

Lake Monona Waterfront Design Challenge

RFQ #10082-0-2022-BP | Committee Meeting

A

Agency
Landscape + Planning

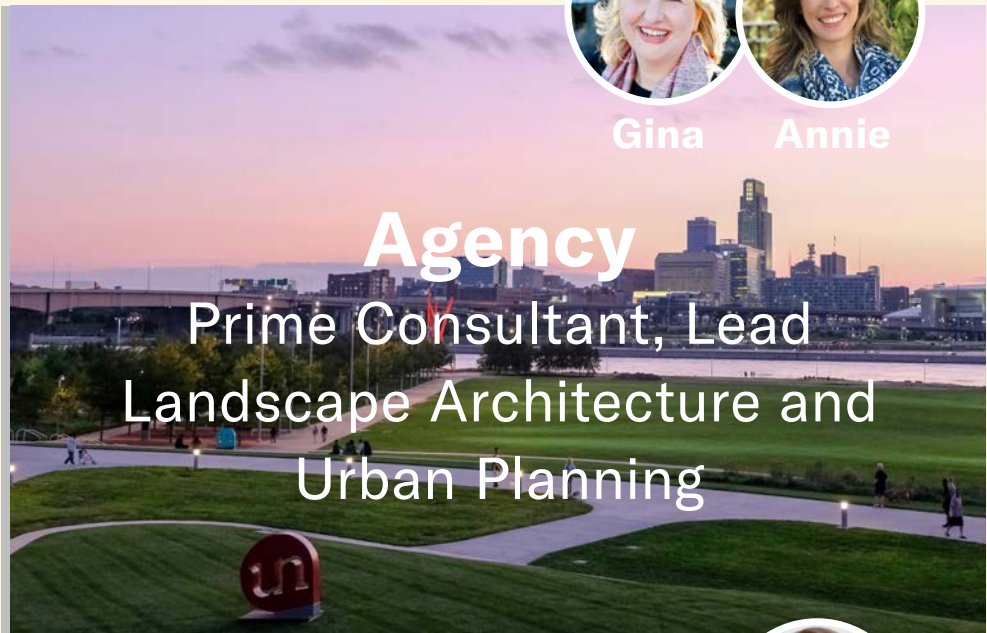
February 15, 2023

1. Who will be the key members of your team that will work on the plan refinement phase and identify their roles?

2. Who will be your local liaison?




Gina Annie




Agency
Prime Consultant, Lead
Landscape Architecture and
Urban Planning

Local Liaison



Cory



raSmith
Environmental + Civil



Chris



MSR Design
Civic Infrastructure



Lydia



Kimley-Horn
Mobility



Tom



MCC
Cost Estimating

Structural Engineer
Marine Engineer
Engagement

3. What are your thoughts for public engagement during the plan refine phase?

Two to Three Large Public Forums, plus ...

Focused
'On the Ground'
Outreach



Boulevard Crossing Park,
Atlanta Beltline

Online Forums
for Convenient,
Broad Reach



Albina Vision Trust,
Portland, Oregon

Philanthropic
Cultivation +
Engagement



Bay Park,
Sarasota, Florida

4. How will your firm's Principals be involved?

ABOUT AGENCY Hands-On Team



“Gina has a unique ability to assess what a client desires in a project, and what it will take to fulfill that desire. She is **visionary, intelligent and talented**, and possesses the ability **to communicate at listener level** with a vivacious personality, obvious experience and humor.

These characteristics immediately lifted the spirits of our team, making us comfortable that we had envisioned a **realistic and needed park project** that was “imminently doable,” a term that became our mantra, thanks to Gina.

The park plan, **envisioned and initiated under Gina's leadership**, is under construction, and **felt by all** to be an ideal plan for this site and community.”

