A high-quality public realm is important throughout Downtown, and omission of a particular area does not indicate that improvements are not needed or desired.

► Conceptual rendering of the Water Street Entertainment District. Source: TKWA & team

Catalytic Project

A Water Street Entertainment District

Transform the public realm within the Water Street entertainment district with expanded sidewalk areas, improved lighting, green infrastructure, and signature streetscaping.

A redesigned North Water Street could reduce the number of motor-vehicle lanes and add safety improvements for transit riders and people walking and on bicycles. The added sidewalk space would provide an improved experience for all users and visitors to this area. Street improvements will also help spur development along the Water Street corridor, which includes a number of priority redevelopment sites with the potential to add significant new development.

This catalytic project would make Red Arrow Park more accessible, better connect pedestrians to a variety of destinations including the Riverwalk, City Hall Square, the North End neighborhood, and Wisconsin Avenue, and support the Water Street Entertainment District.





Additional Priority Projects

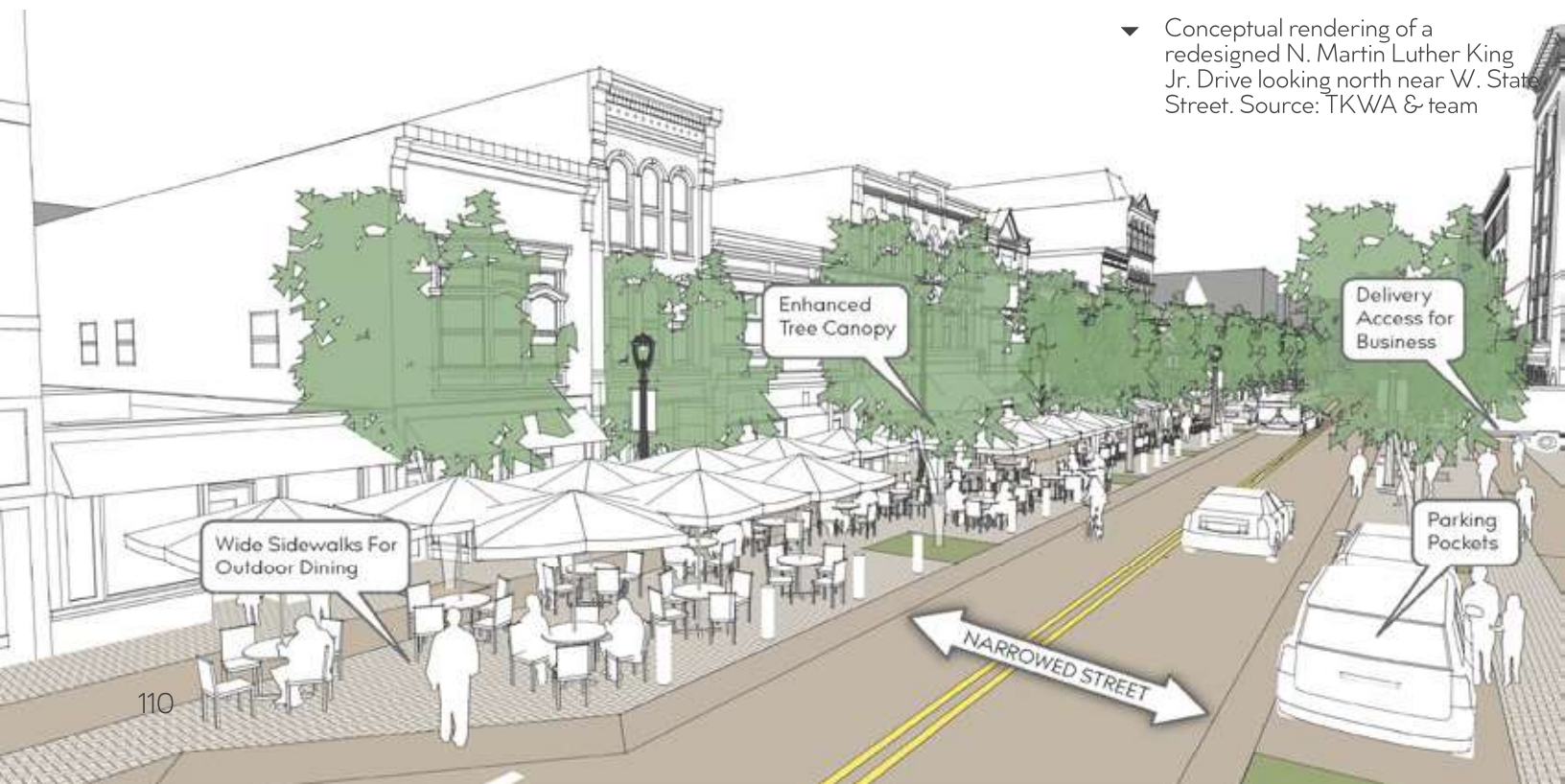
B City Hall Square

Reclaim pedestrian space near Water, Wells, and Market streets by narrowing roadways, expanding sidewalk zones and creating signature gathering spaces.

C King Drive

Implement enhanced streetscaping along King Drive to support active sidewalks throughout the Old World Third Street Entertainment District and to connect Downtown with the Bronzeville Cultural and Entertainment District.

▼ Conceptual rendering of a redesigned N. Martin Luther King Jr. Drive looking north near W. State Street. Source: TKWA & team





D Jefferson Street

Create a pedestrian priority street to maximize pedestrian space between Wisconsin Avenue and Cathedral Square.

