



2018 Landlord Connections - Community Development -

March 22, 2018

Overview

- Community Development
- Development Overview
 - 2017 Review
 - 2018 Upcoming
- Housing Needs Analysis
- Wayfinding
- Glen Park
- Kinni Corridor Plan
- Looking Ahead



Community Development

Planning

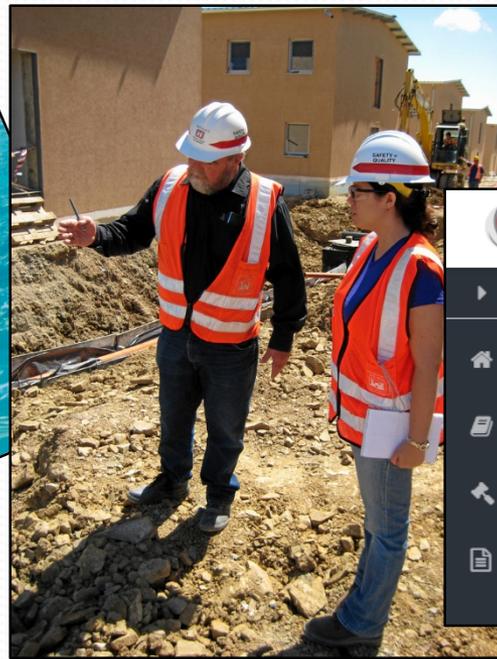
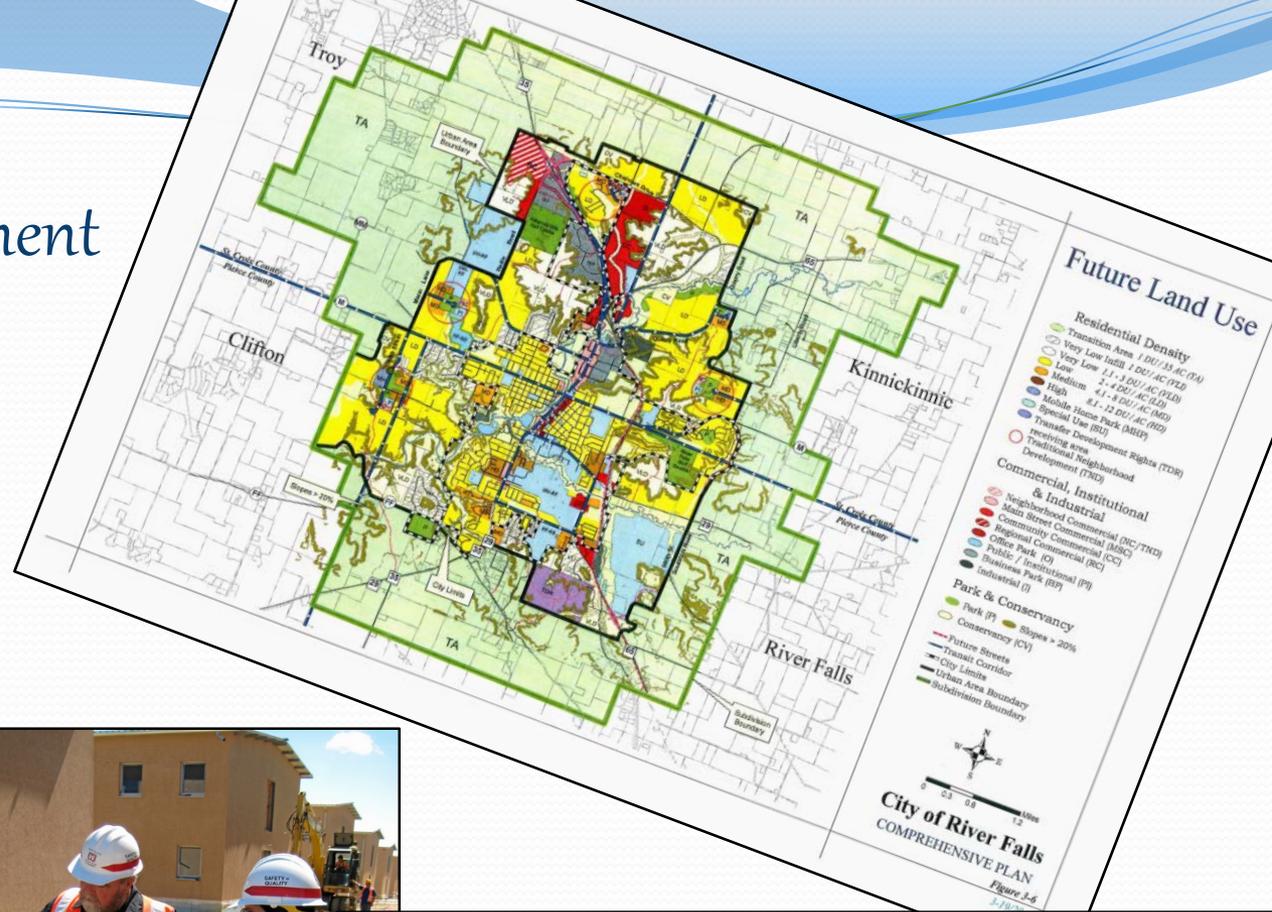
Zoning