David F. Bunch, Director
Bonnet Springs Park, Inc.
Lakeland, Florida



ABOUT GINA Hands-On Leader

5. Identify 1-2 recent projects that you feel most closely resembles your master plan proposal.

PARK DISTRICT Olin Park



Sarasota Bay Park, Sarasota, Florida



West Detroit Riverfront, Detroit, Michigan



River's Edge Park, Council Bluffs, Iowa

CAUSEWAY DISTRICT “The Walk on Water”



Tampa Riverwalk, Tampa, Florida



Gray's Lake, Des Moines, Iowa



Schuylkill Banks, Philadelphia, Pennsylvania

CITY DISTRICT Monona Hill



Klyde Warren Park, Dallas, Texas



The Stitch, Atlanta, Georgia



Tunnel Tops, San Francisco, California

6. What is your approach to developing a phasing plan that starts with a first phase that generates excitement and momentum for the entire project? Give us examples.

PARK DISTRICT Olin Park

District Catalyst:
Parks Facility + Destination District

0-2 Years

Goal: Address immediate safety conflicts
Project: Bicycle path improvements and traffic calming at Lakeside Street crossing

2-10 Years

Goal: Create Community Hub and improve programing and recreational opportunities
Project: Improve outdoor spaces associated with the recreation building, create a new beach and associated community spaces and streamline parking.

10+ Years

Goal: Provide a signature park experience of the Lake via the Walk of Water
Project: Create the Walk on Water loop including multiple fishing places and scenic overlooks

CAUSEWAY DISTRICT “The Walk on Water”

District Catalyst:
John Nolen Drive Reconstruction

0-2 Years

Goal: Address immediate safety conflicts, equitably increase access to the Lake and pilot Walk on Water
Project: 1,000 linear feet of the Walk of Water and entirety of the Causeway’s bicycle path improvements

2-10 Years

Goal: Complete the Causeway
Project: Complete North Shore Drive Underpass and Walk on Water

CITY DISTRICT Monona Hill

District Catalyst =
Convention Center Expansion

0-2 Years

Goal: Address immediate safety conflicts
Project: Broom Street intersection traffic calming and Hamilton Street pedestrian and bicycle bridge

2-10 Years

Goal: Improve access to the Lake and undertake enabling work for future phase
Project: Law Park East improvements including potential boathouse construction, and lake edge including Walk on Water

10+ Years

Goal: Create a signature waterfront park in conjunction with the Monona Terrace expansion
Project: Monona Hill including bicycle path, expanded plaza and signature park elements and program

A recent example

2018
Master Plan
53 Acres
\$150M-250M



2021
Mangrove Walk
1/2 Mile
\$3M



Funding
Philanthropic and
Stormwater Grants

2022
Upland Park
10 Acres
\$25M



Funding
Philanthropic

2025
Phase 2-4
25 Acres
\$65M



Funding
TIF Funding and Grants

7. How will you review and potentially integrate concepts from the other plans to take advantage of multiple visions for the project?



8. What is your experience working with public/private partnerships and how do you help to bridge and assist each in achieving the overall mission?

Public / Private Partnerships Recent Experience

Sarasota Bay Park
Sarasota, Florida

White River Vision Plan
Indianapolis, Indiana

Bonnet Springs Park
Lakeland, Florida

Mill River Park
Stamford, Connecticut

The High Line Canal
Denver, Colorado

Jersey City Placemaking
Jersey City, New Jersey

Town Branch Park
Lexington, Kentucky

Albina Vision Trust
Portland, Oregon

Water Works Park
Des Moines, Iowa

Greenwood Park
Baton Rouge, Louisiana

Key Takeaways (Process and Outcomes)

Critical to fundraising and financial sustainability, especially with philanthropic support and grants

Successful when visions are grounded in community and rendered in a way that both captures aspiration and is accessible

Best to have a clear governance model for the master plan, often includes:

Steering Committee (vision, funding, leadership)