▲ Conceptual rendering of a redesigned N. Jefferson Street looking north near E. Wells Street & Cathedral Square. Source: TKWA & team.

E Wisconsin Avenue

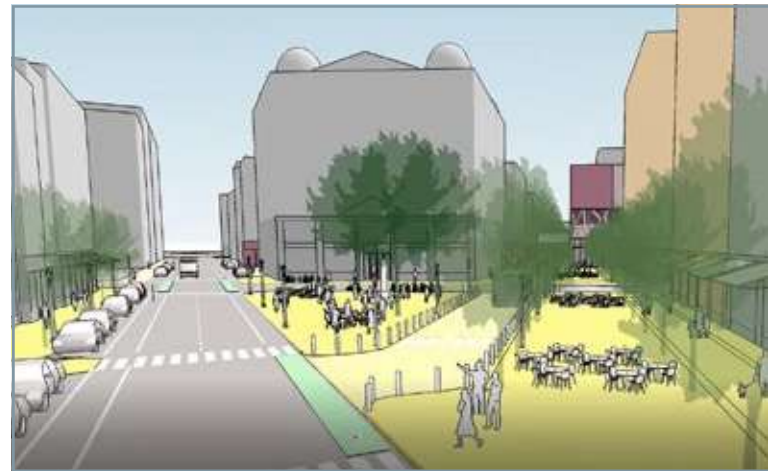
Improve streetscaping and pedestrian activation along Wisconsin Avenue to reinforce the street as Wisconsin's main street.

F Vel R. Phillips Avenue

Design Vel R. Phillips Avenue with new streetscaping and public spaces that reinforce the connection from Vel R. Phillips plaza to the Deer District.

G Postman Square

Continue to improve streets around the triangle space at N. 2nd Street, W. Wells Street, and N. Plankinton Avenue. Consider a narrow curbless shared street or pedestrian mall on N 2nd between Wells and Plankinton.



▲ Conceptual rendering of a redesigned public realm surrounding Postman Square at N. 2nd Street, W. Wells Street, and N. Plankinton Avenue. Source: TKWA

H Highland Avenue Stub

Improve the section of Highland Avenue between King Drive and the Riverwalk as an active pedestrian plaza space.

Big Idea: Invest in Parks & Gathering Spaces

A connected Downtown has places for people to gather, celebrate, protest, and reflect. Downtown Milwaukee has a network of existing parks that can serve this purpose and the projects identified below take public input received during the planning process to recommend improvements to existing parks and gathering spaces to achieve this vision of world-class public spaces that bring together residents, workers, and visitors in Downtown.

These recommendations would add programming and amenities to Downtown parks and create improved destinations for Milwaukeeans of all ages, races, ethnicities, and backgrounds. Projects in this section also highlight the opportunities to grow the network of Downtown public spaces by adding new parks and gathering spaces at strategic locations within Downtown, while recognizing the need to identify a sustainable mechanism to bring increased programming, maintenance, and improvements to Downtown Parks in a manner that does not divert resources from the rest of the city.

