

Parks, Timothy

From: john steines [redacted]
Sent: Monday, September 22, 2014 3:38 PM
To: Parks, Timothy; Cornwell, Katherine
Subject: Fwd: Garver neighborhood sensitive focus

----- Forwarded message -----

From: john steines <[redacted]>
Date: Mon, Sep 22, 2014 at 2:45 PM
Subject: Garver neighborhood sensitive focus
To: "Eric W. Sundquist" <[redacted]>, Ken Opim <[redacted]>, Ledell Zellers <[redacted]>, maurice sheppard <[redacted]>, Melissa Berger <[redacted]>, "Michael G. Heifetz" <[redacted]>, [redacted], Scott Resnick <[redacted]>, Steve King <[redacted]>, [redacted], bradley cantrell <[redacted]>
Cc: "district6@cityofmadison.com Marsha" <[redacted]>, sasy-council <[redacted]>, [redacted] <[redacted]>, Sarah White <[redacted]>, John Martens <[redacted]>, Gayal Oglesbay <[redacted]>, fscb <[redacted]>, SASYNA-Discussions <[redacted]>

Dear Plan Commission Members,

I am a member of the Schenk/Atwood/Starkweather/Yahara (SASY) Garver Committee and former co-founder and co-chair of Friends of Starkweather Creek 2002-2013.

Please maintain a strong respect for the neighborhood use of the space around Garver in considering this document plan.

The neighborhood now uses the space around Garver more intensively than you might imagine, despite discouragement. The space effectively functions as wild space and houses habitat for many species. There we seek engagement with nature, dark sky and quiet, all within it's forested bounds. Some have named it the start of an east side arboretum. Most of us believe it is low quality wild space that could be significantly strengthened with careful species improvement and cleaning of filled landscape. It was used for years as an unofficial dump by some businesses.

The SASY Garver committee first proposed a ruin garden for Garver when the building was last threatened with demolition, as a strategy to preserve aspects of the historic structure, so we greatly support wise neighborhood sensitive re-use now. The old Olbrich Garden Master Plan needs to be viewed as out of date since Olbrich now has plans to expand to the ball fields east of creek by Thai Temple.

The **2013 Harvard Medical Conference on the New Science of Resiliency**, which I attended, highlighted the numerous and significant benefits of wild space on human wellness. The research is extensive and not to be overlooked. Were there more time I would share those details.

The lack of quality wild space on the east side is documented in Parker Jones 2014 North Plat/Garver Capstone Project: <http://www.sasyana.org/index.php/recent-activities/garvercommittee/> on which SASY Garver

Committee members worked for 9 months, embedding principles from previous community visioning on North Plat and Starwkeather Creek, material dating from the years 2003- 2007.

Sincerely,

John Steines (Artist & RN working on wellness related issues)

~~██████████~~ Chicago Ave

Madison, WI. ~~██████████~~

SASY

Schenk-Atwood-Starkweather-Yahara Neighborhood Association

22 September 2014

TO: City of Madison Plan Commission

FROM: The Garver Building Committee of the Schenk-Atwood-Starkweather-Yahara
Neighborhood Association

RE: Garver Building RFP

Thank you for your service to the city on the City of Madison Plan Commission. We understand tonight (September 22) you will be examining the Garver Building RFP. I've attached a copy of a letter detailing the concerns of the residents of the Schenk-Atwood-Starkweather-Yahara Neighborhood regarding the Garver Building and the North Plat. The Chair of the SASY Neighborhood Association submitted this letter to the Garver Building RFP and Proposal Review Committee after unanimous approval of the elected members of the SASY Neighborhood Association Council. As you will see from this letter we had strong concerns about the point system before the last meeting of the Garver Building Committee.

Some of us were able to come to that meeting to voice our concerns in addition to having the letter available. We would like to formally and publicly thank the members of the Garver Building RFP and Proposal Review Committee and the city staff, specifically Dan Rolfs, for the thoughtful and respectful response to the concerns expressed by the residents of the SASY neighborhood as expressed in the current draft of the RFP and at their meeting. We deeply appreciated that.

Now we wish to respectfully request that the Plan Commission give equally thoughtful and respectful consideration to the concerns as you review the RFP. We hope that you will support and pass their recommendation. Thank you for your consideration.

SASY

Schenk-Atwood-Starkweather-Yahara Neighborhood Association

20 August 2014

TO: Garver Building RFP and Proposal Review Committee c/o Dan Rolfs
Cc: Alder Marsha Rummel, Alder David Ahrens, Mayor Paul Soglin, Madison Parks Commission
FROM: Schenk-Atwood-Starkweather-Yahara (SASY) Neighborhood Association
RE: The Garver Building Request for Proposals evaluation criteria and points

NOTE: This letter was composed by the Garver Building and North Plat Committee of the Schenk-Atwood-Starkweather-Yahara Neighborhood Association (SASY) and unanimously approved by the SASY Council during our August 14th 2014 meeting. We have requested that Alder Marsha Rummel who was present at the council read this letter aloud at the next committee next meeting.