Building Inspections

Code Enforcement

Recreation

Economic Development



 River Falls, WI

River Falls, Wisconsin - Code of Ordinances

VERSION: **SEP 29, 2017 (CURRENT)**

- CITY OF RIVER FALLS, WISCONSIN MUNICIPAL CODE 2002
- SUPPLEMENT HISTORY TABLE **modified**
- Charter
- Title 1 - GENERAL PROVISIONS
- Title 2 - ADMINISTRATION AND PERSONNEL

Code of Ordinances
Supplement 36 - 7-17
Online content updated on September 29, 2017
CITY OF RIVER FALLS MUNICIPAL CODE

Codified through
Ordinance No. 2017-16, passed July 11, 2017
(Supp. No. 36, 9-17)

Society

Economy

Sustainable
Development

Environment



Commercial/Industrial

- 2017

| Building Type | 2017 YTD Permits | 2017 YTD Value (millions) | 5 Year Annual Average (millions) |
|---------------|------------------|---------------------------|----------------------------------|
| New | 5 | \$3.5 | \$7.8 |
| Additions | 34 | \$6.4 | \$4.8 |
| TOTAL | 39 | \$9.9 | \$12.6 |

Residential

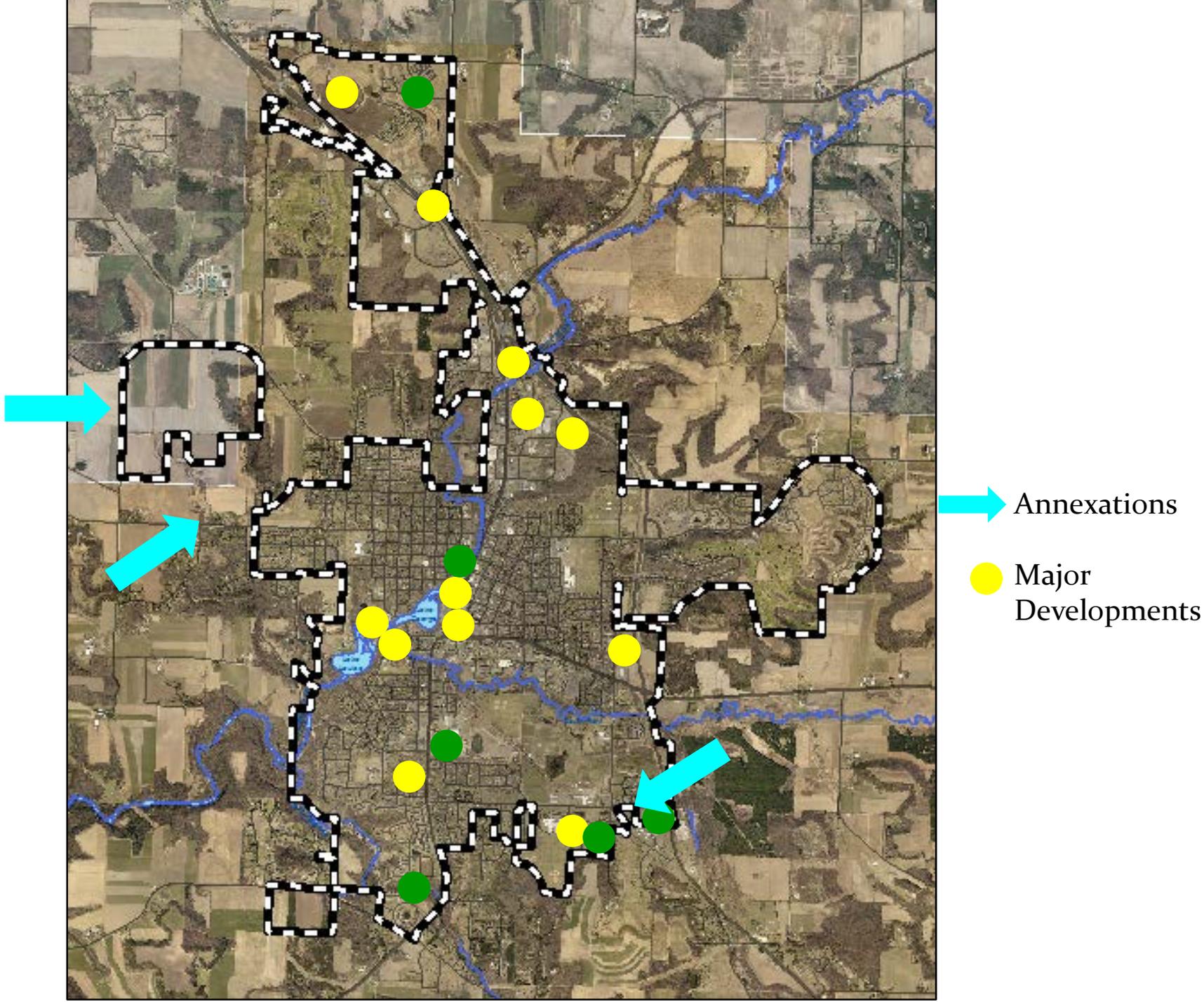
- 2017

| Building Type | 2017 YTD Permits | 2017 YTD Value (millions) | 5 Year Annual Average |
|----------------------|------------------|---------------------------|-----------------------|
| Single Family | 59 | \$9.9 | \$8.9M |