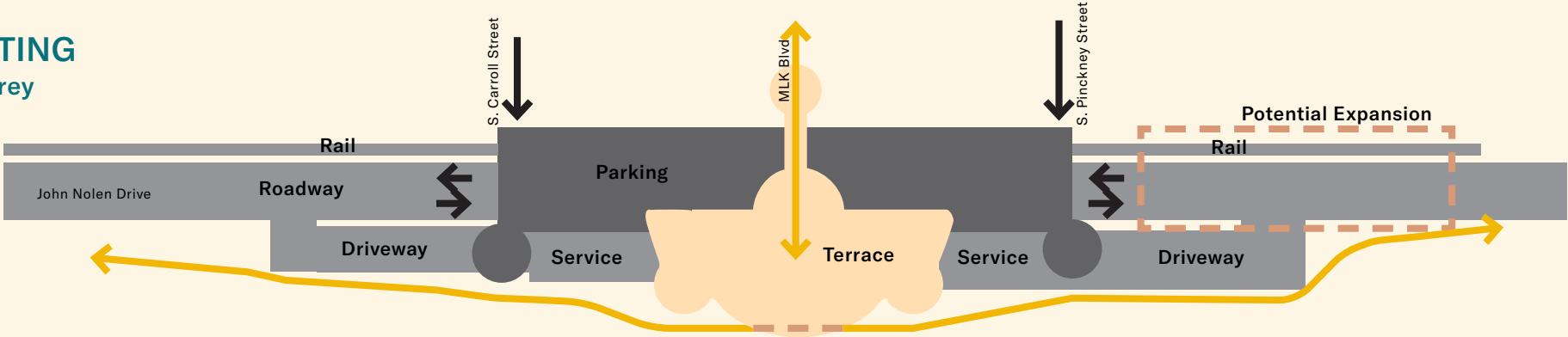
Technical Committee (feasibility, local barriers)

Community Advisory Board

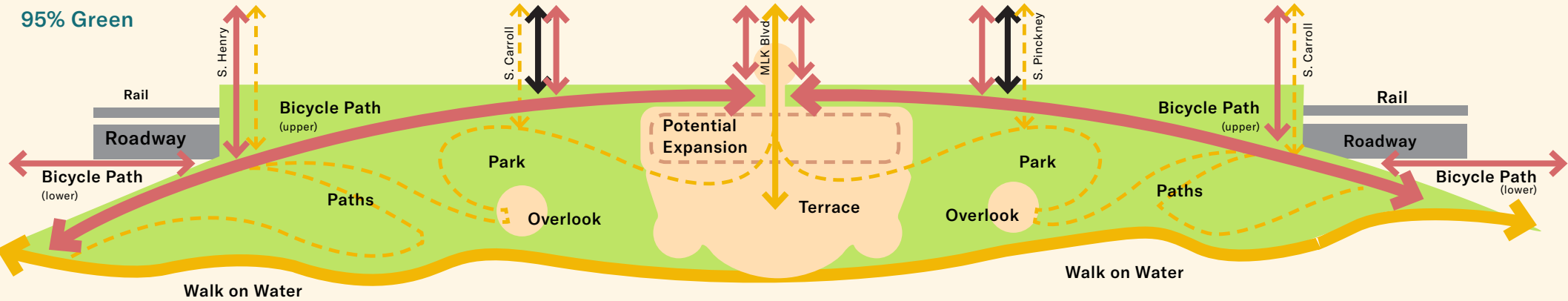
* For all Master Plans listed, Agency leaders served as the master plan design and/or planning lead.

Monona Terrace Feasibility

EXISTING
95% Grey



PROPOSED
95% Green



TECHNICAL NOTES Monona Hill

We consulted with both Madison-based structural and marine engineers to review our ideas. We have covered - to a master planning level - issues such as structural systems, loading requirements, needed soil volumes, etc.