Dear Garver Building RFP and Proposal Review Committee,
Thank you for your ongoing efforts on behalf of the residents of the City of Madison. The residents and members of the Schenk-Atwood-Starkweather-Yahara Neighborhood Association (SASY) recognize the complexity of the task you have undertaken and we sincerely appreciate your efforts to attract proposals for the preservation and development of the Garver Building that are both "Visionary" and responsive to that complexity.

We recognize that facilitating the redevelopment of a building of the size and condition of the Garver Building is a challenge in itself. That the building is a publicly owned historic structure, with an additional \$1.825 million of public funds dedicated to its preservation, adds multiple layers of public scrutiny and complexity to the task. That such a building is embedded in a parcel of public land that bridges between two relatively quiet residential neighborhoods, and is considered by residents of both to be a quiet neighborhood park (the North Plat) adds several more layers of complexity. Added to this already formidable task is the fact that the largely unprogrammed North Plat is adjacent to a heavily programmed public garden (Olbrich Botanical Gardens).

As immediate neighbors, the SASY Council and members have long recognized our civic responsibility to keep informed and engaged in public dialogue about these

valuable public assets. In 2009 SASY appointed a committee to keep the SASY Council and general membership informed about activities and policies that affect the Garver Building and the North Plat and communicate our insights to the appropriate officials.

Recognizing these responsibilities, SASY sponsored two public participation initiatives focused on the Garver Building and the North Plat; one in 2006 ("The Garver Building and the North Plat: Envisioning the Issues") and one in 2014 ("A Vision for the Garver Building and the North Plat," Parker Jones University of Wisconsin Landscape Architecture capstone project). We are glad to see that the results of those initiatives are included in the reference materials listed in the current RFP.

It is in our capacities as informed residents of the City of Madison, elected members of the SASY Council, and immediate neighbors of the Garver Building and North Plat that we respectfully offer the following feedback on the evaluation criteria and point system in the current draft of the Garver Building RFP (GarverRFP2014 WorkingDraft 07-30.pdf):

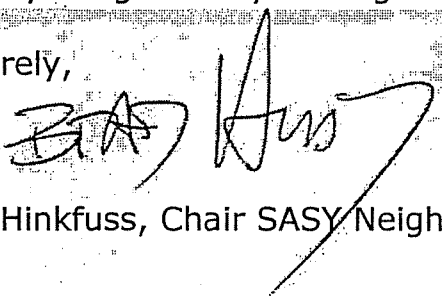
1. We are delighted to see points for "Visionary" redevelopment ideas.
2. We strongly support points for proposals that feature public use and public access.
3. We strongly support points for preservation of the existing building.
4. We are glad to see points for "sustainability." However we are concerned about the relatively vague language and relatively few points awarded for this category. Thus, we ask the committee to include additional points for proposals that reflect a sophisticated understanding of the complexity of issues involved in the preservation, development, and maintenance of buildings and grounds so the end results reflect the City of Madison's "green city" image and aspirations.
5. We are deeply concerned that the collective weight of additional points awarded to proposals that "boost visitation to OBG" and include "additional collaboration ideas" with OBG will discourage some very desirable "visionary" proposals. Thus, we ask the committee to balance the point system such that it does not unduly discourage a wide variety of visionary proposals.
6. We are delighted to see points for "Context Sensitive" proposals. However, we are deeply concerned that points awarded for such considerations in the current draft are heavily weighted toward the interests and aspirations of the Botanical Gardens, at the expense of considerations for the impact on

residents of the immediate surrounding neighborhoods and the impact on the adjacent public lands and ecosystem, including the North Plat and Starkweather Creek Watershed. Thus we ask the committee to balance the RFP point system such that the adjacent neighborhoods, the North Plat, and OBG are considered in equal measure.

7. We are delighted to see points for proposals that include "multi-modal access" and shared parking. However, we are deeply concerned that the current draft RFP penalizes proposals that make use of existing public investment in transportation infrastructure, including Sugar Avenue and existing public parking lots, by awarding points to proposals that route vehicular access to Fair Oaks Avenue. This language does not only penalize proposals that make efficient use of existing infrastructure, in effect it awards points to proposals that pave over large swaths of undeveloped public land in the North Plat, which conflicts with the carefully documented results of the public participation initiatives mentioned above and is counter to basic ideas of "sustainability." Thus, we ask the committee to revise the current evaluation criteria such that creative ideas for "multi-modal access" and efficient use of existing infrastructure are not penalized.

Thank you again for your ongoing efforts,

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Hinkfuss". The signature is written in a cursive style with a large, sweeping flourish at the end.

Brad Hinkfuss, Chair SASY Neighborhood Association