| Duplex | 0 | - | \$64,000 |
| Multi-Fam | 0 | - | \$1.1M |
| 1-2 Family Additions | 93 | \$1 | \$882,000 |
| TOTAL | 152 | \$10.9 | \$10.9 |

Development

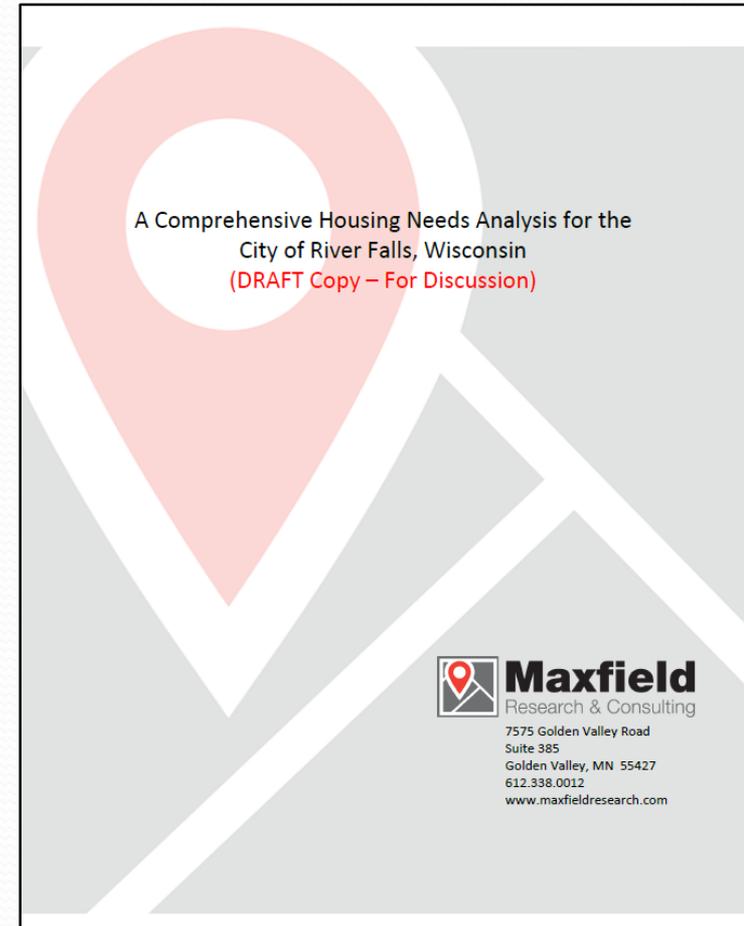
What development changes have you seen or heard about in River Falls recently?



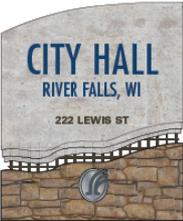


Housing Needs Analysis

- April 24 – Council
 - Demographics
 - Employment
 - Housing stock
 - For-sale market
 - Rental market
 - Senior market
 - Special needs
 - Demand analysis



Wayfinding

| | | | | | | | |
|--|--|--|--|---|--|--|--|
|  <p>A3.1 - CITY FACILITY IDENTIFICATION ELEVATION SCALE: 3/8"=1'</p> | |  <p>A3.2 - CITY FACILITY IDENTIFICATION SCALE: 1/2"=1'</p> | |  <p>A8 - BRIDGE ID SCALE: 1/2"=1'</p> | |  <p>A5 - PARKING LOT ID SCALE: 3/8"=1'</p> | |
|  <p>A1 - PRIMARY GATEWAY SCALE: 3/8"=1'</p> | |  <p>A2 - SECONDARY/JURISDICTIONAL GATEWAY SCALE: 3/8"=1'</p> | |  <p>A3 - FACILITY IDENTIFICATION - MONUMENT SCALE: 3/8"=1'</p> | |  <p>A3.3 - FACILITY IDENTIFICATION - SMALL SCALE: 3/8"=1'</p> | |
|  <p>A4 - PARK IDENTIFICATION SCALE: 3/8"=1'</p> | |  <p>A4.1 - PARK IDENTIFICATION W/PARKING SCALE: 3/8"=1'</p> | |  <p>A4.2 - PARK IDENTIFICATION SCALE: 3/8"=1'</p> | | | |