Catalytic Projects

A Place Management Organization for Parks & Public Spaces

Create a “place management organization,” and identify sustainable funding opportunities for the management and activation of public spaces. Collaborate with Milwaukee Downtown, Inc. to explore options for creating such an organization.

Milwaukee is not alone when it comes addressing the fiscal challenges for the local park systems. Cities across the country are turning to innovative funding and management structures to support the construction, maintenance, and programming of their downtown public parks, including:

- Creating special tax districts, such as a neighborhood improvement district;
- Establishing public-private partnerships, such as foundations, alliances, “friends of” groups, and conservancies;

- Fostering revenue-generating activities in the park, such as concessions, food kiosks, and rentals;
- Providing corporate sponsorships and naming rights for various elements in the park; and
- Park dedication fees and/or development impact fees for new development.

After initial upfront investments are made in parks, the most successful urban parks remain active with an abundance of free activities available simultaneously, and in doing so, generate revenue that support ongoing maintenance and operations. Successful parks that practice this cyclical revenue model include Bryant Park, Greeley Square Park, and Harold Square in New York City, Campus Martius Park in Detroit, and Dilworth Park in Center City in Philadelphia.



- ▲ Conceptual rendering of the Lakefront Gateway Plaza. Priorities include connecting Downtown to the lakefront, including a pedestrian bridge that crosses Lincoln Memorial Drive. Source: GRAEF

B Lakefront Gateway & Connections

Build the proposed Lakefront Gateway Plaza in the area bound by Lincoln Memorial Drive, Art Museum Drive, Michigan Street, and Clybourn Street. The Plaza should include pedestrian and bicycle connections between Downtown and the Lakefront.

In addition to the plaza itself, efforts to better connect Downtown to the Lakefront should remain a priority. This includes several supporting projects found in other chapters including pedestrian safety improvements along and across Lincoln Memorial Drive, enhanced bike accommodations, and improvements to Museum Center Park.

In 2015, a national design competition was held with the vision of creating a world-class public space to anchor Milwaukee's Downtown Lakefront. The winning design team proposed a dynamic free flowing design featuring a pedestrian bridge over Lincoln Memorial Drive, a water feature, and a commercial space to help activate the plaza.

While the design was met with great enthusiasm, there has been limited progress on securing funding for the project. This plan reaffirms the importance of this public space and the need to continue to look for funding solutions to build the plaza.



- ▲ Conceptual rendering of Pere Marquette Park at the RiverWalk highlighting a vision of new food and beverage service. Source: TKWA & team



- ▼ Conceptual rendering of Pere Marquette Park. Source: TKWA & team

Additional Priority Projects

C Pere Marquette Park

Improve Pere Marquette Park as an active public space with an improved Riverwalk, play areas, public restrooms and food and beverage service. Look for opportunities to leverage the existing Milwaukee County Historical Society facilities and operations to increase regular activation.