Decking / Tunneling

Existing parking garage = 3 acres

2017 Monona Terrace expansion study = 5 acres
(+2 additional acres)

Monona Hill including Monona Terrace expansion
= 8 acres (+ 3 additional acres)

Existing Parking Garage

60-ft x 30-ft bay spacing

Age = 25 years

Average Life Span = 30-50 year life span,
depending on how it is maintained

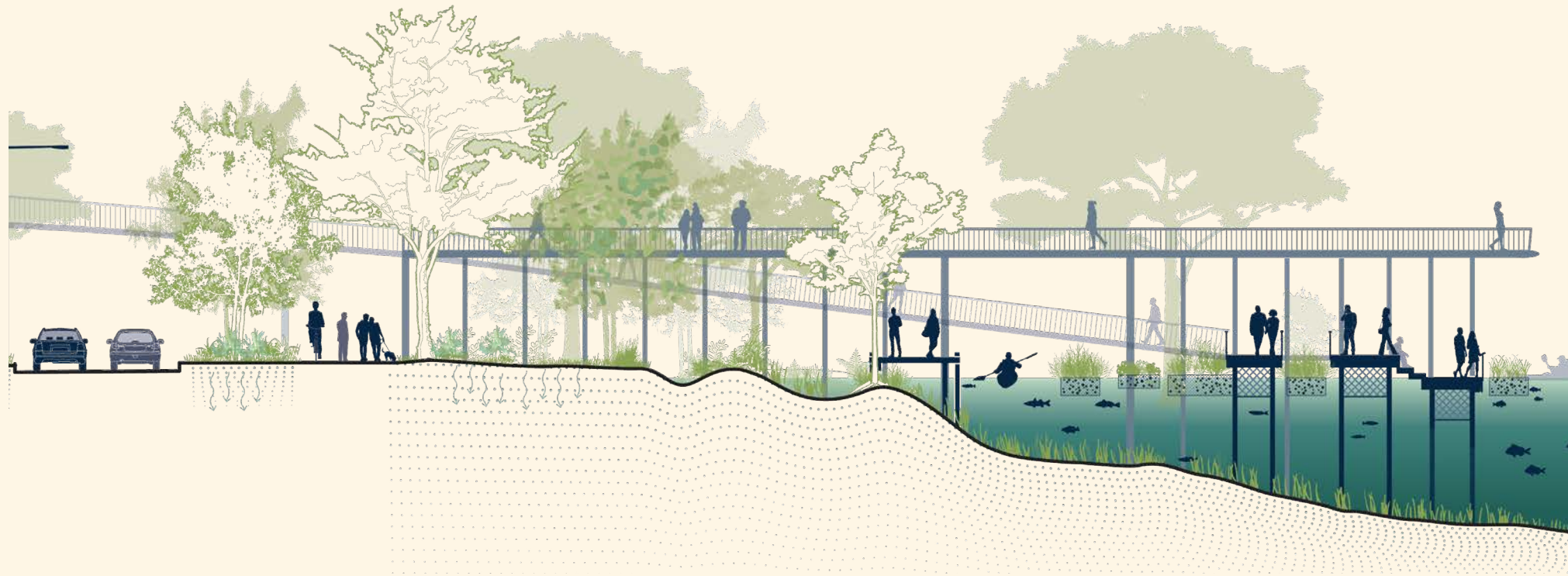
Garage is “bouncy”. Garage and tunnel are
perceived by community as hard to navigate,
confusing, unattractive.

We think there is the potential to do something
with more longevity, functionality and beauty.

Proposed Condition

Monona Hill would require three kinds of roof
thickness depending on a surface of hardscape,
landscape or treescape. On average, a structural
depth of 5-6’ would accommodate growing
medium and live loads for planting (an assumed
assembly live load of 100psf).

“Walk on Water” Feasibility



TECHNICAL NOTES

The Causeway

We consulted with two marine engineers - one Madison-based and one national expert. Topics covered included cost, structural options, lake fetch / ice / dynamics. We also worked closely with raSmith who has extensive experience in ecological restoration locally.

Considerations

Flood dynamics
Ice (in water and on surfaces)
Fetch / currents
Bridges / Access to Brittingham Bay
Presence of sub-aquatic vegetation

Design Assumes

- A boardwalk system with its own structural system (captured in the cost estimate)
- The ability to leverage narrower roadway profile described by Nolen Drive Reconstruction team
- Potential for woody debris, rocky shoals and vegetated slopes