date 02.26.18

Guide
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project RFW1492

River Falls, Wisconsin
Community Wayfinding Program

phase Design Intent

SIGN FAMILY
Overview

NOT FOR CONSTRUCTION

These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for their material selection, fabrication and installation methods. Electronic files are not construction documents and cannot be relied upon or identical to construction documents because of changes or errors introduced by translation, transcription, or alterations without the control of others. Use of information contained in this electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of fabricator and fabrication process. Copyright © Global Studio, Inc. All rights reserved.

sheet

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Guide

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River Falls Wayfinding Program project no. 87M1472

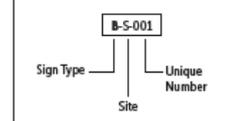
WAYFINDING PROGRAM

Client
City of River Falls
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River Falls, WI 54402
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Project Address
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SYMBOL KEY

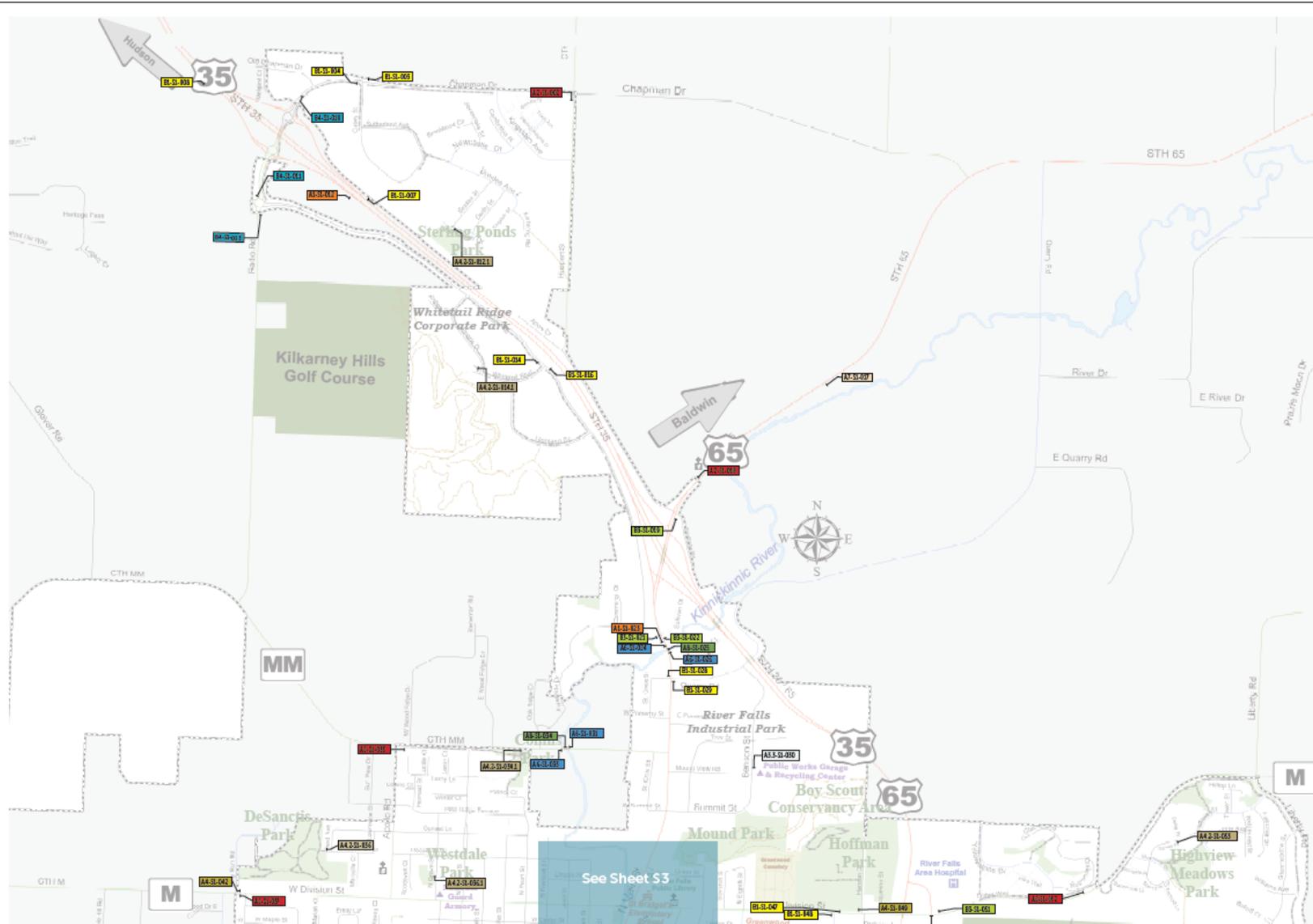


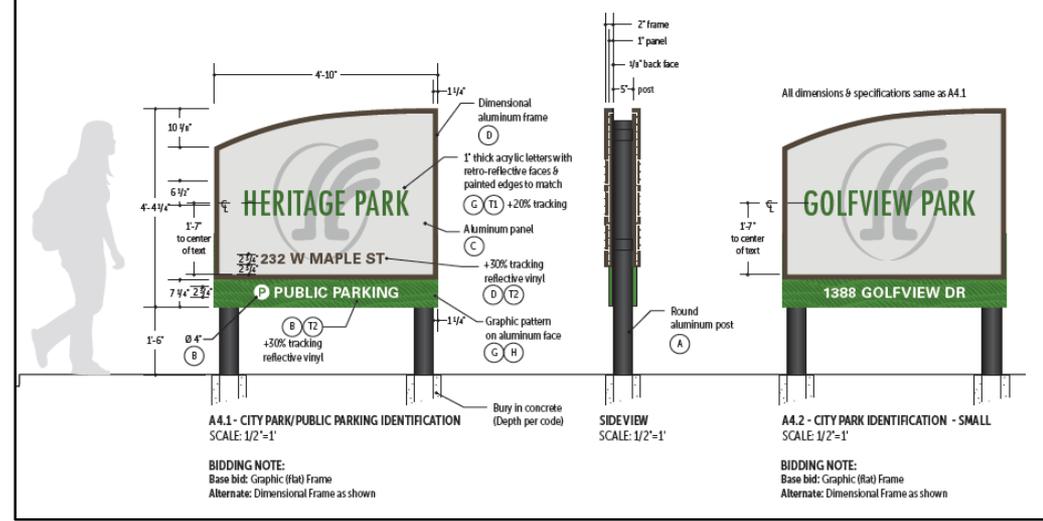
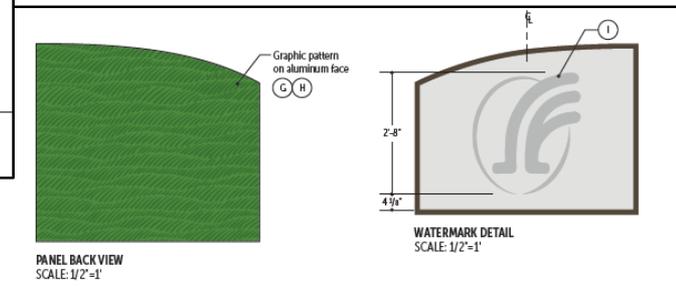
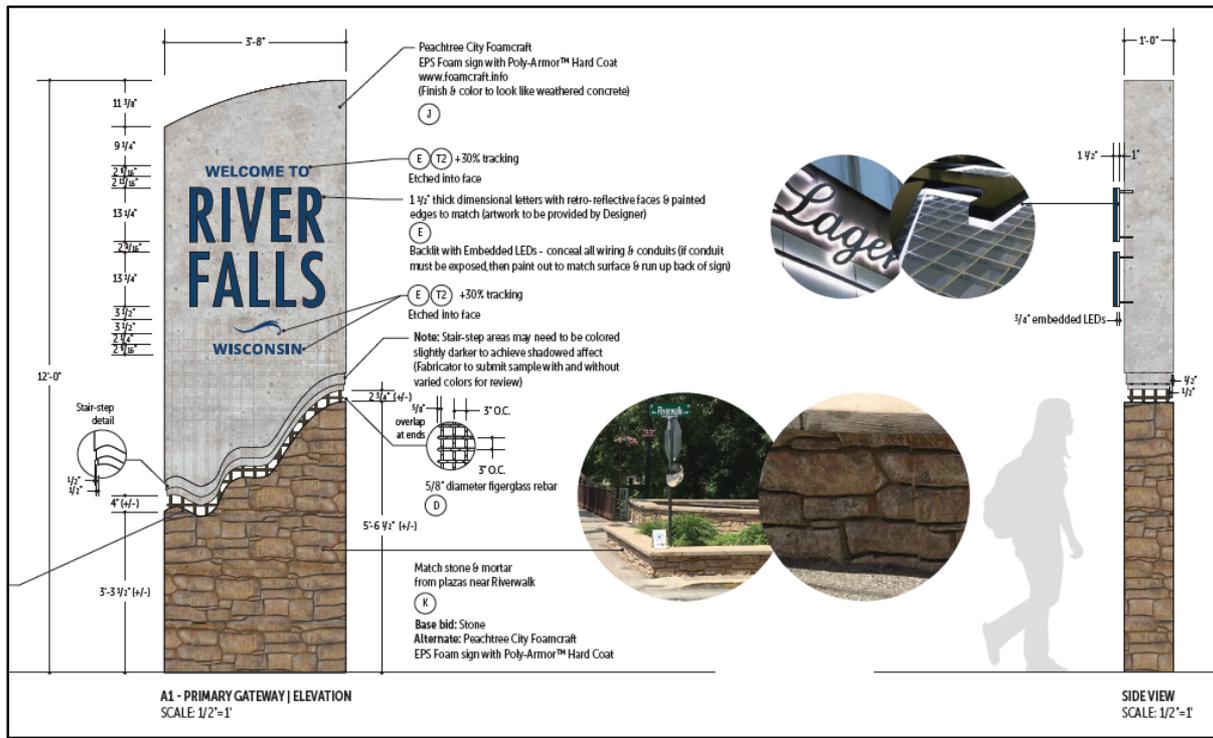
SYMBOL LEGEND