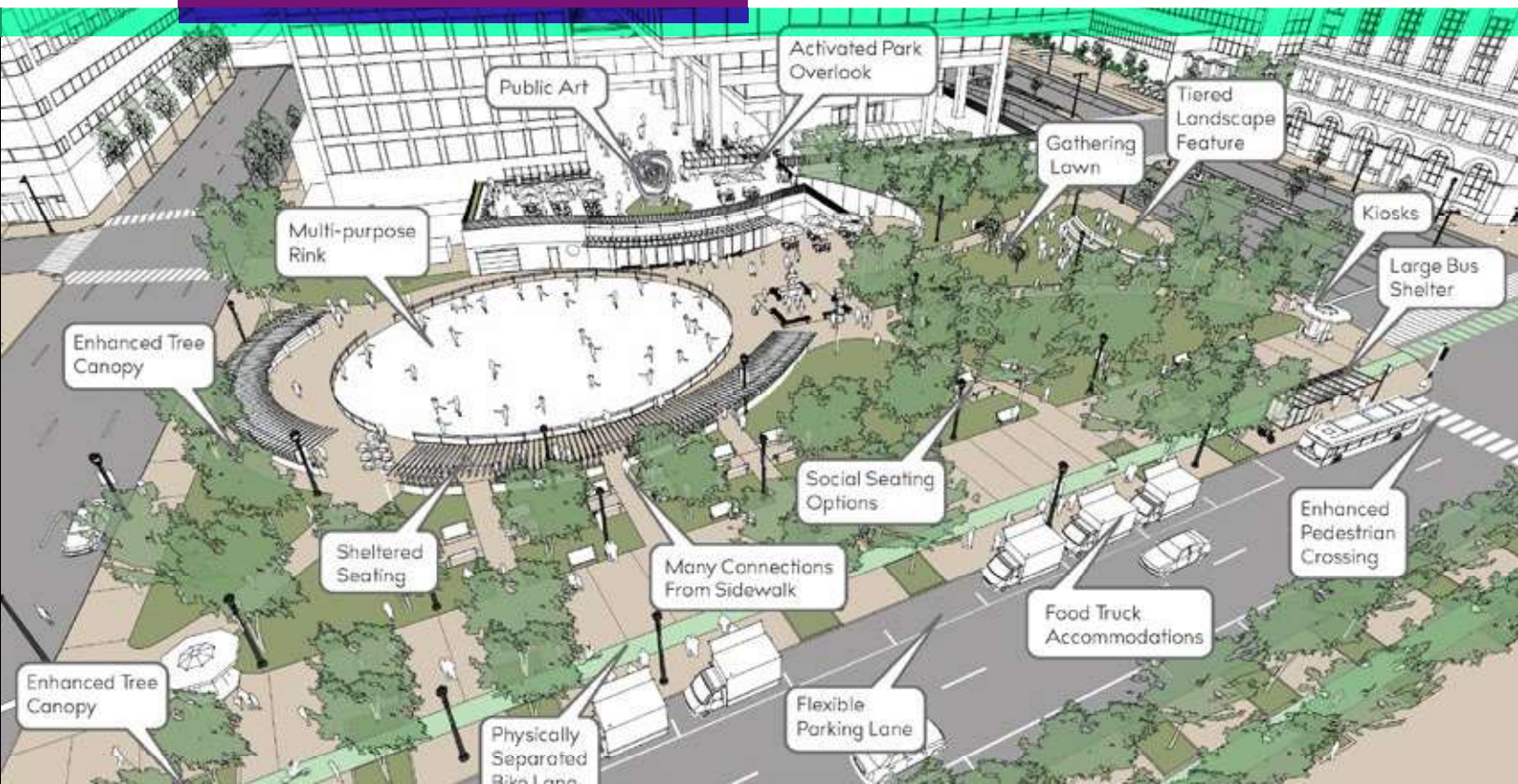
D Cathedral Square

Improve Cathedral Square as an active gathering place with regular events and enhanced amenities including a permanent stage, a water feature, public restrooms and food and beverage service.

E Red Arrow Park

Improve Red Arrow Park as an active public space with year-round programming, improved park edges more seating, places for protests and performances, and a large sculpture on the upper terrace.

▼ Conceptual rendering of Red Arrow Park. Source: TKWA & team



F Zeidler Union Square

Leverage existing partnerships and surrounding investments to program, improve and maintain amenities at Zeidler Union Square and strengthen pedestrian and biking connections to Wisconsin Avenue and the Station District.

G Juneau Park

Continue to improve and program Juneau Park, and enhance the physical and visual connection to Lake Michigan

H MacArthur Square

Improve MacArthur Square by redesigning the roof deck in a way that allows for regular programming and builds new connections to the space.

I Burns Commons

Activate Burns Commons with regular programming and consider creating an active gathering space adjacent to the streetcar station.

J Museum Center Park

Develop a long-term vision for the future of Museum Center Park (former O'Donnell Park) to include high-quality public spaces, improved pedestrian connections to the lakefront, and new development that adds density and activity to the area.

K Schlitz Park Riverwalk

Improve the water's edge at Schlitz park by replacing surface parking with new active public spaces and development.



Conceptual rendering of an improved MacArthur Square looking southwest. Source: TKWA & team



▲ Rendering of the proposed Downtown Dog Park underneath I-794. Source: GRAEF

L Downtown Dog Park

Construct Downtown's first public dog park amenity and Riverwalk connections along the west of the Milwaukee River between Clybourn Street and St. Paul Avenue.

M Vel R. Phillips Plaza

Build the proposed Vel R. Phillips Plaza, at the corner of Vel R. Phillips and Wisconsin Avenues, as an active public plaza with connections to the Streetcar and Wisconsin Avenue bus service.



▲ Conceptual rendering of the proposed Vel Phillips Plaza on W. Wisconsin Avenue. Source: Saiki Design