- ### IDENTIFICATION
- A1 Primary Gateway
 - A2 Secondary/2nd/3rd/4th Gateway
 - A3 City Facility Identification
 - A3.1 City Facility Identification—Dimensional Upr
 - A3.2 City Facility Identification—Hanging
 - A3.3 City Facility Identification—Small
 - A4 City Park Identification—Large
 - A4.1 City Park Identification—Public Parking
 - A4.2 City Park Identification—Small
 - A4.3 Trail Identification
 - A5 Public Parking Identification
 - A6 River Identification
 - A7 Boat Drop-Off Identification
 - A8 Bridge Identification
- ### VEHICULAR WAYFINDING
- V1 Trailblazer
 - V2 Primary Vehicular Directional
 - V3 Secondary Vehicular Directional
 - V4 Vehicular Dimensional Gateway Information
- ### PEDESTRIAN WAYFINDING
- P1 Orientation/Information Kiosk
 - P2 Pedestrian Directional

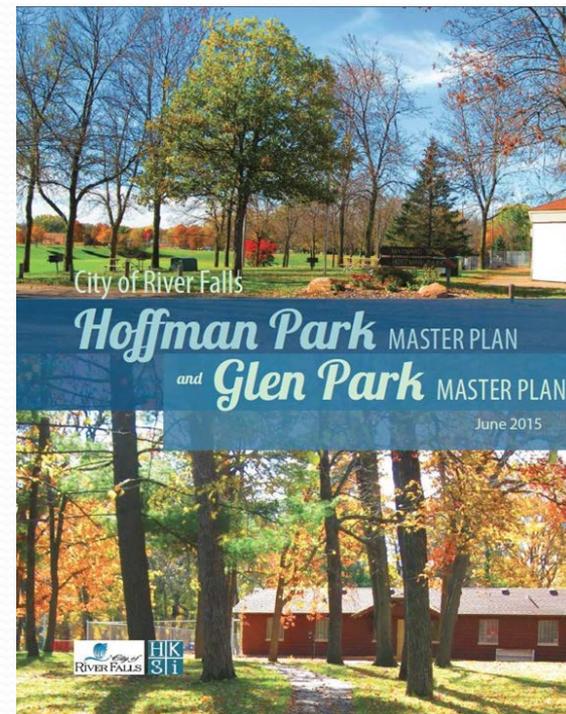
SIGN LOCATION PLAN

| date | revision | page |
|----------|----------|------|
| 09.27.17 | 1 | S1 |





Glen Park





SITE PLAN - PROPOSED IMPROVEMENTS

LEGEND

- 1 Internal Park Roadway + Drop-off
- 2 Southwest Parking Lot
- 3 Northwest Parking Lot
- 4 SE Parking Lot
- 5 River Access Trailhead
- 6 Paved Multi-Use Trails
- 7 North Trail Loop
- 8 Cascade Avenue Trail Connection
- 9 Pavilion
- 10 Maintenance Building
- 11 Multi-Purpose Park Building
- 12 Picnic Shelter
- 13 Splash Pad + Pool
- 14 Creative Play Area
- 15 Mid Park Path + Seating Areas
- 16 Overlook
- 17 Nature Trail Improvements
- 18 Sports Court
- 19 Youth Ballfield
- 20 Existing Open Lawn Space





VIEW LOOKING NORTHWEST



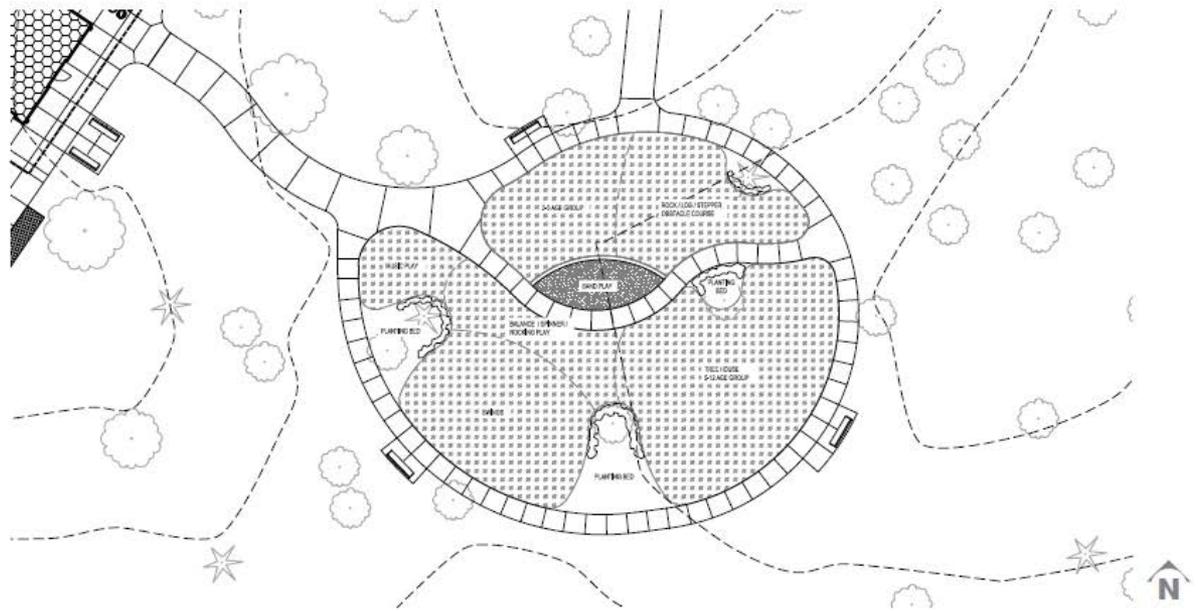
VIEW LOOKING EAST FROM PARKING LOT



CREATIVE PLAY AREA

OVERVIEW

- Centrally located within park
- Direct connection to adjacent pavilion and splash pad
- Accessible perimeter and internal concrete walkways
- Bench seating around perimeter
- Rock outcropping seating / landscape border within container
- Existing mature trees integrated into the play experience
- Nature-inspired equipment
- Defined zones for different play types
- Defined age group zones
- ~7,000 SF
- Wood fiber, syntehtic turf, and sand surfacing



Kinni Corridor Plan



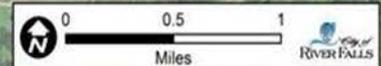
Kinni River: 22 miles
Urban Area Boundary: 7.5 miles
City Boundary: 3 miles

Town of Clifton

St. Croix County
Pierce County

City of River Falls

Town of River Falls



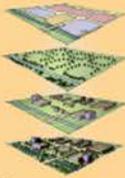
- Hydroelectric Project Boundary
- River Shoreland Buffer (125')
- Lakes & Rivers
- Downtown District
- Township Boundary
- Corporate Limits
- Urban Area Boundary

Community Engagement

Community Meeting Website Press Releases Tech Talks Committee Meetings Charrette Workshop Surveys Open Houses

INVENTORY & ANALYSIS

- Topography
- Hydrology
- Geology & soils
- Flora
- Fauna
- History & culture
- Socioeconomics
- Demographics
- Land use
- Movement systems
- Utilities
- Hydro power
- Regulations
- Past studies and plans



COMMUNITY INPUT

- Survey
- Workshop
- Committee meetings
- Web site
- Tech Talks



CORRIDOR VISION

- Issues
- Opportunities
- Goals & objectives
- Guiding principles
- Corridor definition
- Spheres of Sustainability



EVALUATION CRITERIA

ALTERNATIVE SCENARIOS

Refine charrette work products:

1. Active hydro facilities
 2. No hydro facilities
 3. No dams
 4. Other.....
- Park & open space uses
 - Trails
 - Access & trail heads
 - River restoration
 - Ecology & habitat
 - Land use
 - Multimodal transportation
 - Redevelopment
 - Public art
 - Other.....



CITY COUNCIL DECISION

- Hydroelectric Facilities Feasibility Report
- Ecological, Sediment, Recreational, Economic Impact Assessments
- Upper & Lower River Assessments

PREFERRED PLAN

Preferred schematic plan:

- Land uses (recreation, open space, redevelopment)
- Hydrology & geomorphology
- Ecology
- Habitat
- Movement systems
- Utilities
- Economics

Implementation Strategies
Priorities & Phasing
Final Corridor Plan

PLAN ADOPTION



DESIGN CHARRETTE

- Community input
- Multiple days
- 3 feedback loops

WORKSHOP

- Day-long event
- Community input
- Evaluate alts.

2016

2017

2018

2019



Corridor Planning Charrette

Community Review October 28, 2017





Lake George Green/blue space Concepts – 1 & 2, 3





Riverwalk Plan



Next Steps

- Corridor Plan
- FERC relicensing
- Public/private partnership

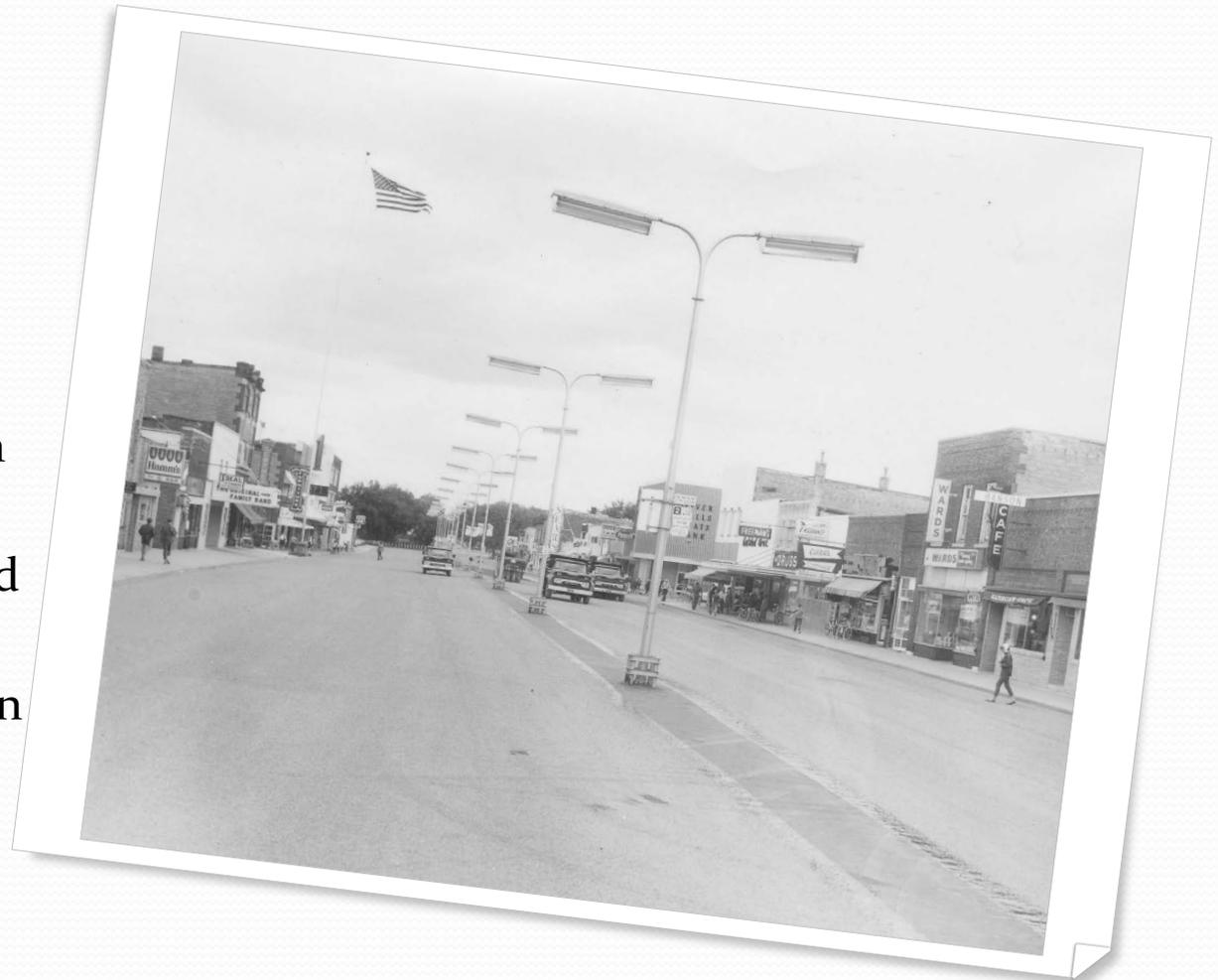


Looking Ahead

- Glen Park
- Kinni Corridor Plan

Looking Further Ahead

- Downtown Plan
- Comprehensive Plan



Main Street 1968

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.

-Jane Jacobs-

Cities are an immense laboratory of trial and error, failure and success, in city building and city design.

You can't rely on bringing people downtown, you have to put them there.

The point of cities is multiplicity of choice.

